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

Asst. District Sub-Registrar
Baruipur, South 24 Parganas

29 OCT 2013

CONVEYANCE

1. **Date:** 7th October, 2013
2. **Place:** Kolkata
3. **Parties:**

D. P.

S. P. S. P. S.
S. P. S. P. S.

m.p.

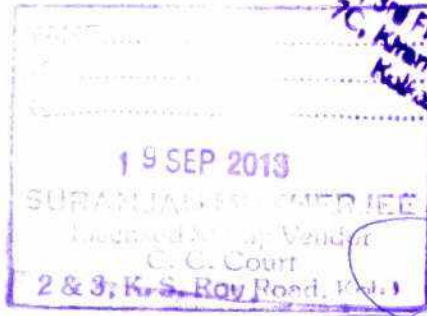
9210

113013

Suman Kumar Ollu



VC 71
4685



SAHA & RAY
Advocates
3A/1, 3rd Floor, Hastings Chambers
7C, Kalyani Chamber Roy Road
Kalyani - 700001

DARPA PROMOTERS PVT. LTD.

Suman Kumar Ollu

Director
AUTHORISED SIGNATORY.

19 SEP 2013

19 SEP 2013



VC 71
4683

Sankumar Patali



VC 71
4684

Mousami Patali



VC 71
4686

Durlov Patali

Addl. District Sub-Registrar
Bauripur, South 24 Parganas

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Jayanta Kumar Mondal
VIII - Baruti P.O. & Gobindapur
P.S. - Sonarpur cak-145
Binnissaha

- 3.1 **Durlabh Patali**, son of Late Bijoy Krishna Patali *alias* Bijoy Chandra Patali, residing at Village Baikunthapur, Post Office Dakshin Gobindopur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.2 **Sukumar Patali**, son of Late Bijoy Krishna Patali *alias* Bijoy Chandra Patali, residing at Village Baikunthapur, Post Office Dakshin Gobindopur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.3 **Mousumi Patali**, wife of Durlabh Patali, residing at Village Baikunthapur, Post Office Dakshin Gobindopur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas

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

And

- 3.4 **Darpad Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 14, Netaji Subhash Road, Police Station Hare Street, Kolkata-700001 [**PAN AAECD2509A**], represented by its authorized signatory, Sushil Kumar Agarwala, son of Late Gajanand Agarwala, 1st Floor, 14, Netaji Subhash Road, Police Station Hare Street, Kolkata-700001
(**Purchaser**, includes successors-in-interest)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property: (1)** Land classified as *sali* (agricultural) measuring 0.4998 (zero point four nine nine eight) decimal [equivalent to 0.3024 (zero point three zero two four) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1678, *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 **Part I** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 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 0.5001 (zero point five zero zero one) decimal [equivalent to 0.3026 (zero point three zero two six) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1664, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 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 (one) decimal [equivalent to 0.605 (zero point six zero five) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1570, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part III** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Third Property**).

M. P.

Sukumar Patali²

S. P. D. P.



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Bauripur, South 24 Parganas

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The First Property, the Second Property and the Third Property, all are more fully and collectively described in the **2nd 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 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 Purchaser regarding title:

5.1.1 **Ownership of Vendor No. 3.1:** The Vendor No. 3.1 hereinabove, i.e. Durlabh Patali is the recorded and absolute owner of land classified as *sali* (agricultural) measuring 1.666 (one point six six six) decimal [equivalent to 1.0079 (one point zero zero seven nine) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1678, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas (**Durlabh's Mother Property**), free from all encumbrances. The First Property is a portion of Durlabh's Mother Property, comprised in the Said Property.

5.1.2 **Ownership of Vendor No. 3.2:** The Vendor No. 3.2 hereinabove, i.e. Sukumar Patali is the recorded and absolute owner of land classified as *sali* (agricultural) measuring 1.667 (one point six six seven) decimal [equivalent to 1.0085 (one point zero zero eight five) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1664, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas (**Sukumar's Mother Property**), free from all encumbrances. The Second Property is a portion of Sukumar's Mother Property, comprised in the Said Property.

5.1.3 **Ownership of Vendor No. 3.3:** The Vendor No. 3.3 hereinabove, i.e. Mousumi Patali is the recorded and absolute owner of land classified as *sali* (agricultural) measuring 3.333 (three point three three three) decimal [equivalent to 2.0165 (two point zero one six five) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1570, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas (**Mousumi's Mother Property**), free from all encumbrances. The Third Property is a portion of the Mousumi's Mother Property, comprised in the Said Property.

5.1.4 **Absolute Ownership of Vendors:** In the above mentioned circumstances the Vendors have become the joint and absolute owners of the Said Property formed out of the First Property, the Second Property and the Third Property free from all encumbrances.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represents, warrants and covenants 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.

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- 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 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, *debentures*, 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** *khas*, 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

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negotiation and amicable settlement, Pushpadant Infrastructure Limited hereby 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 the Said Property more fully described in the **2nd Schedule** below, being **(1)** the First Property, i.e. land classified as *sali* (agricultural) measuring 0.4998 (zero point four nine nine eight) decimal [equivalent to 0.3024 (zero point three zero two four) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1678, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part I** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 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 0.5001 (zero point five zero zero one) decimal [equivalent to 0.3026 (zero point three zero two six) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1664, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 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 (one) decimal [equivalent to 0.605 (zero point six zero five) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1570, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part III** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 16 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.13,20,000/- (Rupees thirteen lac and twenty thousand) 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, *debutter*s, 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,

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Esplanade, South 24 Parganas.

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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 Purchaser 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.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendors 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 indemnifies and agrees 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 Vendors 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 **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 Purchaser and/or the Purchaser's successors-in-interest and

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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 encumbrance on the Said Property.

- 8.7 **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.
- 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 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.

1st Schedule
Part I
(First Property)

Land classified as *sali* (agricultural) measuring 0.4998 (zero point four nine nine eight) decimal [equivalent to 0.3024 (zero point three zero two four) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1678, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruiipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruiipur, District South 2 Parganas, the said R.S./L.R. *Dag* No. 16 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.15
- On the East** : By R.S./ L.R. *Dag* Nos.13 and 19
- On the South** : By R.S./L.R. *Dag* No.17
- On the West** : By Road

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

Part II
(Second Property)

Land classified as *sali* (agricultural) measuring 0.5001 (zero point five zero zero one) decimal [equivalent to 0.3026 (zero point three zero two six) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1664, *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 R.S./L.R. *Dag* No. 16 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.15
On the East : By R.S./ L.R. *Dag* Nos.13 and 19
On the South : By R.S./L.R. *Dag* No.17
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 Vendors in the Second Property and appurtenances and inheritances for access and user thereof.

Part III
(Third Property)

Land classified as *sali* (agricultural) measuring 1 (one) decimal [equivalent to 0.605 (zero point six zero five) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1570, *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 R.S./L.R. *Dag* No. 16 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.15
On the East : By R.S./ L.R. *Dag* Nos.13 and 19
On the South : By R.S./L.R. *Dag* No.17
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 Vendors in the Third Property and appurtenances and inheritances for access and user thereof.

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Bauripur, South 24 Parganas

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2nd Schedule
(Said Property)
[Subject matter of Sale]

Land classified as *sali* (agricultural) measuring 0.4998 (zero point four nine nine eight) decimal [equivalent to 0.3024 (zero point three zero two four) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1678, *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 and described in **Part-I** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.5001 (zero point five zero zero one) decimal [equivalent to 0.3026 (zero point three zero two six) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1664, *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 and described in **Part-II** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 1 (one) decimal [equivalent to 0.605 (zero point six zero five) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 16, recorded in L.R. *Khatian* No. 1570, *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 and described in **Part-III** of the **1st Schedule** above.

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.

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 (in decimal)	Name of the Recorded Owner
Khas Mallick	16	1678	10.00	0.4998	Durlabh Patali
Khas Mallick	16	1664	10.00	0.5001	Sukumar Patali
Khas Mallick	16	1570	10.00	1.0000	Mousumi Patali

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Barurbur, South 24 Parganas

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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.

Durlabh Patali
Durlabh Patali

Sukumar Patali
Sukumar Patali

Mousumi Patali
Mousumi Patali
[Vendors]

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

Signature

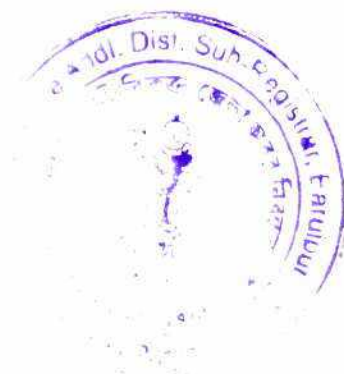
Darpad Promoters Private Limited
[Darpad Promoters Private Limited]
[Authorized Signatory]
[Purchaser]

Drafted by:

Jayantini Ray
Advocate.

Witnesses:

Signature: <u>Jayanta Kumar Mondal</u>	Signature: <u>Subrata Chakraborty</u>
Name: <u>Jayanta Kumar Mondal</u>	Name: <u>SUBRATA CHAKRABORTY</u>
Father's Name: <u>Krishna padmanab</u>	Father's Name: <u>Sree Satinath Chakraborty</u>
Address: <u>VIII - Baruni P.O. & Jobindapur P.S. - Sonarpur</u>	Address: <u>99A, Park Street</u>
<u>COEC - 145</u>	<u>Kolkata - 16</u>



Addl. District Sub-Registrar
Bairour, South 24 Parganas

07 OCT 2013

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.13,20,000/- (Rupees thirteen lac and twenty thousand)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Pay Order No. 000754	03.10.2013	HDFC Bank	4,50,000/-
By Pay Order No. 000753	03.10.2013	HDFC Bank	3,00,000/-
By Pay Order No. 000755	03.10.2013	HDFC Bank	4,50,000/-
By Pay Order No. 000756	03.10.2013	HDFC Bank.	1,20,000/-
		Total	13,20,000/-

Durlabh Patali

Durlabh Patali

Sukumar Patali

Sukumar Patali

Mousumi Patali

Mousumi Patali

[Vendors]

Witnesses:

Signature

Jayanta Kumar Mondal

Signature

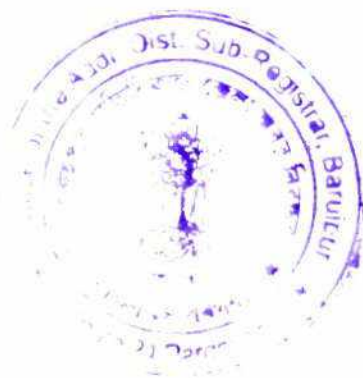
Subrata Chakraborty

Name:

Jayanta Kumar Mondal

Name:

SUBRATA CHAKRABORTY

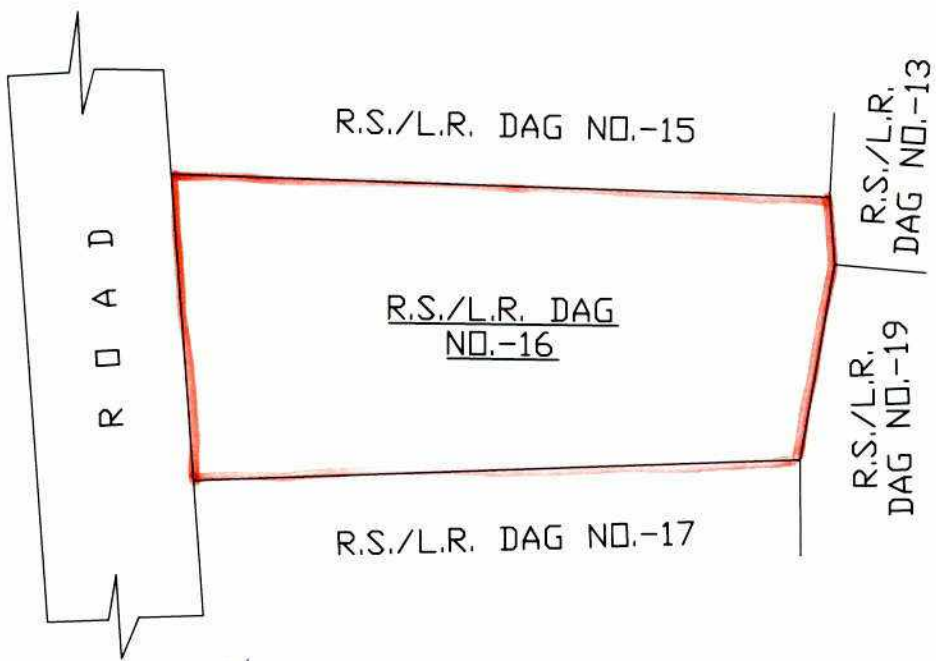
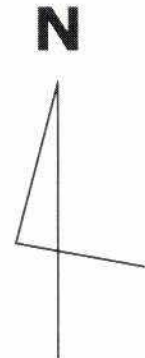


Adil, District Sub-Registrar
Bauripur, South 24 Parganas

20 3

SITE PLAN OF R.S./L.R. DAG NO.- 16 L.R. KHATIAN NO.-1570, 1664 & 1678, MOUZA -KHASHMALLICK J.L. NO.- 35, P.S.-BARUIPUR, UNDER HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.16 - 10 DECIMAL



Sukumar Patil
Molesumi Patil
Dular Patil

DARPAI PROMOTERS PVT. LTD.
[Signature]
DIRECTOR
AUTHORISED SIGNATORY

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.9999 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 10 DECIMAL OF R.S./L.R. DAG NO.- 16.






























SHOWN THUS : 



Addl. Dist. Sub-Registrar
Bauripur, South 24 Parganas

6th Oct - 2013

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
		 Little	 Ring	 Middle	 Fore	 Thumb
		 Thumb	 Fore	 Middle	 Ring	 Little
		 Little	 Ring	 Middle	 Fore	 Thumb
		 Little	 Ring	 Middle	 Fore	 Thumb
		 Thumb	 Fore	 Middle	 Ring	 Little

S. Kumar
J.C.

D. Patil












S. Kumar
Patil



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

07 OCT 2013

SPECIMEN FORM TEN FINGER PRINTS

Si. No.	Signature of the executants and/or purchaser Presentants					
	<p>Mousumi Patil.</p>					
		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
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

07 OCT 2013



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

Endorsement For Deed Number : I - 09150 of 2013
(Serial No. 10427 of 2013 and Query No. 1611L000019858 of 2013)

On 07/10/2013

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

Presented for registration at 19.26 hrs on :07/10/2013, at the Private residence by Sushil Kumar Agarwala ,Claimant.

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

Execution is admitted on 07/10/2013 by

1. Durlabh Patali, son of Lt. Bijoy Krishna Patali Alias Bijoy Chandra Patali , Village:Dakshin Gobindapur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession :Others
2. Sukumar Patali, son of Lt. Bijoy Krishna Patali Alias Bijoy Chandra Patali , Village:Baikunthapur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession :Business
3. Mousumi Patali, wife of Durlabh Patali , Village:Dakshin Gobindapur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
4. Sushil Kumar Agarwala
Authorized Signatory, Darpad Promoters Pvt Ltd., 1st Floor 14 Netaji Subhas Road, , Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, ,
, By Profession : Business

Identified By Joyanta Kumar Mondal, son of . . . , Village:Baruli, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 25/10/2013

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.-13,20,000/-

Certified that the required stamp duty of this document is Rs.- 66010 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 29/10/2013

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/-

(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 - 09150 of 2013
(Serial No. 10427 of 2013 and Query No. 1611L000019858 of 2013)

Payment of Fees:

Amount by Draft

Rs. 14516/- is paid , by the draft number 290893, Draft Date 22/10/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 29/10/2013

(Under Article : A(1) = 14509/- ,E = 7/- on 29/10/2013)

Deficit stamp duty

Deficit stamp duty Rs. 66010/- is paid , by the draft number 290892, Draft Date 22/10/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 29/10/2013

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 2125 to 2142
being No 09150 for the year 2013.



(Panchali Munshi) 30-October-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARUIPUR
West Bengal