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भारतीय गैर न्यायिक

दस
रुपये
रु.10TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

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

Adm. District Sub-Registrar
Baruipur, South 24 Parganas

06 OCT 2015



CONVEYANCE

1. Date: 18th September, 2015
2. Place: Kolkata
3. Parties:

8105 932 81

Arsh

Rubi
Gruha.
18.09.15

Arsh

Rubi Gruha

Rubi
Gruha.

33606

Amban Bhattachaya



VC FL-
4464

Amban Bhattachaya

SAHA & RAY
Advocates
34/1, 3rd Floor, Hastings Chambers
7C, Khar, Shantkar Roy Road
Kolkata - 700001

NAME.....
ADB.....
- 4 JUN 2015
SORANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
S. S. R. S. Roy Road, Kolkata

- 4 JUN 2015

- 4 JUN 2015



VC FL-
4465

Jayanta Kumar Mondal

যদি কোন ব্যক্তি এই নথি
এবং এর অনুলিপি
কোন আদালত বা
কোন সরকারি
অফিসে
প্রদান করে
দেয় তবে
সেই ব্যক্তি
এর
ব্যবহার
করে
নিয়ে
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প্রদান
করে
দেয়



VC FL-
4468

Rubi Guha



Addl. District Sub-Registrar
Barpukur, South 24 Parganas

18 SEP 2015

- 3.1 **Rubi Guha nee Das**, wife of Ashish Kumar Guha and daughter of Late Kalipada Das, by faith Hindu, by occupation Housewife, nationality Indian, residing at Northern Pally, Post Office Maheshtala, Kolkata-700140, Police Station Maheshtala, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

- 3.2 **Recoup Vinimay Private Limited**, a company incorporated under the Companies Act, 2013, having its registered office at Ground Floor, 91A/1, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN AAFCR4143K**], 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)

And

- 3.3 **Jayanta Kumar Mondal alias Jayanta Mandal**, son of Krishna Pada Mondal alias Krishna Mandal, by faith Hindu, by occupation Business, nationality Indian, residing at Village Dakshin Baruli, Mondal Para, Post Office Dakshin Gobindapur, Kolkata-700145, Police Station Sonarpur, District South 24 Parganas [**PAN ALDPM6444L**] (**Confirming Party**, includes successors-in-interest).

Vendor, Purchaser and Confirming Party 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:** Land classified as *sali* (agricultural) measuring 0.6111 (zero point six one one one) decimal [equivalent to (1) 0.3697 (zero point three six nine seven) *cottah* and (2) 24.73 (twenty four point 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 *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 Vendor and the Confirming Party 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 Vendor and the Confirming Party 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

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Rubi Guha

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Addl. District Sub-Regy
Baruipur, South 24 Parganas

18-SEP-2019

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.
- 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 Kalipada Das:** On 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 and (2) Prabir Kumar Das *alias* Pravir Kumar and his only daughter, Rubi Guha (the Vendor herein), as his 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. The Said Property is a portion of the Mother Property and is also the subject matter of this conveyance.
- 5.1.7 **Absolute Ownership of Vendor:** In the abovementioned circumstances the Vendor has become the sole and absolute owner of the Said Property, free from all encumbrances.
- 5.1.8 **Agreement with Confirming Party:** The Vendor has agreed to sell the Said Property to the Confirming Party for a total sum of Rs.3,16,538/- (Rupees three lac sixteen thousand seven hundred and thirty eight) (**Total Consideration**) and the Confirming Party has paid a sum of Rs.1,05,766/- (Rupees one lac five thousand seven hundred and sixty six) to the Vendor as advance out of the Total Consideration (**Said Advance**) for purchasing the Said Property.
- 5.1.9 **Nomination by Confirming Party:** The Confirming Party not being desirous of completing the registration of conveyance of the Said Property has requested the Vendor to sale the Said Property to any third party. Pursuant to such intention of the Confirming Party, the Confirming Party approached the Purchaser to receive conveyance of the Said Property in terms of the agreement between the Vendor and

AShu Rubi Guha
Amal Das



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Confirming Party and in consideration thereof the Purchaser has agreed to (1) pay to the Confirming Party the reimbursement of the Said Advance i.e. Rs.1,05,766/- (Rupees one lac five thousand seven hundred and sixty six) (**Said Reimbursement**) and (2) pay to the Vendor the balance of the Total Consideration.

5.1.10 **Conveyance to Purchaser:** In pursuance to the above nomination made by the Confirming Party in favour of the Purchaser, the Vendor is now completing the sale of the Said Property in favour of the Purchaser, by these presents.

5.1.11 **Joining of Confirming Parties:** Since, the Confirming Party has nominated the Purchaser to receive this Conveyance, the Confirming Party has also joined this Conveyance to confirm that the sale is being made at the request of the Confirming Party and to further confirm that Confirming Party has no objection to the conveyance being made hereunder in favour of the Purchaser.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor and Confirming Party represent, warrant and covenant regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor and the Confirming Party 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 Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the 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 Vendor.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or the

Arjun Rubi Chakraborty

M. K. Mondal




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Confirming Party or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Confirming Party or the Vendor's or the Confirming Party's predecessors-in-title and the title of the Vendor and the right of the Confirming Party to the Said Property is free, clear and marketable.

- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the 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 negotiation and amicable settlement, Pushpadant Infrastructure Limited surrenders/releases such claims in favour of the Purchaser.
- 6.3 **Confirmation of Confirming Party:** The Confirming Party hereby confirms the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the Confirming Party and in view of the Confirming Party having nominated the Purchaser to receive conveyance of the Said Property. The Confirming Party confirms that the Confirming Party has no objection to this Conveyance being granted and to record the same, the Confirming Party has joined and executed this Conveyance.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 0.6111 (zero point six one one one) decimal [equivalent to (1) 0.3697 (zero point three six nine seven) *cottah* and (2) 24.73 (twenty four point 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 *Dag* No. 9 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property, free from all encumbrances and the Confirming Party hereby confirms such sale.

[Signature]

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[Signature]




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7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of the Total Consideration i.e. Rs.3,16,538/- (Rupees three lac sixteen thousand five hundred and thirty eight), out of which (1) the Vendor has already received the Said Advance i.e. Rs.1,05,766/- (Rupees one lac five thousand seven hundred and sixty six) from the Confirming Party and (2) the balance of the Total Consideration i.e. Rs.2,10,772/- (Rupees two lac ten thousand seven hundred and seventy two) from the Purchaser, receipt of which the Vendor hereby as well as by the Vendor's Receipt and Memo of Total Consideration hereunder written, admits and acknowledges.

7.3 **Said Reimbursement:** In as much as the Confirming Party nominating the Said Property in favour of the Purchaser, the Purchaser has paid to the Confirming Party the Said Reimbursement i.e. a sum of Rs.1,05,766/- (Rupees one lac five thousand seven hundred and sixty six) which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Said Reimbursement hereunder written, admits and acknowledges the same.

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

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor and the Confirming Party 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:** express indemnification by the Vendor and the Confirming Party about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor and the Confirming Party shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor and the Confirming Party, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor and the Confirming Party hereby covenant that the Vendor or the Confirming Party or any person claiming under the Vendor or the Confirming Party 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 encumbrance on the Said Property.

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Ruki Guloi

M. K. Moudou



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18 SEP 2010

- 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 and peaceful possession of the Said Property has been handed over to the Purchaser.
- 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 Vendor or the Confirming Party, with regard to which the Vendor/Confirming Party hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor and the Confirming Party 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 Vendor or the Confirming Party or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and the Confirming Party and it is further expressly and specifically covenanted, confirmed and declared by the Vendor and the Confirming Party 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 Vendor and the Confirming Party, the Vendor and the Confirming Party 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 Vendor and the Confirming Party hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is 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 Vendor hereby expressly (a) consents 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) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes 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 Vendor undertakes to

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Rishi Gupta

Arjun



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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 Vendor and the Confirming Party hereby covenant that the Vendor and the Confirming Party 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 the Purchaser's successors-in-interest, 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 0.6111 (zero point six one one one) decimal [equivalent to (1) 0.3697 (zero point three six nine seven) *cottah* and (2) 24.73 (twenty four point 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 *Dag* No. 9 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. 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 Metal Road

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

The Said Property is tabulated in the Chart below:

<i>Mouza</i>	<i>L.R. Dag No.</i>	<i>L.R. Khatian No.</i>	<i>Nature of Land</i>	<i>Total Area of Dag (in Decimal)</i>	<i>Total Area Sold (in Decimal)</i>	<i>Name of Recorded Owner</i>
Khas Mallik	9	274	<i>Sali</i>	22	0.6111	Narayan Chandra Das



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Baruipur, 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.

Rubi Guha.

[Rubi Guha nee Das]
[Vendor]

Recoup Vinimay Pvt. Ltd.

Anirban Bhattacharya
Director/Authorised Signatory

[Purchaser]

Jayanta Kumar Mondal

[Jayanta Kumar Mondal alias Jayanta Mandal]
[Confirming Party]

Drafted by

Shuvodip Das
(Shuvodip) Chakraborty
Advocate
High Court at Calcutta
F/164/14

Witnesses:

Signature Rajesh Das

Name RAJESH. DAS

Father's Name Mr. Atul. Das

Address Haripur

Berhampur 70144,

Signature S. Sardar

Name Subrata Sardar.

Father's Name G. Sardar

Address 7C, K.S. Roy Road

Kolkata - 1



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18 SEP 2010

Vendor's Receipt And Memo of Total Consideration

Received from the withinnamed Purchaser and the withinnamed Confirming Party the withinmentioned sum of **Rs.3,16,538/- (Rupees three lac sixteen thousand five hundred and thirty eight)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, out of which **(1)** the Said Advance i.e. Rs.1,05,766/- (Rupees one lac five thousand seven hundred and sixty six) from the Confirming Party and **(2)** the balance of the Total Consideration i.e. Rs.2,10,772/- (Rupees two lac ten thousand seven hundred and seventy two) from the Purchaser.

Mode	Date	Bank	Amount (Rs.)
Cash	05.05.2015	N/A	1,05,766/-
Cash	18.09.2015	N/A	2,10,772/-
		Total:	3,16,538/-

Rubi Guha

[Rubi Guha nee Das]

[Vendor]

Witnesses:

Signature Rajesh Das

Name RAJESH DAS

Signature S. Sarder

Name Subrata Sarder



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Confirming Party's Receipt And Memo of Said Reimbursement

Received from the withinnamed Purchaser the withinmentioned sum of **Rs.1,05,766/-** (**Rupees one lac five thousand seven hundred and sixty six**) towards full and final settlement of the Said Reimbursement.

Mode	Date	Bank	Amount (Rs.)
Demand Draft No.000109	16.09.2015	Axis Bank Limited, Park Street Branch	1,05,766/-



[Jayanta Kumar Mondal *alias*
Jayanta Mandal]
[Confirming Party]

Witnesses:

Signature Rajesh Das

Name RAJESH DAS

Signature S. Sarder

Name Subrata Sarder



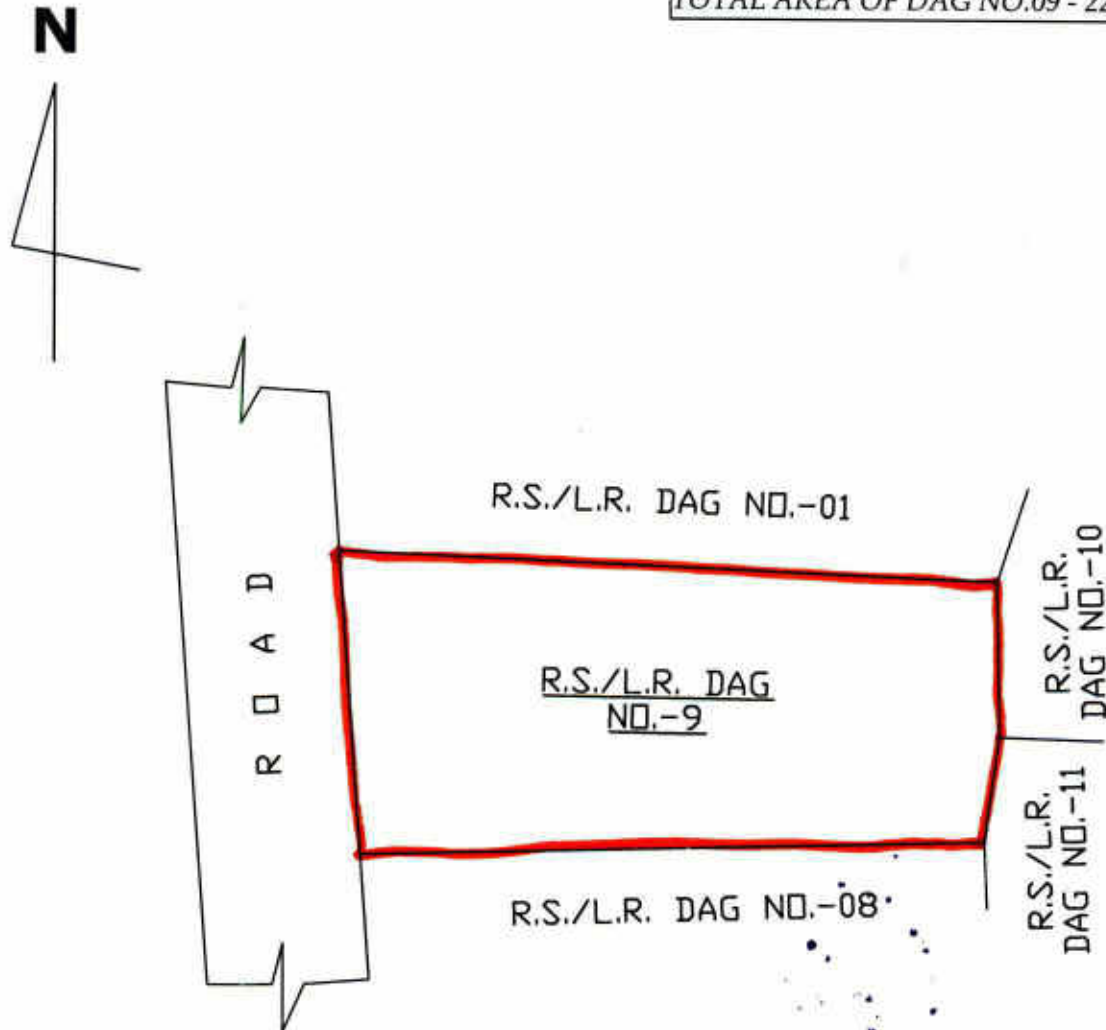

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Baruipur, South 24 Parganas

18 SEP 2014

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.

TOTAL AREA OF DAG NO.09 - 22 DECIMAL



Rishi Chakr.

Jayanta Kumar Mandal.


Recoup Vinimay Pvt. Ltd.

Anilam Bhattacharya

~~Signature~~ / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.6111 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

18 SEP 2016

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Arun Bhalacharya.</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Rubi Chhara.</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Jayanta Kumar Mondal.</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little




Addl. District Sub-Registrar
Barulpur, South 24 Parganas

, 18 SEP 2013









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16110000737949/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Rubi Guha Alias Rubi Das Northern Pally, P.O:- Maheshtala, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN - 700140	Seller			Rubi Guha 18.09.15
2	Jayanta Kumar Mondal Alias Jayanta Mahdal Village Dakshin Baruli, Mondal Para, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal; India, PIN - 700145	Seller			Jayanta Kumar Mondal
3	Anirban Bhattacharya 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer [Recoup Vinimay Private Limited]			Anirban Bhattacharya 18.9.15



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

18-9-2015

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Indrajit Mondal Son of Shyama Mondal Dakshin Baruli, Mondal Para, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN - 700145	Rubi Guha, Jayanta Kumar Mondal, Anirban Bhattacharya	Indrajit Mondal 18-09-15

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



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

18 SEP 2019.

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Anirban Bhattacharya 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Rubi Guha (Alias: Rubi Das) Wife of Ashish Kumar Guha Northern Pally, P.O:- Maheshtala, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN - 700140 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 18/09/2015; Date of Admission : 18/09/2015; Place of Admission of Execution : Pvt. Residence
2	Jayanta Kumar Mondal (Alias: Jayanta Mandal) Son of Krishna Pada Mondal Village Dakshin Baruli, Mondal Para, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALDPM6444L,; Status : Confirming Party; Date of Execution : 18/09/2015; Date of Admission : 18/09/2015; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Recoup Vinimay Private Limited Ground Floor, 91A/1, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAFCR4143K,; Status : Organization; Represented by representative as given below:-
1(1)	Anirban Bhattacharya 99A, 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 : 18/09/2015; Date of Admission : 18/09/2015; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Indrajit Mondal Son of Shyama Mondal Dakshin Baruli, Mondal Para, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Rubi Guha, Jayanta Kumar Mondal, Anirban Bhattacharya	

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	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur	RS Plot No:- 9 , RS Khatian No:- 274	0.6111 Dec	3,16,538/-	3,16,538/-	Proposed Use: Bastu, ROR: Shali, Property is on Road Adjacent to Metal Road,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Shuvadip Chakraborty

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, PIN - 700001
Applicant's Status	Advocate

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

Endorsement For Deed Number : I - 161108229 / 2015

Query No/Year	16110000737949/2015	Serial no/Year	1611008849 / 2015
Deed No/Year	I - 161108229 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Anirban Bhattacharya	Presented At	Private Residence
Date of Execution	18-09-2015	Date of Presentation	18-09-2015

Remarks

On 18/09/2015

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

Presented for registration at 20:04 hrs on : 18/09/2015, at the Private residence by Anirban Bhattacharya ,.

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 3,16,538/-

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

Execution is admitted on 18/09/2015 by

Rubi Guha, Alias Rubi Das, Wife of Ashish Kumar Guha, Northern Pally, P.O: Maheshtala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700140, By caste Hindu, By Profession House wife
Indetified by Indrajit Mondal, Son of Shyama Mondal, Dakshin Baruli, Mondal Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

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

Execution is admitted on 18/09/2015 by

Jayanta Kumar Mondal, Alias Jayanta Mandal, Son of Krishna Pada Mondal, Village Dakshin Baruli, Mondal Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business
Indetified by Indrajit Mondal, Son of Shyama Mondal, Dakshin Baruli, Mondal Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

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

Execution is admitted on 18/09/2015 by

Anirban Bhattacharya Authorized Signatory, Recoup Vinimay Private Limited, Ground Floor, 91A/1, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016
Indetified by Indrajit Mondal, Son of Shyama Mondal, Dakshin Baruli, Mondal Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

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

On 06/10/2015

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,652/- (A(1) = Rs 3,476/- ,B = Rs 1,155/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 4,652/-

Description of Draft

1. Rs 4,652/- is paid, by the Draft(8554) No: 348616000428, Date: 22/09/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,858/- and Stamp Duty paid by Draft Rs 15,858/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 33606, Purchased on 04/06/2015, Vendor named S Mukherjee.

Description of Draft

1. Rs 15,858/- is paid, by the Draft(8554) No: 348615000428, Date: 22/09/2015, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2015, Page from 81288 to 81309

being No 161108229 for the year 2015.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2015.11.02 18:08:04 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 02/11/2015 18:08:04

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)
