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Saha & Ray

# भारतीय गैर न्यायिक

बीस रुपये  
रु.20



Rs.20  
TWENTY  
RUPEES

## INDIA NON JUDICIAL

24/12/12

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AA 527994

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

A District Sub-Registrar  
Baruipur, South 24 Parganas

04 MAR 2013

### CONVEYANCE

1. Date: 15<sup>th</sup> December, 2012

2. Place: Kolkata

3. Parties:

3.1 **Ranjit Dey**, son of Late Gopal Chandra Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas, represented by his constituted attorney, **Jayanta Kumar Mondal alias Bapi Mondal**, son of Kalipada Mondal, residing at Village Baruli, Post Office Dakhin Gobindapur, Police Station Sonarpur, Kolkata-700145, District South 24 Parganas  
(Vendor, includes successors-in-interest)

*Jayanta Kumar Mondal*

*Drax*

*Mondal*

Subrata Chatterjee

V C II-  
5236

71276



**BROAD TIE UP PRIVATE LIMITED**  
Subrata Chatterjee  
Director

29 SEP 2012

L. S. V.  
High Court A.S.

Ashutosh Kumar Verhelan



V C II  
5237

**MAJESTIC CONCLAVE PVT. LTD.**

Ashutosh Kumar Verhelan  
Authorised Signatory



V C II  
5242

Jayanta Kumar Sanyal



Saidul Islam Sekh

S/o - Nurul Islam Sekh

Vil - Harinarpur

PO - Mallikpur

P.S - Bauripur.

Occupation - Business

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And

- 3.2 **Broad Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 [PAN AAECB6602N], represented by its authorized signatory, Subrata Chakroborty, son of Satinath Chakroborty, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.3 **Majestic Conclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 131, Bakul Bagan Road, Police Station Bhowanipor, Kolkata-700025 [PAN AAHCM4356P], represented by its authorized signatory, Ashok Kumar Poddar, son of Ramnath Poddar, of 31D, Chakraberia Road (South), Police Station Bhowanipor, Kolkata-700025

(collectively **Purchasers**, includes successors-in-interest)

Vendor and Purchasers collectively **Parties** and individually **Party**.

#### NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

#### 4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 0.7036 (zero point seven zero three six) decimal, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (HGP), Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 34 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**First Property**) **And** (2) land classified as *sali* (agricultural) measuring 0.8147 (zero point eight one four seven) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 43 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Second Property**) **And** (3) land classified as *sali* (agricultural) measuring 1.7406 (one point seven four zero six) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part III** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 45 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Third Property**) **And** (4) land classified as *sali* (agricultural) measuring 1.9628 (one point nine six two eight) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part IV** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 73 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Fourth Property**) **And** (5) land classified as *sali* (agricultural) measuring 0.5185 (zero point five one eight five) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the







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jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part V** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 85 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Fifth Property**) **And (6)** land classified as *sali* (agricultural) measuring 2.185 (two point one eight five) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part VI** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 86 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Sixth Property**). The First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property and the Sixth Property all are more fully and collectively described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

## 5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchasers regarding title:

5.1.1 **Ownership of Mother Property:** Dharendra Nath Dey was the recorded owner of (1) land classified as *sali* (agricultural) measuring 6.3327 (six point three three two seven) decimal, more or less, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Dhirendra's First Property**) **And (2)** land classified as *sali* (agricultural) measuring 7.3326 (seven point three three two six) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Dhirendra's Second Property**) **And (3)** land classified as *sali* (agricultural) measuring 15.6651 (fifteen point six six five one) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Dhirendra's Third Property**) **And (4)** land classified as *sali* (agricultural) measuring 17.6649 (seventeen point six six four nine) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Dhirendra's Fourth Property**) **And (5)** land classified as *sali* (agricultural) measuring 4.6662 (four point six six six two) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Dhirendra's Fifth Property**) **And (6)** land classified as *sali* (agricultural) measuring 19.6647 (nineteen point six six four seven) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Dhirendra's Sixth Property**). Dharendra's First Property, Dharendra's Second







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- Property, Dharendra's Third Property, Dharendra's Fourth Property, Dharendra's Fifth Property and Dharendra's Sixth Property (collectively **Mother Property**).
- 5.1.2 **Demise of Dharendra Nath Dey:** Dharendra Nath Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving, his 2 (two) sons, namely, Gopal Chandra Dey and Krishnadas Dey, his only daughter, Bibhabati Basu, as his only legal heirs and heiress, who jointly and in equal shares inherited the right, title and interest of Late Dharendra Nath Dey in the Mother Property. Thus, the legal heirs of Late Dharendra Nath Dey inherited 1/3<sup>rd</sup> (one third) equal shares each in the Mother Property, free from all encumbrances.
- 5.1.3 **Demise of Gopal Chandra Dey:** Gopal Chandra Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving, his wife, Maya Dey and his 2 (two) sons, namely, Abhijit Dey and Ranjit Dey (Vendor hereinabove), as his only legal heiress and heirs, who jointly and in equal shares inherited the right, title and interest of Late Gopal Chandra Dey in the Mother Property, free from all encumbrances. The Said Property is the 1/3<sup>rd</sup> portion Gopal Chandra Dey's share in the Mother Property and also the subject matter of this conveyance.
- 5.1.4 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the undisputed and absolute owner of the First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property and the Sixth Property, comprised in the Said Property, free from all encumbrances.
- 5.1.5 **Power of Attorney by Vendor:** By a General Power of Attorney [**POA**] dated 13<sup>th</sup> December, 2012, registered in the Office of Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. IV, CD Volume No. 4, at Pages 2490 to 2498, being Deed No. 01785 for the year 2012, the Vendor appointed, constituted and nominated Jayanta Kumar Mondal, as his true and lawful attorney and empowered/authorized him to execute proper deed of conveyance in order to convey and transfer the balance of the Said Property in favour of any intending purchaser/s. The POA is valid and subsisting and has not been revoked or rescinded by the Vendor.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.






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- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuffers*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 2<sup>nd</sup> Floor, 10A, Hospital Street, Police Station Bowbazar, Kolkata-700072 [**PAN AAFCP1441G**] has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pushpadant Infrastructure Limited hereby surrenders/releases such claims in favour of the Purchasers.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **2<sup>nd</sup> Schedule** below, being **(1)** the First Property, i.e. land classified as *sali* (agricultural) measuring 0.7036 (zero point






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seven zero three six) decimal, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 34 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property, i.e. land classified as *sali* (agricultural) measuring 0.8147 (zero point eight one four seven) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 43 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property, i.e. land classified as *sali* (agricultural) measuring 1.7406 (one point seven four zero six) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part III** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 45 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Property, i.e. land classified as *sali* (agricultural) measuring 1.9628 (one point nine six two eight) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part IV** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 73 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (5)** the Fifth Property, i.e. land classified as *sali* (agricultural) measuring 0.5185 (zero point five one eight five) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part V** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 85 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (6)** the Sixth Property, i.e. land classified as *sali* (agricultural) measuring 2.185 (two point one eight five) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part VI** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 86 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon, **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.5,00,000/- (Rupees five lac) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:






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- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendor to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and their successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may





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be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any encumbrance on the Said Property.

- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchaser' shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect for causing mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Property)**

Land classified as *sali* (agricultural) measuring 0.7036 (zero point seven zero three six) decimal, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 34 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 35 and 36
- On the East** : By R.S./L.R. *Dag* Nos. 32 and 33
- On the South** : By R.S./L.R. *Dag* No. 41
- On the West** : By R.S./L.R. *Dag* Nos. 37 and 38

**Part II**  
**(Second Property)**

Land classified as *sali* (agricultural) measuring 0.8147 (zero point eight one four seven) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 43 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

*[Handwritten Signature]*

*[Handwritten Signature]*



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- On the North** : By R.S./L.R. *Dag* No. 42  
**On the East** : By R.S./L.R. *Dag* No. 44  
**On the South** : By R.S./L.R. *Dag* Nos. 66 and 67  
**On the West** : By R.S./L.R. *Dag* No. 40

**Part III**  
**(Third Property)**

Land classified as *sali* (agricultural) measuring 1.7406 (one point seven four zero six) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 45 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 46  
**On the East** : By R.S./L.R. *Dag* No. 53  
**On the South** : By R.S./L.R. *Dag* No. 54  
**On the West** : By R.S./L.R. *Dag* No. 44

**Part IV**  
**(Fourth Property)**

Land classified as *sali* (agricultural) measuring 1.9628 (one point nine six two eight) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 73 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 39 and 40  
**On the East** : By R.S./L.R. *Dag* No. 72  
**On the South** : By R.S./L.R. *Dag* No. 75  
**On the West** : By Road

Date 





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**Part V**  
**(Fifth Property)**

Land classified as *sali* (agricultural) measuring 0.5185 (zero point five one eight five) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganaš, the said *Dag* No. 85 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 79
- On the East** : By R.S./L.R. *Dag* No. 86
- On the South** : By R.S./L.R. *Dag* No. 84
- On the West** : By Road

**Part VI**  
**(Sixth Property)**

Land classified as *sali* (agricultural) measuring 2.185 (two point one eight five) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 86 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No.71
- On the East** : By R.S./L.R. *Dag* Nos.70 and 87
- On the South** : By portion of land belonging to *Mouza* Khas Mallick
- On the West** : By R.S./L.R. *Dag* Nos. 79 and 85

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject matter of Sale]**

Land classified as *sali* (agricultural) measuring 0.7036 (zero point seven zero three six) decimal, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-I** of the **1<sup>st</sup> Schedule** above.







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Land classified as *sali* (agricultural) measuring 0.8147 (zero point eight one four seven) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 43, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-II** of the **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 1.7406 (one point seven four zero six) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-III** of the **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 1.9628 (one point nine six two eight) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-IV** of the **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 0.5185 (zero point five one eight five) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-V** of the **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 2.185 (two point one eight five) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 493, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-V** of the **1<sup>st</sup> Schedule** above.

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Total Area of <i>Dag</i> (in decimal)	Total Area sold as per <i>Parcha</i> (in decimal)	Total Area sold as per share in <i>Parcha</i> (in decimal)	Name of the Recorded Owner
Hariharpur	34	493	19	0.67	0.7036	Dhirendra Nath Dey
Hariharpur	43	493	22	0.78	0.8147	Dhirendra Nath Dey
Hariharpur	45	493	47	1.80	1.7406	Dhirendra Nath Dey
Hariharpur	73	493	53	1.90	1.9628	Dhirendra Nath Dey

*Amalendu*

*Amalendu*



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Hariharpur	85	493	14	0.56	0.5185	Dhirendra Nath Dey
Hariharpur	86	493	59	2.22	2.185	Dhirendra Nath Dey
			<b>Total</b>	<b>7.93</b>	<b>7.9252</b>	

**9. Execution and Delivery**

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

*Jayanta Kumar Mondal*  
*Mondal*

**[Jayanta Kumar Mondal alias Bapi Mondal as the constituted attorney of Ranjit Dey]  
[Vendor]**

MAJESTIC CONCLAVE PVT. LTD.

**BROAD TIE UP PRIVATE LIMITED**

*Sulabate Chakravorty*  
**[Broad Tie Up Private Limited]**

**[Authorized Signatory]**

**[Purchasers]**

*Arshad Khan Sultan*  
**[Majestic Conclave Private Limited]**

**[Authorized Signatory]**

**Witnesses:**

Signature: Saidul Islam Sekh

Name: Saidul Islam Sekh

Father's Name: Nusr Islam Sekh

Address: Vil - Haswarpur,

P.O - Malliekpur, P.S -

Baswipur,

Signature: Bapi Mondal

Name: Bapi Mondal

Father's Name: Krishna Pada Mondal

Address: Vil - Baswipur P.O Gobindapur,

PS - Sonar pur Cat - 145

Rafik Molla

Rafik Molla

Abubakkar Molla

Vil - Dehimeedan Molla

PO - Dakshin Gobindapur

PS - Baswipur



অতিরিক্ত জেলা সب-রেজিষ্টার  
Bauripur, South 24 Parganas

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### Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs.5,00,000/- (Rupees five lac)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Pay Order vide No.			
		<b>Total</b>	<b>5,00,000/-</b>

*Jayanta Kumar Mondal*

**[Jayanta Kumar Mondal alias Bapi Mondal as the constituted attorney of Ranjit Dey]  
[Vendor]**

**Witnesses:**

Signature Saidul Islam Sekh Signature: ~~Saidul Islam Sekh~~ Rafik Molla  
Name: Saidul Islam Sekh Name: Rafik Molla



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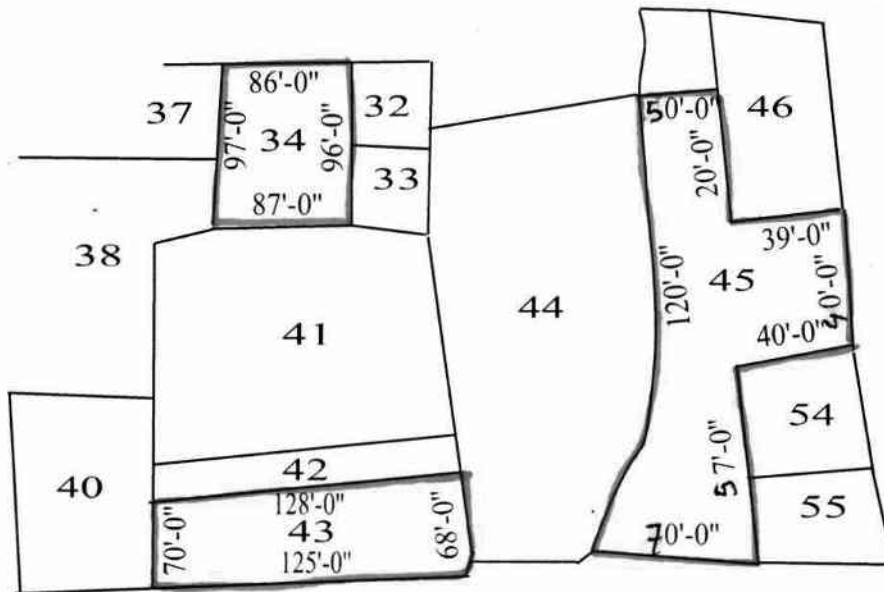
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**SITE PLAN**

SHOWING THE POSITION AT MOUZA - HARIHARPUR, J.L. NO. 11,  
UNDER HARIHARPUR GRAMPANCHAYAT, P.S. - BARUIPUR, DIST.  
- SOUTH 24 PARGANAS.

R.S. & L.R. DAG NO.	LAND AREA
34	19DEC
43	22DEC
45	47DEC



**BROAD TOWER PRIVATE LIMITED**

*Subrata Chatterjee*  
Director  
Authorised Signatory

**MAJESTIC CONCLAVE PVT. LTD.**

*Arjun Kumar Ghosh*  
Authorised Signatory

Trace by

*Goutam Saha*  
**GOUTAM SAHA**  
L.B.S. NO- 52, BARUIPUR MUNICIPALITY  
KACHARI BAZAR, KOLKATA-144  
M.NO- 9051195202, 9432183987  
9339758068, 9143011173

*Jayanta Kumar Das*



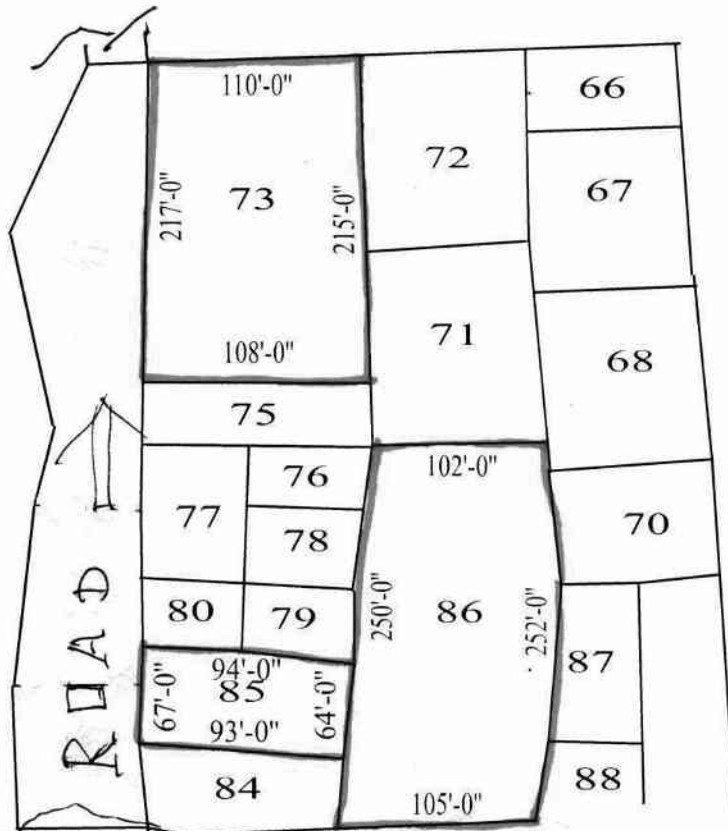
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**SITE PLAN**

SHOWING THE POSITION AT MOUZA - HARIHARPUR, J.L. NO. 11, UNDER HARIHARPUR GRAMPANCHAYAT, P.S. - BARUIPUR, DIST. - SOUTH 24 PARGANAS.

R.S. & L.R. DAG NO.	LAND AREA
73	53DEC
85	14DEC
86	59DEC



**BROAD TIE UP PRIVATE LIMITED**

*Sulvate Chakraborty*

**Director**

*Authorised Signatory*

**MAJESTIC CONCLAVE PVT. LTD.**

*Abhishek Kumar Mukherjee*

*Authorised Signatory*

Trace by

*Goutam Saha*

**GOUTAM SAHA**

L.B.S. NO- 52, BARUIPUR MUNICIPALITY

KACHART BAZAR, KOLKATA-144

M.NO- 9051195202, 9432183987

9339758068, 9143011173


































*Jayanta Kumar Mandal*



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

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## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
	<i>Subrata Chandra Borah</i>	 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Fore	 Middle	 Fore	 Thumb
		(Left Hand)				
	<i>Ashish Kumar Borah</i>	 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
		 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
	<i>Jayanta Kumar Mondal</i>	 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

15 DEC 2012





Government Of West Bengal  
Office Of the A.D.S.R. BARUIPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 01924 of 2013  
(Serial No. 00187 of 2013)

On 15/12/2012

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 20.00 hrs on :15/12/2012, at the Private residence by Subrata Chakraborty , one of the Claimants.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 15/12/2012 by

1. Subrata Chakraborty  
Authorized Signatory, Broad Tie Up Pvt. Ltd., 99a, Park Street, Thana:-Park Street, District:-Kolkata,  
WEST BENGAL, India, Pin :-16.  
, By Profession : Business
2. Ashok Kr. Poddar  
Authorized Signatory, Majestic Conclave Pvt. Ltd, 31d, Chakraberia Road, Thana:-Bhowanipur,  
District:-Kolkata, WEST BENGAL, India, Pin :-25.  
, By Profession : Business

Identified By Saidul Isalm Sekh, son of Nur Islam Sekh, Village:Hariharapur, Thana:-Baruipur,  
District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

**Executed by Attorney**

Execution by

1. Jayanta Kr. Mondal alias Bapi Mondal, son of Kalipada Mondal , Village:D. Gobindapur,  
Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession:  
Business,as the constituted attorney of Ranjit Dey is admitted by him.  
Identified By Saidul Isalm Sekh, son of Nur Islam Sekh, Village:Hariharapur, Thana:-Baruipur,  
District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business

( Panchali Munshi )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/01/2013

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-8,64,568/-

Certified that the required stamp duty of this document is Rs.- 43238 /- and the Stamp duty paid as Impresive Rs.- 20/-

( Panchali Munshi )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 04/03/2013

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

( Panchali Munshi )  
ADDITIONAL DISTRICT SUB-REGISTRAR





Government Of West Bengal  
Office Of the A.D.S.R. BARUIPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 01924 of 2013  
(Serial No. 00187 of 2013)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount by Draft

Rs. 9511/- is paid , by the draft number 752221, Draft Date 10/01/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 04/03/2013

( Under Article : A(1) = 9504/- ,E = 7/- on 04/03/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 43238/- is paid , by the draft number 752230, Draft Date 10/01/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 04/03/2013

( Panchali Munshi )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Panchali Munshi )

ADDITIONAL DISTRICT SUB-REGISTRAR





Registered in Book - I

CD Volume number 5

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being No 01924 for the year 2013.



(Panchali Munshi) 06-March-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BARUIPUR  
West Bengal