8566 KH/37 I 8319/12 Saha & Ray

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 59AA 062365

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.

Addl. District Sub-Registrar
Baruipur, South 24 Parganas
0 8 AUG 2012

CONVEYANCE

1. **Date:** 23rd July 2012

2. **Place:** Kolkata

3. **Parties:**

3.1 **Sunil Das**, son of Late Kartik Chandra Das, residing at Dashani Para, Hariharpur, Baruipur, Kolkata – 700144, District South 24 Parganas

निखिल सुनील

Sulata Chakraborty

55875

SAHA & RAY
Advocates
3A/1, 3rd Floor, Hastings Chambers
7C, Kiran Shankar Roy Road
Kolkata - 700001

Send to.....
Address.....
16 JUL 2012
Value.....
L.A.V.
High Court, S

VCII
3276

RECOUP VINIMAY PRIVATE LIMITED
BROWSE MERCHANTS PRIVATE LIMITED
RECOUP TRACOM PRIVATE LIMITED
BROAD TIE UP PRIVATE LIMITED
BROWSE TIE UP PRIVATE LIMITED

Sulata Chakraborty
Authorised Signatory

VCII
3277

MAJESTIC CONCLAVE PVT. LTD.
Anuch Kumar Adelar
Authorised Signatory

VCII
3278

নিখিল দাস

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24 Parganas

Addl. District Sub-Registrar
Bauipur, South 24 Parganas
23 JUL 2012

Milan Bag

PTO

3.2 **Nikhil Das**, son of Late Kartik Chandra Das residing at Dashani Para, Hariharpur, Baruipur, Kolkata – 700144, District South 24 Parganas

3.3 **Latika Bag**, wife of Dudh Kumar Bag, residing at Village Santoshpur, Natun Bazar, Post Office Paschim Kakdwip, Police Station Kakdwip, West Bengal

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

And

3.4 **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 Chakraborty, son of Satinath Chakraborty, of 99A, Park Street, Police Station Park Street, Kolkata-700016

3.5 **Recoup Tracom 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 AAFCR4144Q]**, represented by its authorized signatory, Subrata Chakraborty, son of Satinath Chakraborty, of 99A, Park Street, Police Station Park Street, Kolkata-700016

3.6 **Browse 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 AAECB6459P]**, represented by its authorized signatory, Subrata Chakraborty, son of Satinath Chakraborty, of 99A, Park Street, Police Station Park Street, Kolkata-700016

3.7 **Browse Merchants 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 AAECB6460G]**, represented by its authorized signatory, Subrata Chakraborty, son of Satinath Chakraborty, of 99A, Park Street, Police Station Park Street, Kolkata-700016

3.8 **Recoup Vinimay 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 AAFCR4143K]**, represented by its authorized signatory, Subrata Chakraborty, son of Satinath Chakraborty, of 99A, Park Street, Police Station Park Street, Kolkata-700016

3.9 **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)

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

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LTI of Lalika Bag
by the Pen of Milan Bag

VCII-
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সুনীল দাস

Milan Bag
Dudh Kr. Bag
Kakdwip
24 Pgs (S)

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Addl. District Sub-Registrar
Bauripur, South 24 Parganas

23 JUL 2012

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** *Sali* (agricultural) land measuring 15 (fifteen) decimal [equivalent to 9.0909 (nine point zero nine zero nine) *cottah*], more or less, out of 35 (thirty five) decimal, being the portion of R.S./L.R. *Dag* No. 21, recorded in L.R. *Khatian* No. 101, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas, more fully described in the **Schedule** below and the said R.S./L.R. *Dag* No. 21 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, 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.

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 Purchasers regarding title:

5.1.1 **Ownership of Mother Property:** Kartik Chandra Das was the recorded owner of *sali* (agricultural) land measuring 35 (thirty five) decimal, more or less, out of 35 (thirty five) decimal, being the entirety of R.S./L.R. *Dag* No. 21, recorded in L.R. *Khatian* No. 101, *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. The Said Property is a portion of the Mother Property and the subject of this conveyance.

5.1.2 **Demise of Kartik Chandra Das:** Kartik Chandra Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving, his wife, Gita Das, his 4 (four) sons, namely, Sushil Das, Sunil Das (Vendor No.3.1 hereinabove), Anil Das, Nikhil Das (Vendor No.3.2 hereinabove) and h 2 (two) daughters, namely, Latika Bag (Vendor No.3.3 hereinabove) and Minoti Maity, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Kartik Chandra Das in the Mother Property. Thus the Vendors became the joint owners of the Said Property out of the Mother Property.

5.1.3 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the undisputed 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.

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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 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 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 Vendors.

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 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*, 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 Purchasers free from all encumbrances of any and every nature whatsoever and with good, bar'.able 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, 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 hereby surrenders/releases such claims in favour of the Purchasers.

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South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

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7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being, *sali* (agricultural) land measuring 15 (fifteen) decimal [equivalent to 9.0909 (nine point zero nine zero nine) *cottah*], more or less, out of 35 (thirty five) decimal, being the portion of R.S./L.R. *Dag* No. 21, recorded in L.R. *Khatian* No. 101, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, the said R.S./L.R. *Dag* No.21 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 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.17,00,000/- (Rupees seventeen lac) paid by the Purchasers 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*, 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:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors about the correctness of the Vendors' title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, 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.

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Baruipur, South 24 Parganas

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8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendors to the Purchasers.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings 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 Purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendors hereby covenant 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.

8.6 **Indemnity:** 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 Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may 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 Vendors declare that the Purchasers' shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly **(1)** consent to the same and **(2)** appoint the Purchasers as the constituted attorneys of the Vendors and empower and authorize 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 Vendors undertake 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 Vendors hereby covenant that the Vendors 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.

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South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

23 JUL 2012

Schedule
(Said Property)

Sali (agricultural) land measuring 15 (fifteen) decimal [equivalent to 9.0909 (nine point zero nine zero nine) *cottah*], more or less, out of 35 (thirty five) decimal, being the portion of R.S./L.R. *Dag* No. 21, recorded in L.R. *Khatian* No. 101, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 21 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. 12

On the East : By R.S./L.R. *Dag* No. 96

On the South : By R.S./L.R. *Dag* No. 22

On the West : By R.S./L.R. *Dag* No. 20

Together with all title, benefits, easements, 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.

The details of the Said Property are tabulated below:

Mouza	**L.R. *Dag* No.**	**L.R. *Khatian* No.**	**Total Area of *Dag* (in decimal)**	**Total Area sold (in decimal)**	**Name of the Recorded Owner**
Khas Mallick	21	101	35	15.00	Kartik Chandra Das
			Total	**15.00**	

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9. Execution and Delivery

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

সুনীল দাস

[Sunil Das]

নিখিল দাস

[Nikhil Das]

LTI of Latika Bag by the Pen of Milan Bag

[Latika Bag]
[Vendors]

Read over and explained the contents of this document in vernacular by me personally to the Vendor, who, after understanding the meaning and purport hereof have put his/her L.T.I./signature in my presence.

Milan Bag

Subrata Chakraborty

[Broad Tie Up Private Limited]

Subrata Chakraborty

[Recoup Tracom Private Limited]

Subrata Chakraborty

[Browse Tie Up Private Limited]

Subrata Chakraborty

[Browse Merchants Private Limited]

Subrata Chakraborty

[Recoup Vinimay Private Limited]

Ashok Kumar Poddar

[Majestic Conclave Private Limited]
[Authorized Signatory]
[Purchasers]

Witnesses:

Signature: Saidul Islam Sekh

Name: Saidul Islam Sekh

Father's Name: Nur Islam Sekh

Address: Vil- Harihar pur, P.O- Mallickpur, P.S - Baruipur

Signature: Bapi Mondal

Name: Bapi Mondal

Father's Name: Krishna Pada Mondal

Address: Village Baruli, Post Office Dakshin Gobindapur, Police Station Sonarpur Kolkata-700144

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Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs.17,00,000/- (Rupees seventeen 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. 001578	23.7.12	Axis Bank	6,50,000/-
By Pay Order vide No. 001579	23.7.12	Axis Bank	5,50,000/-
By Pay Order vide No. 358282	23.7.12	Axis Bank	5,00,000/-
		Total	**17,00,000/-**

সুনীল দাস

[Sunil Das]

নিখিল দাস

[Nikhil Das]

LTI of Latika Bag
by the Pen of Milan Bag

[Latika Bag]
[Vendors]

Witnesses:

Signature Saidul Islam Sekh

Name: Saidul Islam Sekh

Signature Bapi Mondal

Name: Bapi Mondal

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South 24 Parganas

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					
	 Subrata Chakraborty	Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 Ashok Kumar Jaiswal	Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 নিখিল দাস	Little	Ring	Middle	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

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South 24 Parganas

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

23 JUL 2012

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 LTI of Latika Bag by the Pen of Milan Bag	Little	Ring	Middle	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 সুনীল কুমার	Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

Office of the Addl. Dist. Sub-Registrar, Baruipur

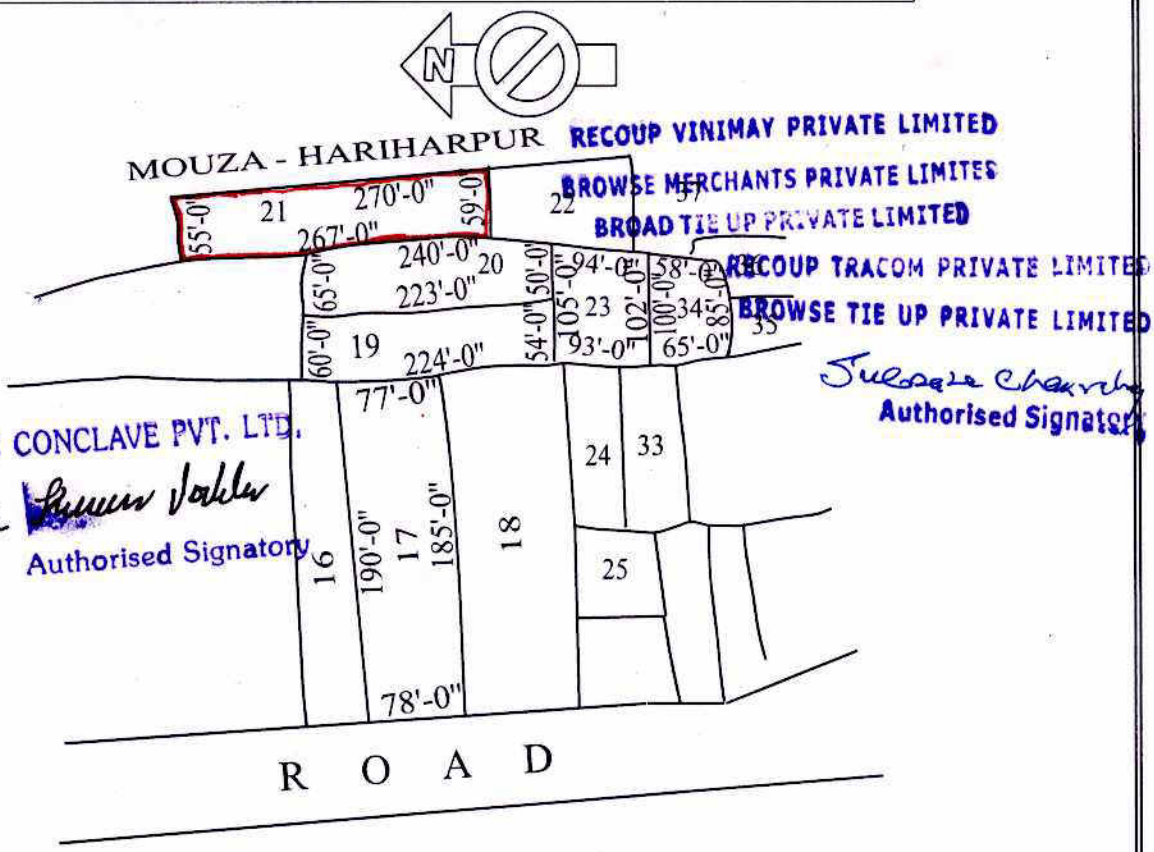
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

23 JUL 2012

SITE PLAN

SHOWING THE POSITION AT MOUZA - KHASMALLLICK, J.L. NO. 35, HARIHARPUR GRAMPANCHAYAT, UNDER P.S. - BARUIPUR, DIST. - SOUTH 24 PARGANAS Khatian No 101 নিখিলদাস

R.S. & L.R.DAG NO.	AREA OF LAND	PURCHASE AREA
21	35 DEC.	15 DEC.



নিখিলদাস

সুনীল দুবে

VENDOR SIGNATURE

Trace by
Azad Mondal
SURVEY
AZAD MO AL
Khoder Bazar, P.O. & P.S.- Baruipur
Kolkata-700144
Mobile No. 3061 03/2011

PURCHASER SIGNATURE

LTI of Lalika Bag
by the Pen of Milan Bag

Office of the Addl. Dist. Sub-Registrar, Bauripur
South 24 Parganas

Addl. District Sub-Registrar
Bauripur, South 24 Parganas

23 JUL 2012

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

Endorsement For Deed Number : I - 08319 of 2012

(Serial No. 08566 of 2012)

On

Payment of Fees:

On 23/07/2012

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

Presented for registration at 18.36 hrs on :23/07/2012, 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 23/07/2012 by

1. Sunil Das, son of Lt. Kartik Chandra Das , Village:Dashani Para Hariharpur, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
2. Nikhil Das, son of Lt. Kartik Chandra Das , Village:Dashani Para Hariharpur, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
3. Latika Bag, wife of Dudh Kumar Bag , Village:Santoshpur Natun Bazar, Thana:-Kakdwip, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
4. Subrata Chakraborty
   Authorized Signatory, Broad Tie Up Pvt. Ltd., 99 A Park Street, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

   Authorized Signatory, Recoup Tracom Pvt. Ltd., 99 A Park Street, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

   Authorized Signatory, Browse Tie Up Pvt Ltd., 99 A Park Street, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

   Authorized Signatory, Browse Merchants Pvt Ltd, 99 A Park Street, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

   Authorized Signatory, Recoup Vinimay Pvt Ltd, 99 A Park Street, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .
   , By Profession : Business
5. Ashok Kumar Poddar
   Authorized Signatory, Majestic Conclave Pvt Ltd., 131 Bakul Road, Thana:-Bhowanipur, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .
   , By Profession : Business

Identified By Milan Bag, son of Dudh Kr Bag, Village:Kakdwip, Thana:-Kakdwip, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Government Of West Bengal

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

Endorsement For Deed Number : I - 08319 of 2012

(Serial No. 08566 of 2012)

On 24/07/2012

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.-31,81,815/-

Certified that the required stamp duty of this document is Rs.- 190919 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/08/2012

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 08/08/2012

Amount by Draft

Rs. 34998/- is paid , by the draft number 035489, Draft Date 25/07/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 08/08/2012

(Under Article : A(1) = 34991/- ,E = 7/- on 08/08/2012)

Deficit stamp duty

Deficit stamp duty

1. Rs. 116677/- is paid, by the draft number 033522, Draft Date 12/06/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 08/08/2012
2. Rs. 74242/- is paid, by the draft number 035488, Draft Date 25/07/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 08/08/2012

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

Office of the Addl. Dist. Sub-Registrar, Baruipur
South 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 26
Page from 874 to 890
being No 08319 for the year 2012.

Seal of the Additional District Sub-Registrar, Baruipur, South 24 Parganas

(Panchali Munshi) 10-August-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARUIPUR
West Bengal