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पश्चिम बंगाल WEST BENGAL

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

[Signature]
Sub-Registrar
South 24 Parganas

14 JUL 2015



CONVEYANCE

1. Date: 22nd May, 2015

2. Place: Kolkata

3. Parties:
Amita
Sareti Uman Das
Sipra Chandra
Samir

[Signature]
Sareti Uman Das

Sipra Samir
Chandra
[Signature]
Amita

[Signature]
Sareti Uman Das
Samir

20 MAR 2015

SL. NO. 60684 DATE.....
NAME.....
ADD.....
AMT.....



Anirban Bhattacharya.



VC FL
2549

Majestic Conclave Pvt. Ltd.
Anirban Bhattacharya
Director/Authorised Signatory

Phosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



VC FL
2542

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VC FL
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Amrita Das



VC FL
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Soumitri Kumar Das

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Addl. District Sub-Registrar
Baruipur, South 24 Parganas

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22 MAY 2015

- 3.1 **Bithika Naskar**, wife of Harisadhan *alias* Sadhan Naskar and daughter of Late Santosh Das, by faith Hindu, by occupation Housewife, nationality Indian, residing at Dakshin Kalyanpur, Uttarpara, Post Office Baruipur, Kolkata-700144, Police Station Baruipur, District South 24 Parganas
- 3.2 **Amita Das**, wife of Late Ajit Das, by faith Hindu, by occupation Housewife, nationality Indian, residing at Dashani Para, Baikunthapur, Post Office Dakshin Gobindapur, Kolkata-700144, Police Station Baruipur, District South 24 Parganas
- 3.3 **Shakti Das *alias* Sakti Kumar Das *alias* Shakti Kumar Das**, son of Late Ajit Das, by faith Hindu, by occupation Business, nationality Indian, residing at Dashani Para, Baikunthapur, Post Office Dakshin Gobindapur, Kolkata-700144, Police Station Baruipur, District South 24 Parganas [PAN ALIPD5843R]
- 3.4 **Sipra Parui**, wife of Sanat Kumar Parui *alias* Sanat Parui and daughter of Late Ajit Das, by faith Hindu, by occupation Housewife, nationality Indian, residing at Milan Pally, Rajpur Sonarpur, Post Office Sonarpur, Kolkata-700150, Police Station Sonarpur, District South 24 Parganas
- 3.5 **Chandra Biswas *nee* Das**, wife of Kaushik Biswas and daughter of Late Ajit Das, by faith Hindu, by occupation Housewife, nationality Indian, presently residing at Village Madarhat Master Para, Post Office Madarhat, Kolkata-700144, Police Station Baruipur, District South 24 Parganas and previously at Dashani Para, Baikunthapur, Post Office Dakshin Gobindapur, Kolkata-700144, Police Station Baruipur, District South 24 Parganas
- 3.6 **Samir Kumar Das**, son of Late Kalipad Das *alias* Kalipada Das, by faith Hindu, by occupation Business, nationality Indian, presently residing at 161, Poter-paara, Ward 14, Poter Bagbahara, Bagbahara Khurd (Viran), Mahasamund, Chhattishgarh - 493449 and permanently residing at Uttar Kalyanpur, Post Office Purandarpur Math, Kolkata-700144, Police Station Baruipur, District South 24 Parganas [PAN AXBPD0238K]
- 3.7 **Prabir Kumar Das *alias* Pravir Kumar**, son of Late Kalipad Das *alias* Kalipada Das, by faith Hindu, by occupation Business, nationality Indian, presently residing at 161, Poter paara, Ward 14, Poter Bagbahara, Bagbahara Khurd (Viran), Mahasamund, Chhattishgarh - 493449 and permanently at residing at Uttar Kalyanpur, Post Office Purandarpur Math, Kolkata-700144, Police Station Baruipur, District South 24 Parganas

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

And

- 3.8 **Majestic Conclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 131, Bakulbagan Road, Kolkata-700025, Police Station Bhawanipur [PAN AAHCM4356P], represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, by faith Hindu, by occupation service, nationality Indian, of 99A, Park Street, Kolkata-700016, Police Station Park Street [PAN AOLPB2357J] (**Purchaser**, includes successors-in-interest).

Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

Sakti Kumar Das

Sipra

Chandra

Chandra

Amita

Samir

ABZaha.



V C I U
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Sirena Parui



V C I L
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Chandra Biswas



V C I U
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Samir Kumar Das



V C I L
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Pravir Kumar Das



Addl. District Sub-Registrar
Barupur, South 24 Parganas

22 MAY 2015

বরপুৰ জিলা
দক্ষিণ ২৪ পরগণা
সাব-রেজিষ্ট্রার
অফিস
বরপুৰ

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 1.8333 (one point eight three three three) decimal [equivalent to (1) 1.1091 (one point one zero nine one) *cottah* and (2) 74.1873 (seventy four point one eight seven three) square meter], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 274, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (HGP), Sub-Registration District Baruipur, District South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the said R.S./L.R. *Dag* No. 9 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Mother Property:** Narayan Chandra Das was the sole, recorded and absolute owner of land measuring 11 (eleven) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 274, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Mother Property**), free from all encumbrances.
- 5.1.2 **Demise of Narayan Chandra Das:** Narayan Chandra Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his 6 (six) sons, namely, (1) Santosh Das (2) Amal Das *alias* Amal Kumar Das (3) Kalipada Das (4) Sanyashi Das (5) Parikshit Das and (6) Prohlyad Das and his only daughter, Mayarani Das, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Narayan Chandra Das in the Mother Property, free from all encumbrances.
- 5.1.3 **Demise of Sanyashi Das:** Sanyashi Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his wife, Tara Sundari Das, as his only legal heiress, who solely inherited the right, title and interest of Late Sanyashi Das in the Mother Property, free from all encumbrances.
- 5.1.4 **Demise of Tara Sundari Das:** Tara Sundari Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* issueless leaving behind her surviving her 5 (five) brother in laws, namely, (1) Santosh Das (2) Amal Das *alias* Amal Kumar Das (3) Kalipada Das (4) Parikshit Das and (5) Prohlyad Das and her only sister in law, Mayarani Das, as her only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Sundari Das in the Mother Property, free from all encumbrances.

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Sakti Kumar Das
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- 5.1.5 **Ownership of Santosh & Ors.:** In the above mentioned circumstances (1) Santosh Das (2) Amal Das *alias* Amal Kumar Das (3) Kalipada Das (4) Parikshit Das (5) Prohlyad Das and (6) Mayarani Das, became the joint and absolute owners of the Mother Property, each having 1/6th share therein, free from all encumbrances.
- 5.1.6 **Demise of Santosh Das:** Santosh Das a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him (his wife, Dulali Das since deceased), surviving his only son, Ajit Das and his only daughter, Bithika Naskar (the Vendor No. 3.1 herein), as his only legal heir and heiress who jointly and in equal share inherited the right, title and interest of Late Santosh Das in the Mother Property, free from all encumbrances.
- 5.1.7 **Demise of Ajit Das:** Ajit Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his wife, Amita Das (the Vendor No. 3.2 herein) and his only son, Shakti Das *alias* Sakti Kumar Das *alias* Shakti Kumar Das (the Vendor No. 3.3 herein) and his 2 (two) daughters, namely, (1) Sipra Parui (the Vendor No. 3.4 herein) and (2) Chandra Biswas *nee* Das (the Vendor No. 3.5 herein), as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Ajit Das in the Mother Property, free from all encumbrances.
- 5.1.8 **Demise of Kalipada Das:** On or about 8th February, 1992, Kalipada Das a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him (his wife, Ashalata Das since deceased), surviving his 2 (two) sons, namely, (1) Samir Kumar Das (the Vendor No. 3.6 herein) and (2) Prabir Kumar Das *alias* Pravir Kumar (the Vendor No. 3.7 herein) and their only daughter, Rubi Guha, as their only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Kalipada Das in the Mother Property, free from all encumbrances.
- 5.1.9 **Ownership of Larger Property:** In the abovementioned circumstances the Vendors became the joint and absolute owners of land measuring 3.0555 (three point zero five five five) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances. The Said Property is a part and portion of the Larger Property and is also the subject matter of this conveyance.
- 5.1.10 **Absolute Ownership of Vendors:** In the abovementioned circumstances the Vendors have become the joint and absolute owners of the Said Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare 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 Vendors do 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 Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or

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Chandra

Saleti Kalyan Das Amita
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Sipra



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Addl. District Sub-Registrar
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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.

- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 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 Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever 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 Vendors 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, *debutters*, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors 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 Vendors will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khali* vacant, peaceful and physical possession and the Purchaser 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, 2nd 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 surrenders/releases such claims in favour of the Purchaser.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in

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22 MAY 2015

the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 1.8333 (one point eight three three three) decimal [equivalent to (1) 1.1091 (one point one zero nine one) *cottah* and (2) 74.1873 (seventy four point one eight seven three) square meter], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 274, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas and the said R.S./L.R. *Dag* No. 9 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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.9,26,123/- (Rupees nine lac twenty six thousand one hundred and twenty three) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

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

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*, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have 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 by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendors.

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Saleti Kumar Das

Chandra Anita

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Sipra Samir






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- 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 to the Purchaser.
- 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 Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or 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 exclusively 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 Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.

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22 MAY 2015

- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its 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.

**Schedule
(Said Property)**

Land classified as *sali* (agricultural) measuring 1.8333 (one point eight three three) decimal [equivalent to (1) 1.1091 (one point one zero nine one) *cottah* and (2) 74.1873 (seventy four point one eight seven three) square meter], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 274, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and the said R.S./L.R. *Dag* No. 9 being delineated 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. 1
On the East : By R.S./L.R. *Dag* Nos. 10 and 11
On the South : By R.S./L.R. *Dag* No. 8
On the West : By Road

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.

The details of the Said Property are tabulated below:

Mouza	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (Decimal)	Total Area Sold (Decimal)	Name of Recorded Owner
Khas Mallik	9	274	<i>Sali</i>	22	1.8333	Narayan Chandra Das

9. **Execution and Delivery**

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

বিতহিকা নস্কর

(Bithika Naskar)

Amrita Das
(Amrita Das)



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Addl. District Sub-Registrar
Baruipur, South 24 Parganas

22 MAY 2016

Sakti Kumar Das
(Shakti Das alias Sakti Kumar Das alias
Shakti Kumar Das)

Sipra Parui
(Sipra Parui)

Chandra Biswas.
(Chandra Biswas nee Das)

Samir Kumar Das.
(Samir Kumar Das)

Pravir Kumar Das.

(Pravir Kumar Das alias Pravir Kumar)
(Vendors)

Bhika Nasken

Read over and explained the contents of this document by me to the Vendor in Bengali language, who after understanding the meaning and purport of this document, put their respective signature/LTI in my presence.

Signature Jayanta Kumar Mondal

Majestic Conclave Pvt. Ltd.

Anirban Bhattacharya
Director / Authorised Signatory

(Purchaser)

Drafted by

Shuvadip
Shuvadip Chakraborty, Advocate
High Court at Calcutta
F/184/14

Witnesses:

Signature Jayanta Kumar Mondal Signature: [Signature]

Name: Jayanta Kumar Mondal Name: [Name]

Father's Name: Krishna Pada Mondal Father's Name: [Name]

Address: Village Baruli, Post Office Dakshin
Gobindapur, Police Station Sonarpur
Kolkata-700145 Address: [Address]
700145 PIN - 700144




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Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.9,26,123/-** (**Rupees nine lac twenty six thousand one hundred and twenty three**) 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 (in Rs)	Favouring
Cash	22.05.2015	N/A	1,96,845/-	Bithika Naskar
Cash	22.05.2015	N/A	49,201/-	Amita Das
Cash	22.05.2015	N/A	49,201/-	Shakti Das <i>alias</i> Sakti Kumar Das <i>alias</i> Shakti Kumar Das
Cash	22.05.2015	N/A	49,201/-	Sipra Parui
Cash	22.05.2015	N/A	49,201/-	Chandra Biswas <i>nee</i> Das
Cash	22.05.2015	N/A	1,31,237/-	Samir Kumar Das
Cash	22.05.2015	N/A	1,31,237/-	Prabir Kumar Das <i>alias</i> Pravir Kumar
By Pay Order No. 000022	19.05.2015	Axis Bank Limited, Park Street, Kolkata Branch	2,70,000/-	Shakti Das <i>alias</i> Sakti Kumar Das <i>alias</i> Shakti Kumar Das
Total:			9,26,123/-	

বিতিকা নস্কার

(Bithika Naskar)

Amita Das

(Amita Das)

Shakti Kumar Das

(Shakti Das *alias* Sakti Kumar Das *alias*
Shakti Kumar Das)

Sipra Parui

(Sipra Parui)



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Chandra Biswas.

(Chandra Biswas nee Das)

Samir Kumar Das.

(Samir Kumar Das)

Pravir Kumar Das.

(Prabir Kumar Das alias Pravir Kumar)
(Vendors)

Witnesses:

Signature Jayanta Kumar Mondal

Name: Jayanta Kumar Mondal

Signature Pravir Kumar Das

Name: Pravir Kumar Das



A handwritten signature in blue ink, appearing to be a stylized 'D' or similar character.

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Barupur, South 24 Parganas

22 MAY 2016

Plan

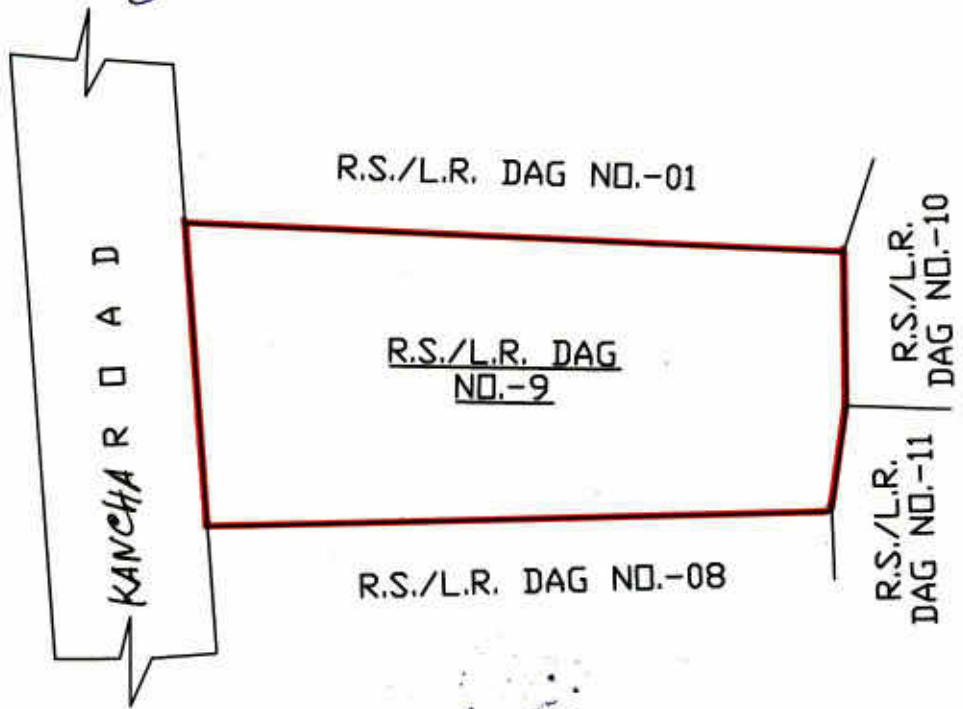
SITE PLAN OF R.S./L.R. DAG NO.- 09 L.R. KHATIAN NO.- 274,
MOUZA -KHASHMALLICK J.L. NO.- 35, P.S.-BARUIPUR, UNDER
HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

N Sakti Kumar Das

TOTAL AREA OF DAG NO.09 - 22 DECIMAL



স্বত্ত্বীকৃত অংশ
Sipra Parui
Chandra Biswas



Samir Kumar Das.
Pravir Kumar Das.
Anita Das

Majestic Conclave Pvt. Ltd.
Anirban Bhattacharya
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.8333 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 22
DECIMAL OF R.S./L.R. DAG NO.- 09.

















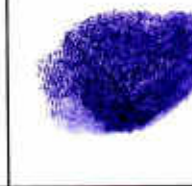

















SHOWN THUS :




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

22 MAY 2015

SPECIMEN FORM TEN FINGER PRINTS




















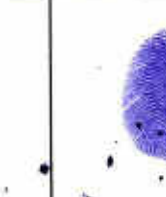




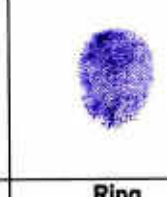
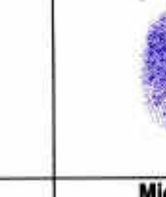
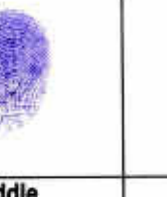






Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Anirban Bhattacharya.</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Amrita Das</i> <i>Amrita Das</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

22 MAY 2015

SPECIMEN FORM TEN FINGER PRINTS

















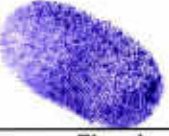
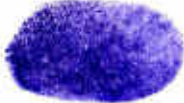













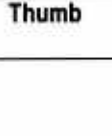
Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Sakthi Kumar Das	 Little	 Ring	 Middle	 Fore	 Thumb
	Sakthi Kumar Das	 Thumb	 Fore	 Middle	 Ring	 Little
	 Sirepa Parvathi	 Little	 Ring	 Middle	 Fore	 Thumb
	Sirepa Parvathi	 Thumb	 Fore	 Middle	 Ring	 Little
	 Chandra Biswas	 Little	 Ring	 Middle	 Fore	 Thumb
	Chandra Biswas	 Thumb	 Fore	 Middle	 Ring	 Little



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

22 MAY 2016

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Samir Kumar Das</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Samir Kumar Das</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Pravit Kumar Das</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Pravit Kumar Das</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little




Addl. District Sub-Registrar
Baruipur, South 24 Parganas

22 MAY 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Bithika Naskar Wife of Sadhan Naskar Dakshin Kalyanpur, Uttarpara, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 22/05/2015 Date of Admission : 22/05/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Amita Das Wife of Late Ajit Das Dashani Para, Baikunthapur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 22/05/2015 Date of Admission : 22/05/2015 Place of Admission of Execution : Pvt. Residence</p>
3	<p>Shakti Das (Alias: Sakti Kumar Das) Son of Late Ajit Das Dashani Para, Baikunthapur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALIPD5843R, Status : Self Date of Execution : 22/05/2015 Date of Admission : 22/05/2015 Place of Admission of Execution : Pvt. Residence</p>
4	<p>Sipra Parui Wife of Sanat Kumar Parui Milan Pally, Rajpur Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 22/05/2015 Date of Admission : 22/05/2015 Place of Admission of Execution : Pvt. Residence</p>

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
5	<p>Chandra Biswas Nee Das Wife of Kaushik Biswas Village Madarhat Master Para, P.O:- Madarhat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 22/05/2015 Date of Admission : 22/05/2015 Place of Admission of Execution : Pvt. Residence</p>
6	<p>Samir Kumar Das Son of Late Kalipad Das Uttar Kalyanpur, Post Office Purandarpur Math, Kol, P.O:- Purandarpur Math, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AXBPD0238K, Status : Self Date of Execution : 22/05/2015 Date of Admission : 22/05/2015 Place of Admission of Execution : Pvt. Residence</p>
7	<p>Prabir Kumar Das (Alias: Pravir Kumar) Son of Late Kalipad Das Uttar Kalyanpur, P.O:- Purandarpur Math, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 22/05/2015 Date of Admission : 22/05/2015 Place of Admission of Execution : Pvt. Residence</p>



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Majestic Conclave Private Limited 131, Bakulbagan Road, P.O:- Bhawanipur, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700025 PAN No. AAHCM4356P, Status : Organization Represented by representative as given below:-</p>
1(1)	<p>Anirban Bhattacharya, AUTHORIZED SIGNATORY Son of Giridhari Bhattacharya 99A, Park Street, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AOLPB2357J, Status : Representative Date of Execution : 22/05/2015 Date of Admission : 22/05/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Rafik Naskar Son of Alauddin Naskar Dhopagachi, Dakshin Para, Block/Sector: Not Specified, P.O:- Kalyanpur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,</p>	<p>Bithika Naskar, Amita Das, Shakti Das, Sipra Parui, Chandra Biswas Nee Das, Samir Kumar Das, Prabir Kumar Das, Anirban Bhattacharya</p>	

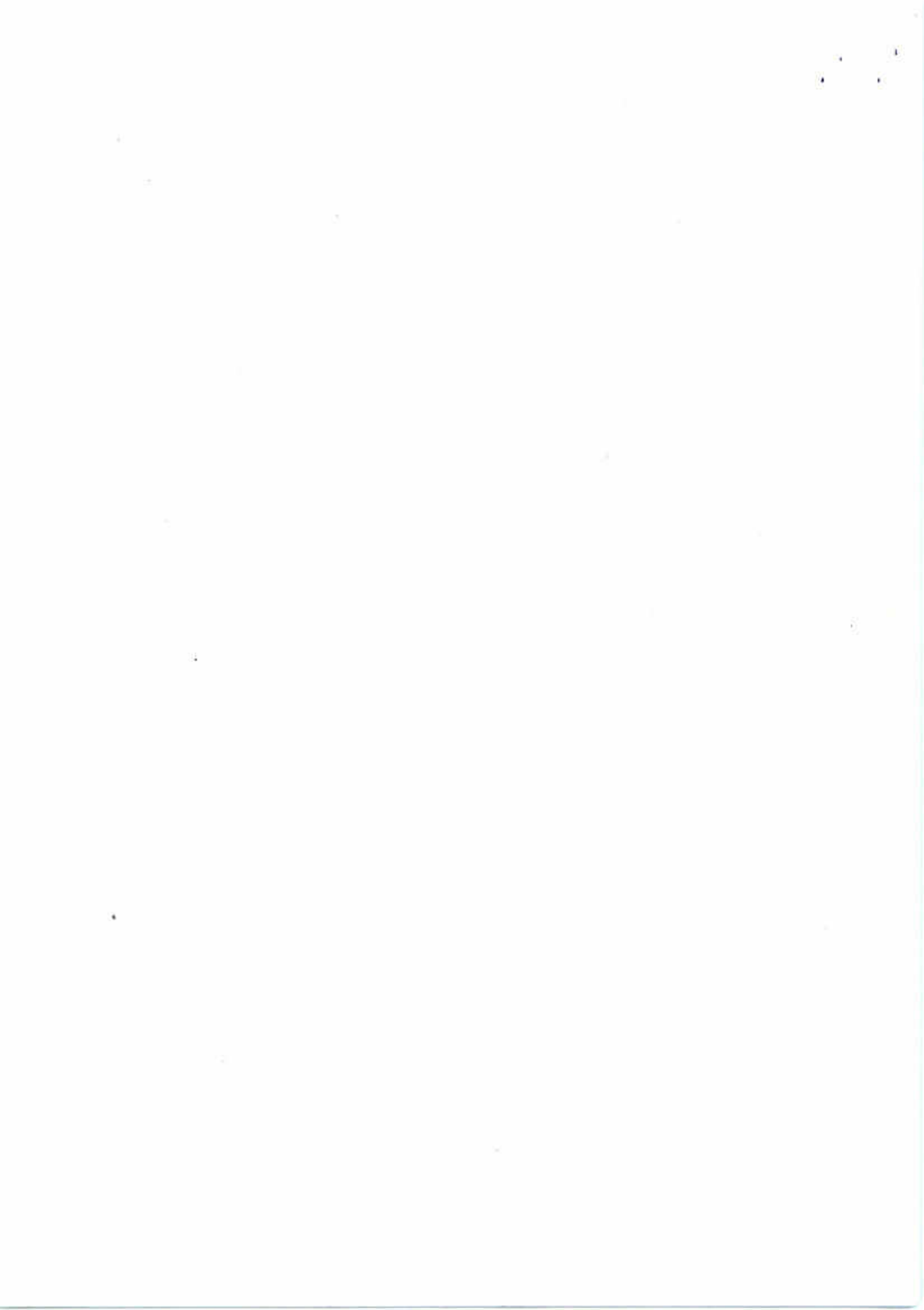
C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur</p>	<p>RS Plot No:- 9 , RS Khatian No:- 274</p>	<p>1.8333 Dec</p>	<p>9,26,123/-</p>	<p>9,26,123/-</p>	<p>Proposed Use: Bastu, ROR: Shali, Property is on Road</p>

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Amita Das	Majestic Conclave Private Limited	0.2619	14.2857
	Bithika Naskar	Majestic Conclave Private Limited	0.2619	14.2857
	Chandra Biswas Nee Das	Majestic Conclave Private Limited	0.2619	14.2857
	Prabir Kumar Das	Majestic Conclave Private Limited	0.2619	14.2857
	Samir Kumar Das	Majestic Conclave Private Limited	0.2619	14.2857
	Shakti Das	Majestic Conclave Private Limited	0.2619	14.2857
	Sipra Parui	Majestic Conclave Private Limited	0.2619	14.2857

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Shuvadip Chakraborty
Address	7c, K.s. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate



Office of the A.D.S.R. BARUIPUR, District: South 24-Parganas ·

Endorsement For Deed Number : I - 161106068 / 2015

Query No/Year	16110000169353/2015	Serial no/Year	1611006115 / 2015
Deed No/Year	I - 161106068 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Bithika Naskar	Presented At	Private Residence
Date of Execution	22-05-2015	Date of Presentation	22-05-2015

Remarks

On 14/07/2015

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 10,193/- (A(1) = Rs 10,186/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 10,193/-

Description of Draft

1. Rs 10,193/- is paid, by the Draft(8554) No: 782800000426, Date: 27/05/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 46,316/- and Stamp Duty paid by Draft Rs 46,316/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60684, Purchased on 20/03/2015; Vendor named M Ghosh.

Description of Draft

1. Rs 46,316/- is paid, by the Draft(8554) No: 782799000426, Date: 27/05/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

South 24-Parganas, West Bengal

On 22/05/2015

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

Presented for registration at 19:07 hrs on : 22/05/2015, at the Private residence by Bithika Naskar , one of the Executants.

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 9,26,123/-

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

Execution is admitted on 22/05/2015 by

Bithika Naskar, Wife of Sadhan Naskar, Dakshin Kalyanpur, Uttarpara, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession House wife
Indetified by Rafik Naskar, Son of Alauddin Naskar, Dhopagachi, Dakshin Para, Sector: Not Specified, P.O: Kalyanpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Muslim, By Profession Business

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

Execution is admitted on 22/05/2015 by

Amita Das, Wife of Late Ajit Das, Dashani Para, Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession House wife
Indetified by Rafik Naskar, Son of Alauddin Naskar, Dhopagachi, Dakshin Para, Sector: Not Specified, P.O: Kalyanpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Muslim, By Profession Business

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

Execution is admitted on 22/05/2015 by

Shakti Das, Alias Sakti Kumar Das, Son of Late Ajit Das, Dashani Para, Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Business
Indetified by Rafik Naskar, Son of Alauddin Naskar, Dhopagachi, Dakshin Para, Sector: Not Specified, P.O: Kalyanpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Muslim, By Profession Business

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

Execution is admitted on 22/05/2015 by

Sipra Parui, Wife of Sanat Kumar Parui, Milan Pally, Rajpur Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Hindu, By Profession House wife
Indetified by Rafik Naskar, Son of Alauddin Naskar, Dhopagachi, Dakshin Para, Sector: Not Specified, P.O: Kalyanpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Muslim, By Profession Business

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

Execution is admitted on 22/05/2015 by

Chandra Biswas Nee Das, Wife of Kaushik Biswas, Village Madarhat Master Para, P.O: Madarhat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession House wife

Indetified by Rafik Naskar, Son of Alauddin Naskar, Dhopagachi, Dakshin Para, Sector: Not Specified, P.O: Kalyanpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Muslim, By Profession Business

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

Execution is admitted on 22/05/2015 by

Samir Kumar Das, Son of Late Kalipad Das, Uttar Kalyanpur, Post Office Purandarpur Math, Kol, P.O: Purandarpur Math, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Business

Indetified by Rafik Naskar, Son of Alauddin Naskar, Dhopagachi, Dakshin Para, Sector: Not Specified, P.O: Kalyanpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Muslim, By Profession Business

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

Execution is admitted on 22/05/2015 by

Prabir Kumar Das, Alias Pravir Kumar, Son of Late Kalipad Das, Uttar Kalyanpur, P.O: Purandarpur Math, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Hindu, By Profession Business

Indetified by Rafik Naskar, Son of Alauddin Naskar, Dhopagachi, Dakshin Para, Sector: Not Specified, P.O: Kalyanpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Muslim, By Profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 22/05/2015 by

Anirban Bhattacharya, AUTHORIZED SIGNATORY, Majestic Conclave Private Limited , 131, Bakulbagan Road, P.O: Bhawanipur, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025

Indetified by Rafik Naskar, Son of Alauddin Naskar, Dhopagachi, Dakshin Para, Sector: Not Specified, P.O: Kalyanpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, By caste Muslim, By Profession Business



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2015, Page from 42936 to 42960

being No 161106068 for the year 2015.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2015.07.29 17:34:57 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 29/07/2015 17:34:57

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

West Bengal.

(This document is digitally signed.)