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

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

23 MAY 2012

CONVEYANCE

1. Date: 10th May 2012
2. Place: Kolkata
3. Parties:
- 3.1 **Ramen Das alias Ramendra Das**, son of Late Panchu Gopal Das, residing at Village Mistri Para, Biraldhamnagar, Post Office Purandapur Math, Police Station Baruipur, Kolkata - 700145, South 24 Parganas

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Suresh Chandra



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RECOUP THE UP
BROAD TIE UP PRIVATE LIMITED

Suresh Chandra
Authorized Signatory

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SAHA & RAY
Advocates
3rd Floor, Hastings Chambers
7C, Liberty Street, Roy Road
Kolkata - 700001.

Sold to.....
Address.....
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Kuntal Das



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MAJESTIC CONCLAVE PVT. LTD.

Ananta Das
Authorized Signatory



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Bauripur, South 24 Parganas

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- 3.2 **Kuntal Das**, son of Ramen Das, residing at Village Mistri Para, Biraldhamnagar, Post Office Purandapur Math, Police Station Baruipur, Kolkata - 700145, South 24 Parganas
- 3.3 **Suparna Peyada alias Suparna Das**, wife of Sannyashi Peyada, residing at Village Sreepur, Post Office Kashimpur, Police Station Joynagar, South 24 Parganas

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

And

- 3.4 **Broad Tie Up Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 [PAN AAECB6602N], represented by its authorized signatory, Subrata Chakraborty, son of Satinath Chakraborty, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.5 **Recoup Tracom Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 99A, Park Street, Police Station Park Street, Kolkata-700016 [PAN AAFCR4144Q], represented by its authorized signatory, Subrata Chakraborty, son of Satinath Chakraborty, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.6 **Majestic Conclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 131, Bakul Bagan Road, Police Station Bhowanipor, Kolkata-700025 [PAN AAHCM4356P], represented by its authorized signatory, Ashok Kumar Poddar, son of Ramnath Poddar, of 31D, Chakraberia Road (South), Police Station Bhowanipor, Kolkata-700025

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

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property: (1)** *Sali* (agricultural) land measuring 2.036 (two point zero three six) 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* No. 867, *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 1.5552 (one point five five five two) 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* No. 867, *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**

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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 have 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 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 *Deyabhang* 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

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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. I, 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:

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 Purchased - 2.75 Total Area - 16.5	Total Share of Bankim In Dag No. 7
8	Bankim Chandra Sardar	38	Purchased - 12.67 Inherited - 3.165 Purchased - 3.165 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

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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, his 3 (three) sons, namely, Bablu Sardar, Bijan Sardar and Partha Sardar and 5 (five) daughters, namely, Lakshmi Sardar, Manju Kayal, Maya Das, Sikha Santra and Sabita Santra, 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 **Ownership of Maya Das:** Thus, by virtue of inheritance, Maya Das became the absolute owner of (1) land measuring 2.6389 (two point six three eight nine) decimal out of Total Share Of Fakir In Dag No. 7 (**Maya's First Property**) and (2) land measuring 2.2039 (two point two zero three nine) decimal out of Total Share Of Fakir In Dag No. 8 (**Maya's Second Property**). Although the measurement of Maya's First Property was 2.6389 (two point six three eight nine) decimal and Maya's Second Property was 2.2039 (two point two zero three nine) decimal, the area of Maya's First Property as calculated on the basis of the share is 2.036 (two point zero three six) decimal in L.R. *Khatian* No. 867 and the area of Maya's Second Property as calculated on the basis of the share is 1.5552 (one point five five five two) decimal in L.R. *Khatian* No. 867, which is the Said Property as defined above and is a part of Fakir's Property and is also the subject matter of this Deed of Conveyance.

- 5.1.10 **Demise of Maya Das:** Maya Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate, leaving behind her surviving her husband, Ramendra Nath Das *alias* Ramen Das (Vendor No. 3.1 herein above), her only son, Kuntal Das (Vendor No. 3.2 herein above) and her only daughter, Suparna Peyada *alias* Suparna Das (Vendor No. 3.3 herein above), as her only legal heirs and heiress, who jointly and in equal shares inherited the right, title and interest of Late Maya Das in the Said Property.

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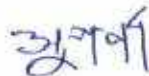
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- 5.1.11 **Absolute Ownership of Vendors:** In the aforesaid circumstances, the Vendors have become the undisputed and absolute owners of the Said Property being a portion of Fakir's Property, free from all encumbrances.
- 5.2 **Representations, Warranties 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.
- 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.

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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 2.036 (two point zero three six) 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* No. 867, *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 1.5552 (one point five five five two) 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* No. 867, *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.8,69,070/- (Rupees eight lac sixty nine thousand and seventy) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.

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- 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, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and their successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assign, 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 assign 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

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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 assign, 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 **2.036 (two point zero three six) 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 No. 867, 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 **1.5552 (one point five five five two) 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 No. 867, 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 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. 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

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On the West : By Road

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

Sali (agricultural) land measuring **2.036 (two point zero three six) 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 No. 867, 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 **1.5552 (one point five five five two) 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 No. 867, 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, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

<i>Mouza</i>	<i>L.R. Dag No.</i>	<i>L.R. Khatian No.</i>	<i>Total Area of Dag (in decimal)</i>	<i>Total Area sold (in decimal)</i>	<i>Name of the Recorded Owner</i>
Khas Mallick	7	867	20	2.036	Maya Das
Khas Mallick	8	867	24	1.5552	Maya Das
			Total	3.5912	

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.

দাও

সুগণা

10

বরেন্দ

Kuntal

Amulya



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

10 MAY 2012

10. Execution and Delivery

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

Ramen Das

[Ramen Das
alias Ramendra Das]

Kuntal Das

[Kuntal Das]

सुपर्णा डत्ता

[Suparna Peyada
alias Suparna Das]
[Vendors]

BROAD TIE UP PRIVATE LIMITED

Sulabha Chakrabarti
Authorized Signatory

[Broad Tie Up Private Limited]

Tracom
RECOUP ~~TIE UP~~ PRIVATE LIMITED

Sulabha Chakrabarti
Authorized Signatory

[Recoup Tracom Private Limited]

MAJESTIC CONCLAVE PVT. LTD.

Abhina Kaur Mehta

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

Drafted by
Pranabini
Adv.
(JAUTUSH CHADHURI)

Witnesses:

Signature *Shib Nath Dasgupta*

Name *Shib Nath Dasgupta*

Father's Name *Date - Suresh Ch. Dasgupta*

Address *Vill- Khasmali, Post*
D. Galindapur, P.S - Baruipur
Dist 24 Parganas (South)

Signature *Bapi Mondal*

Name *Bapi Mondal*

Father's Name *Keishun Paba Mondal*

Address *Vill - Baruti P.O - Gobindapur*
P.S - Sonarpur Cat 144



Addl. District Sub-Registrar
Bauripur, South Parganas

10 MAR 2012

Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs.8,69,070/- (Rupees eight lac sixty nine thousand and seventy)** towards full and final payment of the 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. <u>001357</u>	09.05.2012	ICICI Bank, Portuguese Church Street, Kolkata-700001	8,00,000/-
By Cash	09.05.2012		69,070/-
		Total	8,69,070/-

रामेन्द्र दास

[Ramen Das
alias Ramendra Das]

Kuntal Das

[Kuntal Das]

सुपर्णा पेडा

[Suparna Peyada
alias Suparna Das]
[Vendors]

Witnesses:

Signature Shib Nath Das Biswas

Name Shib Nath Das Biswas

Signature Deepi Kundal

























Name Deepi Kundal



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><i>Subodh Choudhary</i></p>					
		<p align="center">Little (Left Hand)</p>	<p align="center">Ring (Left Hand)</p>	<p align="center">Middle (Left Hand)</p>	<p align="center">Fore (Left Hand)</p>	<p align="center">Thumb (Left Hand)</p>
	<p><i>Ashutosh Kumar</i></p>					
		<p align="center">Thumb (Right Hand)</p>	<p align="center">Fore (Right Hand)</p>	<p align="center">Middle (Right Hand)</p>	<p align="center">Ring (Right Hand)</p>	<p align="center">Little (Right Hand)</p>
	<p><i>Manoj Kumar</i></p>					
		<p align="center">Little (Left Hand)</p>	<p align="center">Ring (Left Hand)</p>	<p align="center">Middle (Left Hand)</p>	<p align="center">Fore (Left Hand)</p>	<p align="center">Thumb (Left Hand)</p>
	<p><i>Manoj Kumar</i></p>					
		<p align="center">Thumb (Right Hand)</p>	<p align="center">Fore (Right Hand)</p>	<p align="center">Middle (Right Hand)</p>	<p align="center">Ring (Right Hand)</p>	<p align="center">Little (Right Hand)</p>



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

10 MAR 2012

SPECIMEN FORM TEN FINGER PRINTS

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



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

10 Mar 2012

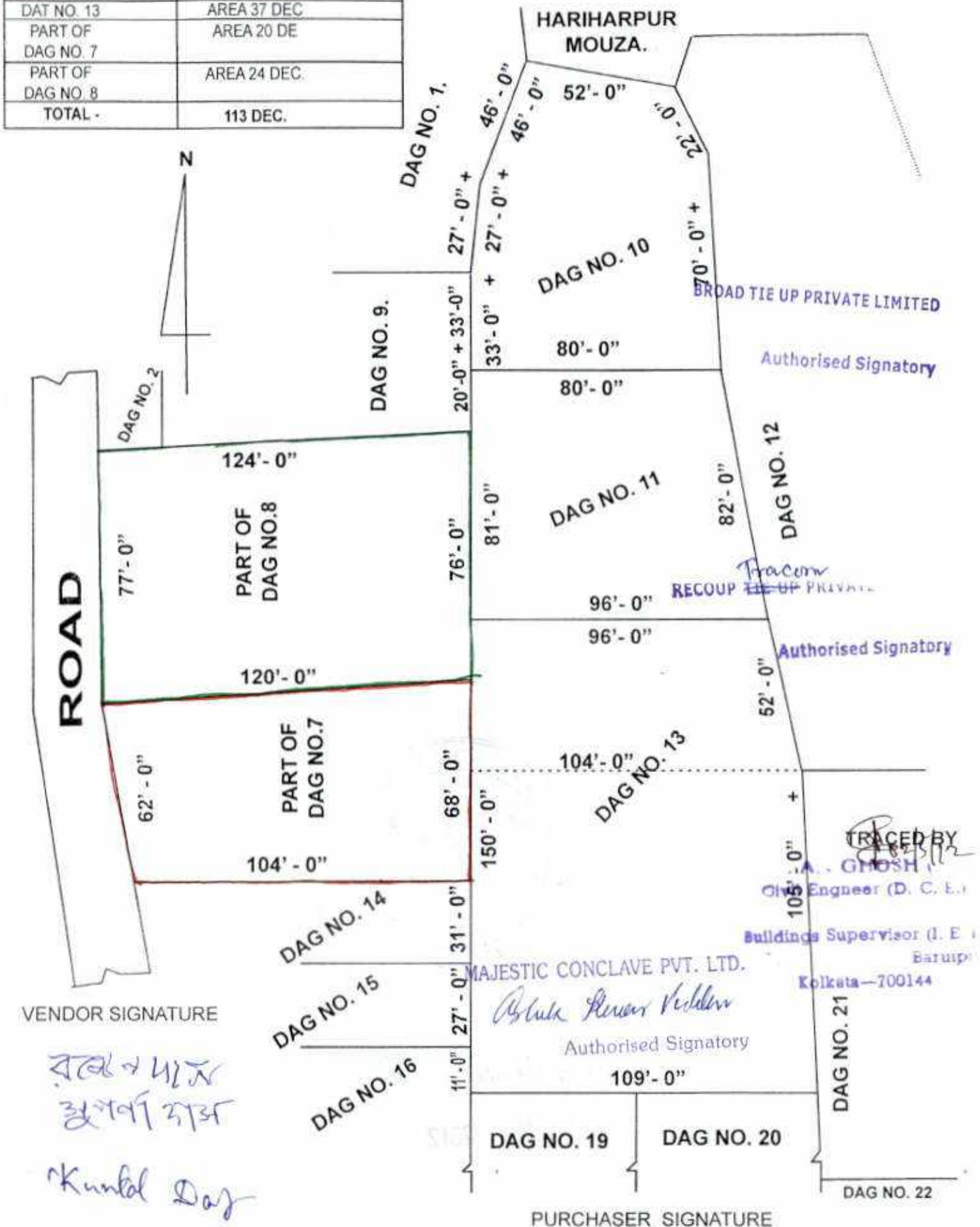
SITE PLAN

SHOWING THE POSITION AT MOUZA - KHASMALLIK, 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.
DAG 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





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 - 05116 of 2012
(Serial No. 05633 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. Ramen Das Alias Ramendra Das, son of Lt. Panchu Gopal Das , Village:Mistri Para Biraldhamnagar, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
2. Kuntal Das, son of Ramen Das , Village:Mistri Para Biraldhamnagar, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
3. Suparna Peyada Alias Suparna Das, wife of Sannyashi Peyada , Village:Sreepur, Thana:-Joynagar, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Others
4. Subrata Chakraborty
Signatory, Broad Tie Up Pvt Ltd., 99 A Park Street, , Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .

Signatory, Recoup Tracom Pvt. Ltd., 99 A Park Street, , Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .
, By Profession : Business
5. Ashok Kumar Poddar
Signatory, Majestic Conclave Pvt Ltd, 31 D Chakraberia Road (South), Thana:-Bhowanipur, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700025 .
, By Profession : Business

Identified By Bapi Mondal, son of Krishno Pada Mondal, Village:Baruli, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

(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/-

(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 - 05116 of 2012
(Serial No. 05633 of 2012)

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 23/05/2012

Amount by Draft

Rs. 9566/- is paid , by the draft number 032578, Draft Date 18/05/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 23/05/2012

(Under Article : A(1) = 9559/- ,E = 7/- on 23/05/2012)

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.-8,69,070/-

Certified that the required stamp duty of this document is Rs.- 43464 /- and the Stamp duty paid as Impresive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 43465/- is paid, by the draft number 032577, Draft Date 18/05/2012, 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 3833 to 3851
being No 05116 for the year 2012.



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