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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

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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.

District Sub-Registrar
Baruipur, South 24 Parganas

23 MAY 2012

CONVEYANCE

1. **Date:** 10th May 2012

2. **Place:** Kolkata

3. **Parties:**

3.1. **Bablu Sardar**, son Late Fakir Chandra Sardar, residing at Village Khas Mallick, Post Office Dakshin Gobindapur, Khas Mallick, Police Station Baruipur, Kolkata-700145, South 24 Parganas

Chata 100/51/570/31

Bablu Bijan

Lakshmi Poulkha Sabarna

(Signature)

Suleeta Chandra



V C II-
1774

BROAD TIE UP PRIVATE LIMITED
Fracom
RECOUR PRIVATE LIMITED

Suleeta Chandra
Authorised Signatory

18660

Sl. No. _____
Ad. _____
- 7 MAY 2012
S. V.
Court A.S.

SAHA & RAY
Advocates
Khatims Chambers
7C, Khatim Sthanpur, Koy Road
Kolkata - 700011



V C II-
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- Lakshmi Sardar



V C II-
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V C II-
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LTI of Charubala Sardar
by the son of Latika Sardar.

Latika Sardar.

wo- Bijan Sardar.

vill- Khasmallick
P.S. Barisipur. call- 145
housewife



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- 3.2 **Bijan Sardar**, son of Late Fakir Chandra Sardar, residing at Village Khas Mallick, Post Office Dakshin Gobindapur, Khas Mallick, Police Station Baruipur, Kolkata-700145, South 24 Parganas
- 3.3 **Partha Sardar**, son of Late Fakir Chandra Sardar, residing at Village Khas Mallick, Post Office Dakshin Gobindapur, Khas Mallick, Police Station Baruipur, Kolkata-700145, South 24 Parganas
- 3.4 **Charubala Sardar alias Charubala Dasi**, wife of Late Fakir Chandra Sardar, residing at Village Khas Mallick, Post Office Dakshin Gobindapur, Khas Mallick, Police Station Baruipur, Kolkata-700145, South 24 Parganas
- 3.5 **Lakshmi Sardar**, wife of Jhantu Sardar and daughter of Late Fakir Chandra Sardar, residing at Village Uttarsashan Ramgopalpur, Post Office Ramgopalpur, Police Station Baruipur, South 24 Parganas
- 3.6 **Manju Kayal alias Manju Sardar**, wife of Tapan Kayal and daughter of Late Fakir Chandra Sardar, residing at Village Khas Mallick, Post Office Dakshin Gobindapur, Khas Mallick, Police Station Baruipur, Kolkata-700145, South 24 Parganas
- 3.7 **Sikha Santra**, wife of Jhumur Santra and daughter of Late Fakir Chandra Sardar, residing at Village Khas Mallick, Post Office Dakshin Gobindapur, Khas Mallick, Police Station Baruipur, Kolkata-700145, South 24 Parganas
- 3.8 **Sabita Santra**, wife of Jhumur Santra and daughter of Late Fakir Chandra Sardar, residing at Village Khas Mallick, Post Office Dakshin Gobindapur, Khas Mallick, Police Station Baruipur, Kolkata-700145, South 24 Parganas

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

And

- 3.9 **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
- 3.10 **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
- 3.11 **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)

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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

30/11/2017

2 Lakshmi

Balendu
Parashu
Bijan
Anurupa
Sabita



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Bablu Sardar



V C I I -
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Pastor Sardar



V C I I -
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Digan Lal



V C I I -
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MAJESTIC CONCLAVE PVT. LTD.

Ashish Kumar Nishan

Authorised Signatory



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Sabita Satra



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South Parsada

10 MAY 2012

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) *Sali* (agricultural) land measuring 16.298 (sixteen point two nine eight) decimal, more or less, out of 20 (twenty) decimal, being a portion of R.S./L.R. *Dag* No. 7, recorded in L.R. *Khatian* Nos. 868, 872, 873, 865, 866, 869, 870 and 871, *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. 7 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**First Property**) **And** (2) *sali* (agricultural) land measuring 12.4464 (twelve point four four six four) decimal, more or less, out of 24 (twenty four) decimal, being a portion of R.S./L.R. *Dag* No. 8, recorded in L.R. *Khatian* Nos. 868, 872, 873, 865, 866, 869, 870 and 871, *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. 8 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Green** thereon (**Second Property**). The First Property and the Second 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.

Note: *Earlier, the entire area of R.S./L.R. Dag No. 7 was 33 (thirty three) decimal of land and R.S./L.R. Dag No. 8 was 38 (thirty eight) decimal of land, out of which, 13 (thirteen) decimal from R.S./L.R. Dag No. 7 and 14 (fourteen) decimal out of R.S./L.R. Dag No. 8 were acquired by the Government Authority. Thus, notwithstanding anything contained in the antecedent Deeds/record-of-rights of the predecessors-in-title of the Vendors, the entirety of the Vendors' ownership is limited to the Said Property, which is being sold in its entirety by the Vendors by this Conveyance and the Vendors have no other interest in R.S./L.R. Dag Nos. 7 and 8.*

5. Background, Representations, Warranties and Covenants

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

- 5.1.1 **Purchase of Mother Property:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 23rd February, 1954, registered in the Office of the Sub-Registrar, Baruipur, in Book No. I, Volume No. 19, at Pages 175 to 179, being Deed No. 719 for the year 1954, Fakir Chandra Sardar, Bankim Chandra Sardar and Brihaspati Dasi jointly purchased from Sundari Dasi, (1) *sali* (agricultural) land measuring 33 (thirty three) decimal, more or less, being the entire R.S./L.R. *Dag* No. 7, recorded in R.S. *Khatian* No. 260, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, Sub-Registration District Baruipur, District 24 Parganas (**Dag No. 7**) **And** (2) *sali* (agricultural) land measuring 38 (thirty eight) decimal, more or less, being the entire R.S./L.R. *Dag* No. 8, recorded in R.S. *Khatian* No. 261, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, Sub-Registration District Baruipur, District 24 Parganas (**Dag No. 8**), free from all encumbrances and for the consideration mentioned therein. *Dag* No. 7 and *Dag* No. 8 (collectively **Mother Property**). Thus, Fakir

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Chandra Sardar, Bankim Chandra Sardar and Brihaspati Dasi became the joint and absolute owners of the Mother Property, each having an undivided 1/3rd (one third) share and/or interest therein.

- 5.1.2 **Demise of Brihaspati Dasi:** Brihaspati Dasi, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate (her husband having predeceased her), leaving behind her surviving her 2 (two) sons, namely, Fakir Chandra Sardar and Bankim Chandra Sardar and 2 (two) daughters, namely, Nanda Bala Dasi and Khanda Bala Dalui, as her only legal heirs and heiresses, who jointly and in equal shares inherited the right, title and interest of Late Brihaspati Dasi in the Mother Property. Thus, by virtue of the purchase and inheritance as aforesaid, the legal heirs of Late Brihaspati Dasi became the owners of the Mother Property having the following shares:

Dag No.	Name of Owner	Total Area in Dag (in decimal)	Total Area owned in Dag (in decimal)	Definition (Distribution of Mother Property)
7	Fakir Chandra Sardar	33	Purchased -11 Inherited -2.75 Total Area - 13.75	Fakir's Share In Dag No. 7
7	Bankim Chandra Sardar	33	Purchased -11 Inherited -2.75 Total Area - 13.75	Bankim's Share In Dag No. 7
7	Nanda Bala Dasi	33	Inherited - 2.75	Nanda Bala's Share In Dag No. 7
7	Khanda Bala Dalui	33	Inherited -2.75	Khanda Bala's Share In Dag No. 7
8	Fakir Chandra Sardar	38	Purchased - 12.67 Inherited -3.165 Total Area - 15.835	Fakir's Share In Dag No. 8
8	Bankim Chandra Sardar	38	Purchased - 12.67 Inherited -3.165 Total Area - 15.835	Bankim's Share In Dag No. 8
8	Nanda Bala Dasi	38	Inherited -3.165	Nanda Bala's Share In Dag No. 8
8	Khanda Bala Dalui	38	Inherited - 3.165	Khanda Bala's Share In Dag No. 8

- 5.1.3 **Sale by Khanda Bala Dalui:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 7th August, 1975, registered in the Office of the Sub-Registrar, Baruipur, in Book No. 1, Volume No. 80, at Pages 113 to 119, being Deed No. 6878 for the year 1975, Khanda Bala Dalui sold, conveyed and transferred *inter alia* Khanda Bala's Share In Dag No. 7 and Khanda Bala's Share In Dag No. 8 to Bankim Chandra Sardar, free from all encumbrances and for the considerations mentioned therein.

- 5.1.4 **Ownership of Bankim Chandra Sardar:** Thus, by virtue of the purchases and inheritance as aforesaid, Bankim Chandra Sardar became the absolute owner of the following share in the Mother Property:

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Baranagar, South 24 Parganas

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Dag No.	Name of Owner	Total Area in Dag (in decimal)	Total Area owned in Dag (in decimal)	Definition (Share in Mother Property)
7	Bankim Chandra Sardar	33	Purchased - 11 Inherited - 2.75 <u>Purchased - 2.75</u> Total Area - 16.5	Total Share of Bankim In Dag No. 7
8	Bankim Chandra Sardar	38	Purchased - 12.67 Inherited - 3.165 <u>Purchased - 3.165</u> Total Area - 19	Total Share of Bankim In Dag No. 8

5.1.5 **First Sale to Fakir Chandra Sardar:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 7th February, 1977, registered in the Office of the Sub-Registrar, Baruipur, in Book No. I, Volume No. 13, at Pages 226 to 228, being Deed No. 801 for the year 1977, Bankim Chandra Sardar sold, conveyed and transferred to Fakir Chandra Sardar land measuring 10 (ten) decimal out of Total Share of Bankim In Dag No. 7, free from all encumbrances and for the consideration mentioned therein.

5.1.6 **Second Sale to Fakir Chandra Sardar:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 21st February, 1979, registered in the Office of the Sub-Registrar, Baruipur, in Book No. I, Volume No. 24, at Pages 22 to 25, being Deed No. 1087 for the year 1979, Bankim Chandra Sardar sold, conveyed and transferred to Fakir Chandra Sardar land measuring 4 (four) decimal out of Total Share of Bankim In Dag No. 8, free from all encumbrances and for the consideration mentioned therein.

5.1.7 **Ownership of Fakir Chandra Sardar:** Thus, by virtue of the purchases and inheritance as aforesaid, Fakir Chandra Sardar became the absolute owner of the of the following share in the Mother Property:

Dag No.	Name of Owner	Total Area in Dag (in decimal)	Total Area owned in Dag (in decimal)	Definition (Share in Mother Property)
7	Fakir Chandra Sardar	33	Purchased - 11 Inherited - 2.75 <u>Purchased - 10</u> Total Area - 23.75	Total Share Of Fakir In Dag No. 7
8	Fakir Chandra Sardar	38	Purchased - 12.67 Inherited - 3.165 <u>Purchased - 4</u> Total Area - 19.835	Total Share Of Fakir In Dag No. 8

Total Share Of Fakir In Dag No. 7 and Total Share Of Fakir In Dag No. 8 (collectively **Fakir's Property**).

5.1.8 **Demise of Fakir Chandra Sardar:** Fakir Chandra Sardar, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind him surviving his wife Charubala Dasi (Vendor No. 3.4 herein above), his 3 (three) sons, namely, Bablu

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Sardar (Vendor No. 3.1 herein above), Bijan Sardar (Vendor No. 3.2 herein above) and Partha Sardar (Vendor No. 3.3 herein above) and 5 (five) daughters, namely, Lakshmi Sardar (Vendor No. 3.5 herein above), Manju Kayal (Vendor No. 3.6 herein above), Maya Das, Sikha Santra (Vendor No. 3.7 herein above) and Sabita Santra (Vendor No. 3.8 herein above), as his only legal heirs and heiresses, who jointly and in equal shares inherited the right, title and interest of Late Fakir Chandra Sardar in Fakir's Property.

- 5.1.9 **Absolute Ownership of Vendors:** In the aforesaid circumstances, the Vendors have become the undisputed and absolute owners of the Said Property which is a portion of Fakir's Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or 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 whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, 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.

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- 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, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 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 has agreed to surrender/release such claims in favour of the Purchasers.

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 **2nd Schedule** below, being **(1)** the First Property, i.e. *sali* (agricultural) land measuring 16.298 (sixteen point two nine eight) decimal, more or less, out of 20 (twenty) decimal, contained in R.S./L.R. *Dag* No. 7, recorded in L.R. *Khatian* Nos. 868, 872, 873, 865, 866, 869, 870 and 871, *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. 7 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property, i.e. *sali* (agricultural) land measuring 12.4464 (twelve point four four six four) decimal, more or less, out of 24 (twenty four) decimal, contained in R.S./L.R. *Dag* No. 8, recorded in L.R. *Khatian* Nos. 868, 872, 873, 865, 866, 869, 870 and 871, *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. 8 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Green** 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.69,56,145/- (Rupees sixty nine lac fifty six thousand one hundred and forty five) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby as well as by the Vendors' Receipt and Memo of Consideration hereunder written, admit and acknowledge.

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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.
- 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, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the 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.

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- 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 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' name 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.

1st Schedule
Part I
(First Property)

Sali (agricultural) land measuring **16.298 (sixteen point two nine eight) decimal**, more or less, out of 20 (twenty) decimal, contained in **R.S./L.R. Dag No. 7**, recorded in **L.R. Khatian Nos. 868, 872, 873, 865, 866, 869, 870 and 871**, **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. 7 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. 8
On the East : By R.S./L.R. *Dag* No. 13
On the South : By R.S./L.R. *Dag* No. 14
On the West : By Road

Part II
(Second Property)

Sali (agricultural) land measuring **12.4464 (twelve point four four six four) decimal**, more or less, out of 24 (twenty four) decimal, contained in **R.S./L.R. Dag No. 8**, recorded in **L.R. Khatian Nos. 868, 872, 873, 865, 866, 869, 870 and 871**, **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. 8 being delineated and demarcated on

Dr. 17/01/21

Lakshmi
Sahita

Babelu Post 12
Bijan
Amal Kumar



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

10 MAY 2012

the **Plan** annexed hereto and bordered in colour **Green** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 9
- On the East** : By R.S./L.R. *Dag* Nos. 11 and 13
- On the South** : By R.S./L.R. *Dag* No. 7
- On the West** : By Road

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

Sali (agricultural) land measuring **16.298 (sixteen point two nine eight) decimal**, more or less, out of 20 (twenty) decimal, contained in **R.S./L.R. *Dag* No. 7**, recorded in **L.R. *Khatian* Nos. 868, 872, 873, 865, 866, 869, 870 and 871, *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.

Sali (agricultural) land measuring **12.4464 (twelve point four four six four) decimal**, more or less, out of 24 (twenty four) decimal, contained in **R.S./L.R. *Dag* No. 8**, recorded in **L.R. *Khatian* Nos. 868, 872, 873, 865, 866, 869, 870 and 871, *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.

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	7	868, 872, 873, 865, 866, 869, 870 and 871	20	16.298	Bablu Sardar Bijan Sardar Partha Sardar Charubala Sardar <i>alias</i> Charubala Dasi Lakshmi Sardar Manju Kayal Sikha Santra Sabita Santra
Khas Mallick	8	868, 872, 873, 865,	24	12.4464	Bablu Sardar Bijan Sardar

Date 9/10/21

10 Lakshmi Sabita

Bablu Sardar
Bijan
Mallick



Addl. District Sub-Registrar
South 24 P.

10 MAY 2012

		866, 869, 870 and 871			Partha Sardar Charubala Sardar <i>alias</i> Charubala Dasi Lakshmi Sardar Manju Kayal Sikha Santra Sabita Santra
			Total	28.7444	

Note: Earlier, the entire area of R.S./L.R. Dag No. 7 was 33 (thirty three) decimal of land and R.S./L.R. Dag No. 8 was 38 (thirty eight) decimal of land, out of which, 13 (thirteen) decimal from R.S./L.R. Dag No. 7 and 14 (fourteen) decimal out of R.S./L.R. Dag No. 8 were acquired by the Government Authority. Thus, notwithstanding anything contained in the antecedent Deeds/record-of-rights of the predecessors-in-title of the Vendors, the entirety of the Vendors' ownership is limited to the Said Property, which is being sold in its entirety by the Vendors by this Conveyance and the Vendors have no other interest in R.S./L.R. Dag Nos. 7 and 8.

9
 13/2/21
 8/8/21
 Lakshmi
 Babla Patra
 Sabita

Date



Addl. District Sub-Registrar
Bauripur, S. No. 14/11, 14/12, 14/13, 14/14, 14/15, 14/16, 14/17, 14/18, 14/19, 14/20, 14/21, 14/22, 14/23, 14/24, 14/25, 14/26, 14/27, 14/28, 14/29, 14/30, 14/31, 14/32, 14/33, 14/34, 14/35, 14/36, 14/37, 14/38, 14/39, 14/40, 14/41, 14/42, 14/43, 14/44, 14/45, 14/46, 14/47, 14/48, 14/49, 14/50, 14/51, 14/52, 14/53, 14/54, 14/55, 14/56, 14/57, 14/58, 14/59, 14/60, 14/61, 14/62, 14/63, 14/64, 14/65, 14/66, 14/67, 14/68, 14/69, 14/70, 14/71, 14/72, 14/73, 14/74, 14/75, 14/76, 14/77, 14/78, 14/79, 14/80, 14/81, 14/82, 14/83, 14/84, 14/85, 14/86, 14/87, 14/88, 14/89, 14/90, 14/91, 14/92, 14/93, 14/94, 14/95, 14/96, 14/97, 14/98, 14/99, 14/100.

10 MAY 2012

9. Execution and Delivery

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

Bablu Sardar

[Bablu Sardar]

Bijan Sardar

[Bijan Sardar]

Partha Sardar

[Partha Sardar]



LTty Charubala Sardar by the Pen of Latika Sardar

[Charubala Sardar
alias Charubala Dasi]

Lakshmi Sardar

[Lakshmi Sardar]

Manju Kayal

[Manju Kayal]

Sikha Santra

[Sikha Santra]

Sabita Santra

[Sabita Santra]

[Vendors]

BROAD TIE UP PRIVATE LIMITED

Tracom
RECOUP ~~TIE UP~~ PRIVATE LIMITED

Selvak Chakraborty
Authorised Signatory

Selvak Chakraborty
Authorised Signatory

[Broad Tie Up Private Limited]

[Recoup Tracom Private Limited]

MAJESTIC CONCLAVE PVT. LTD.

Drafted by
Grandhi Adv.

Ashutosh Kumar Mukherjee

Authorised Signatory

(JAUTUSH CHAUDHURY)

[Majestic Conclave Private Limited]

[Authorized Signatory]

[Purchasers]

Witnesses:

Signature *Shib Nath Dasgupta*

Signature *Deepi Kundat*

Name *Shib Nath Dasgupta*

Name *Deepi Kundat*

Father's Name *Dati Suresh Ch. Dasgupta*

Father's Name *Krishna Pala Kundat*

Address *VII - Kharnallik, Post. 1/30*

Address *VIII - Barilli P.O. Gopintha pur*

P.S. - Barunipura, Dist. - 24, P.S.

P.S. - Sonar pur cot - 144



Addl. District Sub-Registrar
District Saurashtra, Rajkot

10 MAY 2012

Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs.69,56,145/- (Rupees sixty nine lac fifty six thousand one hundred and forty five)** 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 vide No. 001369	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	5,00,000/-
By Pay Order vide No. 001372	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	5,00,000/-
By Pay Order vide No. 001371	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	5,00,000/-
By Pay Order vide No. 001374	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	5,00,000/-
By Pay Order vide No. 001373	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	5,00,000/-
By Pay Order vide No. 001370	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	5,00,000/-
By Pay Order vide No. 001364	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	4,00,000/-
By Pay Order vide No. 001363	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	4,00,000/-
By Pay Order vide No. 001360	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	2,00,000/-
By Pay Order vide No. 001361	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	2,00,000/-
By Pay Order vide No. 001362	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	3,00,000/-
By Pay Order vide No. 001366	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	5,00,000/-
By Pay Order vide No. 001365	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	5,00,000/-
By Pay Order vide No. 001367	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	4,00,000/-
By Pay Order vide No. 001368	09.05.2012	AXIS Bank Limited, Nimta Brnach, M. B. Road, Kolkata-700049	4,00,000/-
By Cash	09.05.2012		6,56,145/-
		Total	69,56,145/-



Addl. District Sub-Registrar
Receipt, South 24 Parganas

10 MAY 2012

Bablu Sardar

[Bablu Sardar]

Partha Sardar

[Partha Sardar]

Lakshmi Sardar

[Lakshmi Sardar]

সিখা সান্ট্রা

[Sikha Santra]

Bijan Sardar

[Bijan Sardar]



ITI of Charubala Sardar by the P.H. of Latika Sardar.

[Charubala Sardar alias Charubala Dasi]

Manju Kayal

[Manju Kayal]

Sabita Santra

[Sabita Santra]

[Vendors]

Witnesses:

Signature Shib Nath Darpinwar

Name Shib Nath Darpinwar

Signature Bapi Kundak

























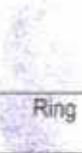








Name Bapi Kundak



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

10 MAY 2012

SPECIMEN FORM TEN FINGER PRINTS







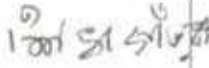











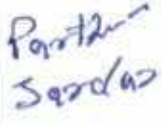

















Sl. No.	Signature of the executants and/or purchaser Presentants					
 <p data-bbox="97 678 347 750"><i>Subrata Chakraborty</i></p>						
						
 <p data-bbox="97 1115 347 1227"><i>Anil Kumar Jindal</i></p>						
						
 <p data-bbox="156 1684 322 1796"><i>Abhinav Sankar</i></p>						
						



Addl. District Sub-Registrar
Raipur, South 24 Parganas

10 MAY 2012

SPECIMEN FORM TEN FINGER PRINTS












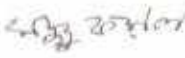




















Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

10 JUN 2012

SPECIMEN FORM TEN FINGER PRINTS



Sl. No.	Signature of the executants and/or purchaser Presentants					
						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
LTI 8 Chari bales saradan by the Pa of						
	Thumb <i>Lathiragala</i>	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

10 MAY 2012

SPECIMEN FORM TEN FINGER PRINTS

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



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

10 MAR 2012

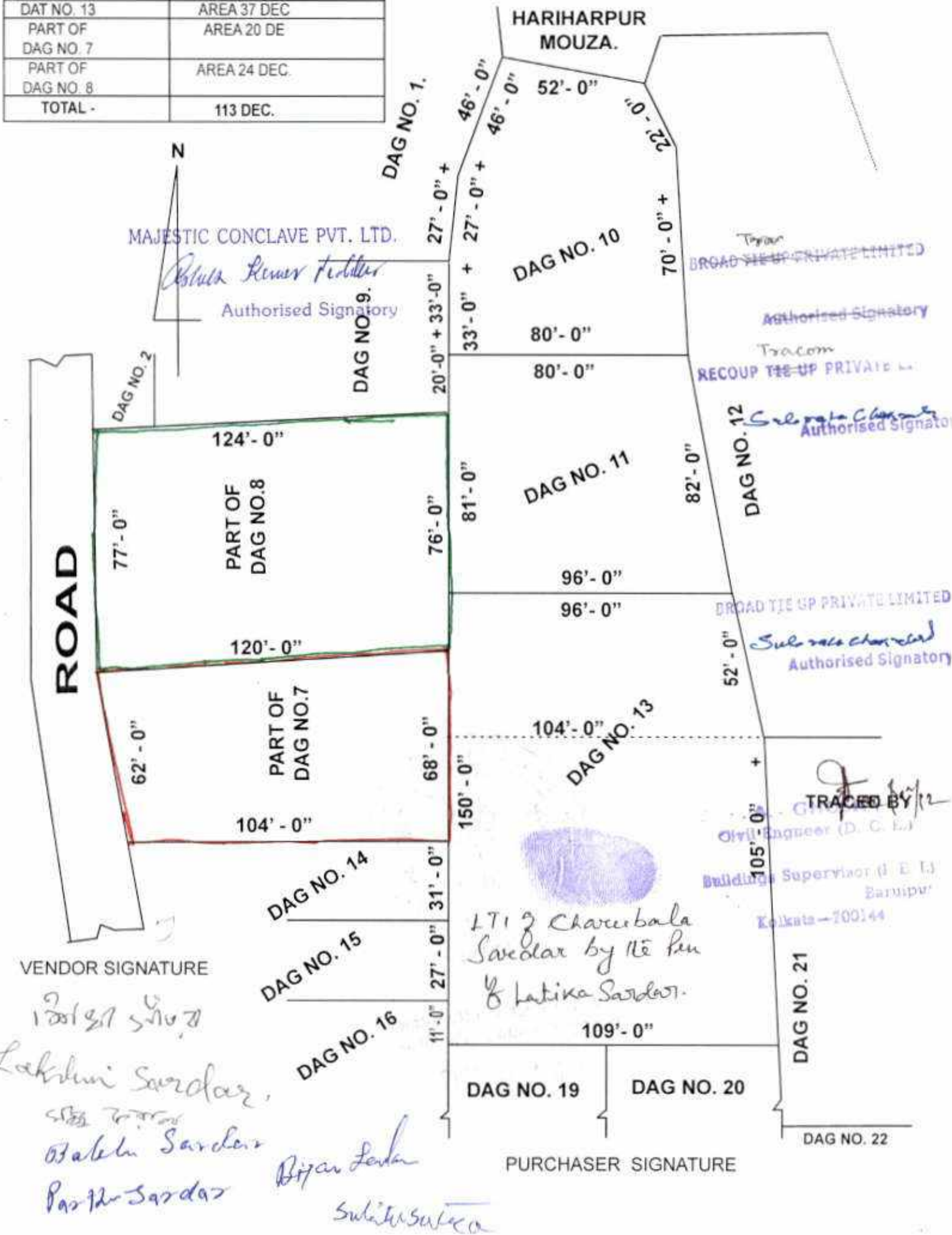
SITE PLAN

SHOWING THE POSITION AT MOUZA - KHASHMALLIK, J.L. NO. 35, HARIHARPUR GRAMPANCHAYAT, UNDER P.S. - BARUIPUR, DIST. SOUTH 24 PARGANAS

DAG NO. 10	AREA 16 DEC.
DAG NO. 11	AREA 16 DEC.
DAT NO. 13	AREA 37 DEC.
PART OF DAG NO. 7	AREA 20 DE
PART OF DAG NO. 8	AREA 24 DEC.
TOTAL -	113 DEC.

REFERENCE

SCALE - 1" INCH - 40' FT



VENDOR SIGNATURE

*Lakshmi Sardar,
Bablu Sardar,
Pashto Sardar*

PURCHASER SIGNATURE

*L. T. Chatterbala
Savedar by He Pun
& Latika Sardar*

TRACED BY
Civil Engineer (D. C. E.)
Building Supervisor (D. E. E.)
Baruiপুর
Kolkata - 700144



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

10 MAY 2012



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

Endorsement For Deed Number : I - 05115 of 2012
(Serial No. 05152 of 2012)

On

Payment of Fees:

On 10/05/2012

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

Presented for registration at 18.20 hrs on :10/05/2012, 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 10/05/2012 by

1. Bablu Sardar, son of Lt. Fakir Chandra Sardar , Village:Khasmallick, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others.
2. Bijan Sardar, son of Lt. Fakir Chandra Sardar , Village:Khasmallick, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others.
3. Partha Sardar, son of Lt. Fakir Chandra Sardar , Village:Khasmallick, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others.
4. Charubala Sardar Alias Charubala Dasi, wife of Lt. Fakir Chandra Sardar , Village:Khasmallick, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
5. Lakshmi Sardar, wife of Jhantu Sardar , Village:Uttarsashan Ramgopalpur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
6. Manju Kayal Alias Manju Sardar, wife of Tapan Kayal , Village:Khasmallick, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
7. Sikha Santra, wife of Jhumur Santa , Village:Khasmallick, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
8. Sabita Santra, wife of Jhumur Santa , Village:Khasmallick, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : House wife
9. Subrata Chakraborty
Trust, Kshitibhushan Raybarman Memorial Trust, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- ,
, By Profession : Business
10. Subrata Chakraborty
Signatory, Recoup Tracom Pvt. Ltd., 99 A Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016.
, By Profession : Business

(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 - 05115 of 2012
(Serial No. 05152 of 2012)

11. Ashok Kumar Poddar

Signatory, Majestic Conclave Pvt. Ltd., 131 Bakul Bagan Road, Thana:-Bhowanipur, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016.

, By Profession : Business

Identified By Latika Sardar, wife of Bijan Sardar, Village:Khasmallick, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: House wife.

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/05/2012

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.-69,56,145/-

Certified that the required stamp duty of this document is Rs.- 417378 /- and the Stamp duty paid as: Impressive Rs.- 10/-

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 23/05/2012

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 23/05/2012

Amount by Draft

Rs. 76523/- is paid , by the draft number 427216, Draft Date 10/05/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 23/05/2012

(Under Article : A(1) = 76516/- , E = 7/- on 23/05/2012)

Deficit stamp duty

Deficit stamp duty Rs. 417378/- is paid, by the draft number 427221, Draft Date 10/05/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 23/05/2012

(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 16
Page from 3809 to 3832
being No 05115 for the year 2012.



(Panchali Munshi) 24-May-2012
ADDITIONAL DISTRICT SUB-REGISTRAR.
Office of the A. D. S. R. BARUIPUR
West Bengal