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Saha & Ray

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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

07 JUN 2013

CONVEYANCE

1. Date: 18th April, 2013

2. Place: Kolkata

3. Parties:

3.1 **Tinkari Dey**, son of Late Anil Krishna Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas

*L712 Tinkari Dey
By Me & Chandra Dey*

*Subes's Basu
Chandan Kumar Dey
Rabin Kumar Dey*

*Diposh Basu
Sillekha Ghosh*

*307-210
307*



160953

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

NAME.....
ADD.....
Rs.....
19 MAR 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Col-1



19 MAR 2013

19 MAR 2013

Aditya Azharwal
(ADITYA AZHARWAL)



V C I I -
1786

Panorama Marketing Ltd.

Aditya Azharwal
(ADITYA AZHARWAL) **Director.**

Authorized Signatory

V C I I -
1788

LTI of Tinkari dey by the
pen of Chiranjib Dey



V C I I -
1789

Nirmal Kumar Dey,



V C I I -
1790

Rabin Kumar Dey

Chiranjib Dey

S/o - Rabin Kumar Dey
vill - Harishargn, Po - Mallickpn, PS - Bamipm
Service.



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- 3.2 **Nirmal Dey**, son of Late Anil Krishna Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.3 **Rabin Kumar Dey alias Rabin Dey**, son of Late Anil Krishna Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.4 **Chandan Dey**, son of Late Anil Krishna Dey, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.5 **Sulekha Dey nee Ghosh**, wife of Swapan Ghosh, residing at Boral Bhattacharya Para, Post Office Boral, Police Station Sonarpur, Kolkata-700154, District South 24 Parganas
- 3.6 **Debasish Basu**, son of Prabhat Basu, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas
- 3.7 **Dipesh Basu**, son Debasish Basu, residing at Village Hariharpur, Post Office Mallickpur, Police Station Baruipur, Kolkata-700145, District South 24 Parganas

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

And

- 3.8 **Panorama Marketing Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Subham Unit No. 104, 1, Sarojini Naidu Sarani, Police Station Park Street, Kolkata-700017 [**PAN AABCP1466H**], represented by its authorized signatory, Aditya Agarwal, son of Bajrang Agarwal, of Subham Unit No. 104, 1, Sarojini Naidu Sarani, Police Station Park Street, Kolkata-700017

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

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 1.5832 (one point five eight three two) decimal, more or less, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, 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. 34 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**First Property**) **And** (2) land classified as *sali* (agricultural) measuring 3.9163 (three point nine one six three) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, 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



V C IV
1794

- Chandan Kumar Dey



V C II-
1795

- Sulekha Ghosh



V C II-
1796

- Debasis Basu



V C II-
1797

- Dipesh Basu



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R.S./L.R. *Dag* No. 45 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Second Property**) **And (3)** land classified as *sali* (agricultural) measuring 4.4176 (four point four one seven six) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part III** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 73 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Third Property**) **And (4)** land classified as *sali* (agricultural) measuring 1.1669 (one point one six six nine) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 85 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Fourth Property**) **And (5)** land classified as *sali* (agricultural) measuring 0.3702 (zero point three seven zero two) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part V** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 86 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Fifth Property**). The First Property, the Second Property, the Third Property, the Fourth Property, and the Fifth Property, more fully and collectively described in the **2nd Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

5. **Background, Representations, Warranties and Covenants**

5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:

5.1.1 **Ownership of Mother Property:** Narendra Nath Dey was the recorded owner of (1) Land classified as *sali* (agricultural) measuring 6.3328 (six point three three two eight) decimal, more or less, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Narendra's First Property**) **And (2)** land classified as *sali* (agricultural) measuring 15.6652 (fifteen point six six five two) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Narendra's Second Property**) **And (3)** land classified as *sali* (agricultural) measuring 17.6704 (seventeen point six seven zero four) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Narendra's Third Property**) **And (4)** land classified as *sali* (agricultural) measuring 4.6676 (four point six six seven six) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the



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jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Narendra's Fourth Property**) And (5) land classified as *sali* (agricultural) measuring 1.4808 (one point four eight zero eight) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Narendra's Fifth Property**). Narendra's First Property, Narendra's Second Property, Narendra's Third Property, Narendra's Fourth Property and Narendra's Fifth Property (collectively **Mother Property**).

- 5.1.2 **Demise of Narendra Nath Dey:** Narendra Nath Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving, his only son as his only legal heir, who solely and absolutely inherited the right, title and interest of Late Narendra Nath Dey in the Mother Property, free from all encumbrances.
- 5.1.3 **Demise of Anil Krishna Dey:** Anil Krishna Dey, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his 4 (four) sons, namely, (1) Tinkari Dey (Vendor No. 3.1 hereinabove), (2) Nirma Dey (Vendor No. 3.2 hereinabove), (3) Rabin Kumar Dey *alias* Rabin Dey (Vendor No. 3.3 hereinabove) and (4) Chandan Dey (Vendor No. 3.4 hereinabove) and his 2 (two) daughters, namely, (1) Sulekha Dey *nee* Ghosh (Vendor No. 3.5 hereinabove) and (2) Aloka Dey *nee* Basu as his legal heiress and heirs, who jointly and in equal shares inherited the right, title and interest of Late Anil Krishna Dey in the Mother Property, free from all encumbrances.
- 5.1.4 **Demise of Aloka Dey *nee* Basu:** Aloka Dey *nee* Basu, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving, her husband Debasis Basu (Vendor No. 3.6 hereinabove) and her only son Dipesh Basu (Vendor No. 3.7 hereinabove) as her only legal heirs, who jointly and in equal shares inherited the right, title and interest of Late Aloka Dey *nee* Basu in the Mother Property, free from all encumbrances.
- 5.1.5 **Absolute Ownership of Vendors:** In the circumstances mentioned above, the Vendors have become the undisputed and absolute owners of the First Property out of Narendra's First Property, the Second Property out of Narendra's Second Property, the Third Property out of Narendra's Third Property, the Fourth Property out of Narendra's Fourth Property and the Fifth Property out of Narendra's Fifth Property, comprised in the Said Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 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



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thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the 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 hereby surrenders/releases such claims in favour of the Purchaser.

7. Transfer



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7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **2nd Schedule** below, being **(1)** the First Property i.e. land classified as *sali* (agricultural) measuring 1.5832 (one point five eight three two) decimal, more or less, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas, more fully described in **Part I** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 34 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property i.e. land classified as *sali* (agricultural) measuring 3.9163 (three point nine one six three) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas, more fully described in **Part II** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 45 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property i.e. land classified as *sali* (agricultural) measuring 4.4176 (four point four one seven six) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas, more fully described in **Part III** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 73 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Property i.e. land classified as *sali* (agricultural) measuring 1.1669 (one point one six six nine) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 85 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (5)** the Fifth Property i.e. land classified as *sali* (agricultural) measuring 0.3702 (zero point three seven zero two) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas, more fully described in **Part V** of the **1st Schedule** below, the said R.S./L.R. *Dag* No. 86 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon, **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.21,50,000/- (Rupees twenty one lac and fifty thousand) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.



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- 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 Purchaser on such express indemnification by the Vendors about the correctness of the Vendors' title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser 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 Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser' 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' successors-in-interest and assigns by reason of any encumbrance on the Said Property.

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- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchaser' shall be fully entitled to mutate the Purchaser' name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorneys of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect for causing mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or 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)

Land classified as *sali* (agricultural) measuring 1.5832 (one point five eight three two) decimal, more or less, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 34 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* Nos. 35 and 36
- On the East** : By R.S./L.R. *Dag* Nos. 32 and 33
- On the South** : By R.S./L.R. *Dag* No. 41
- On the West** : By R.S./L.R. *Dag* Nos. 37 and 38

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

Part II
(Second Property)

Land classified as *sali* (agricultural) measuring 3.9163 (three point nine one six three) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-



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Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 45 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. 46 & 31
On the East : By R.S./L.R. *Dag* No. 53, 54, 55 & 46
On the South : By R.S./L.R. *Dag* No. 56
On the West : By R.S./L.R. *Dag* No. 44

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

Part III **(Third Property)**

Land classified as *sali* (agricultural) measuring 4.4176 (four point four one seven six) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 73 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* Nos. 39 and 40
On the East : By R.S./L.R. *Dag* No. 72 & 71
On the South : By R.S./L.R. *Dag* No. 75
On the West : By Road *Dag* 74

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

Part IV **(Fourth Property)**

Land classified as *sali* (agricultural) measuring 1.1669 (one point one six six nine) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 85 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. 79 & 80
On the East : By R.S./L.R. *Dag* No. 86



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18 APR 2013

On the South : By R.S./L.R. *Dag* No. 84

On the West : By ~~Road~~ *Dag* 82, 81

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

Part V
(Fifth Property)

Land classified as *sali* (agricultural) measuring 0.3702 (zero point three seven zero two) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas, the said *Dag* No. 86 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.71

On the East : By R.S./L.R. *Dag* Nos. 70, 87, 68 & 88

On the South : By portion of land belonging to *Mouza* Khas Mallick

On the West : By R.S./L.R. *Dag* Nos. 76, 78, 85, 79 & 84

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

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

Land classified as *sali* (agricultural) measuring 1.5832 (one point five eight three two) decimal, more or less, out of 19 (nineteen) decimal, being a portion of R.S./L.R. *Dag* No. 34, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-I** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 3.9163 (three point nine one six three) decimal, more or less, out of 47 (forty seven) decimal, being a portion of R.S./L.R. *Dag* No. 45, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-II** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 4.4176 (four point four one seven six) decimal, more or less, out of 53 (fifty three) decimal, being a portion of R.S./L.R. *Dag* No. 73, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-



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Registration District Baruipur, District South 24 Parganas and described in **Part-III** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 1.1669 (one point one six six nine) decimal, more or less, out of 14 (fourteen) decimal, being a portion of R.S./L.R. *Dag* No. 85, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-IV** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.3702 (zero point three seven zero two) decimal, more or less, out of 59 (fifty nine) decimal, being a portion of R.S./L.R. *Dag* No. 86, recorded in L.R. *Khatian* No. 522, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-V** 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 Vendor 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
Hariharpur	34	522	19	1.5832	Narendra Nath Dey
Hariharpur	45	522	47	3.9163	Narendra Nath Dey
Hariharpur	73	522	53	4.4176	Narendra Nath Dey
Hariharpur	85	522	14	1.1669	Narendra Nath Dey
Hariharpur	86	522	59	0.3702	Narendra Nath Dey
			Total	11.4542	



Addl. Dist. ~~Sub-Registrar~~
Barabur, South 24 Parganas

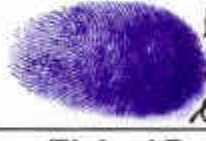
18 APR 2013

9. Execution and Delivery

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

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

Chiranjib Dey

 LT Iy Tinkari Dey
by the pen of
Chiranjib Dey

Tinkari Dey

Nirmal Kumar Dey

Nirmal Dey

Rabin Kumar Dey
Rabin Kumar Dey alias Rabin Dey

Chandan Kumar Dey
Chandan Dey

Sulekha Ghosh
Sulekha Dey nee Ghosh

Debasish Basu
Debasish Basu

Dipesh Basu
Dipesh Basu
(Vendors)

ADITYA DEB
(ADITYA DEB)

[Panorama Marketing Limited]
[Authorized Signatory]
[Purchaser]

Drafted By

Raptarshi
Advocate
High Court, Calcutta

Witnesses:

Signature: Chiranjib Dey

Signature: আজমির হোসেন

Name: Chiranjib Dey

Name: আজমির হোসেন

Father's Name: Rabin Kumar Dey

Father's Name: আবোলকাসিম হোসেন

Address: vill-Hanikopn, PO-Mallikpn.

Address: হরিহর পুর

PS-Banripn, Dist-South 24pgs.

আনা বাবু হাট



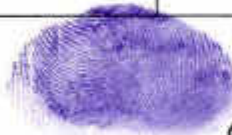
Addl. District Sub-Registrar
Bauripur, South 24 Parganas

18 APR 2013

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.21,50,000/- (Rupees twenty one lac and fifty thousand) towards full and final payment of the Total Consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Demand Draft No. 809417	16.04.2013	The Karnataka Bank Ltd.	3,50,000/-
By Demand Draft No. 809418	16.04.2013	The Karnataka Bank Ltd.	5,00,000/-
By Demand Draft No. 809419	16.04.2013	The Karnataka Bank Ltd.	5,00,000/-
By Demand Draft No. 809420	16.04.2013	The Karnataka Bank Ltd.	3,00,000/-
By Demand Draft No. 809421	16.04.2013	The Karnataka Bank Ltd.	2,50,000/-
By Demand Draft No. 809422	16.04.2013	The Karnataka Bank Ltd.	2,50,000/-
Total			21,50,000/-



L.T. by Tinkari Dey
by the fee of
Chiranjib Dey

Tinkari Dey

Nirmal Kumar Dey.

Nirmal Dey

Rabin Kumar Dey
Rabin Kumar Dey alias Rabin Dey

Chandan Kumar Dey
Chandan Dey

Sulekha Ghosh
Sulekha Dey nee Ghosh

Debasish Basu
Debasish Basu

Dipesh Basu.
Dipesh Basu
[Vendors]

Witnesses:

Signature Chiranjib Dey
Name: Chiranjib Dey

Signature ডাঃ অমিত্র গাঙ্গুলি
Name: ডাঃ অমিত্র গাঙ্গুলি

The Vendor certifies the contents of this receipt, that after understanding the meaning and scope thereof have put his/her signature in his presence
Chiranjib Dey

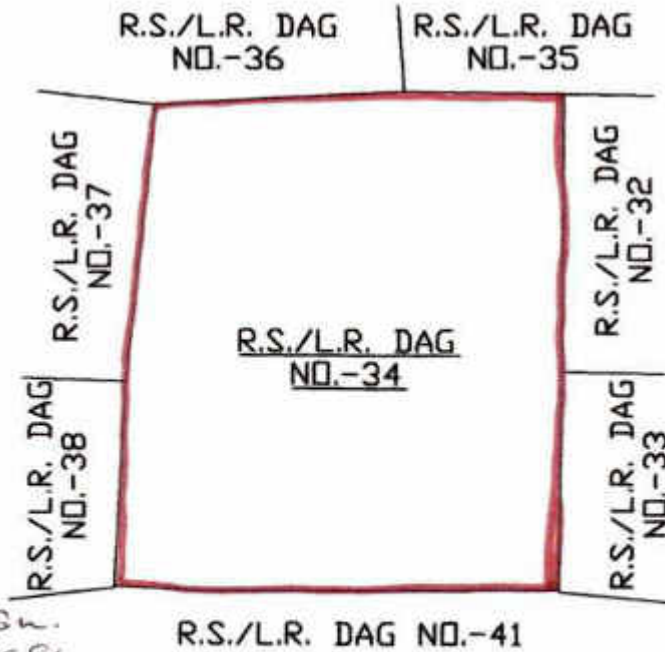
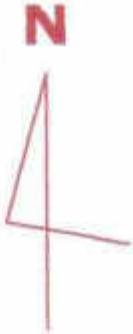


Addl. District Sub-Registrar
Bauripur, South 24 Parganas

18 APR 2013

SITE PLAN OF R.S./L.R. DAG NO.- 34 L.R. KHATIAN NO.-522 MOUZA
-HARIHARPUR J.L. NO.- 35, P.S.-BARUIPUR, UNDER HARIHARPUR
GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.34 - 19 DECIMAL



Sulekha Ghosh
Dipesh Basu
Sebasis Basu
Chandan Kumar Deb
Rabin Kumar dey
Nisimat Kumar Deb
LT12 Sun Kari Dey
by Mr. Teu & Chingul Dey

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.5832 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 19
DECIMAL OF R.S/L.R. DAG NO.- 34.

SHOWN THUS:

Panorama Marketing Ltd.
Aditya Mukherjee
(ADITYA MUKHERJEE)
Director
Authorized Signatory

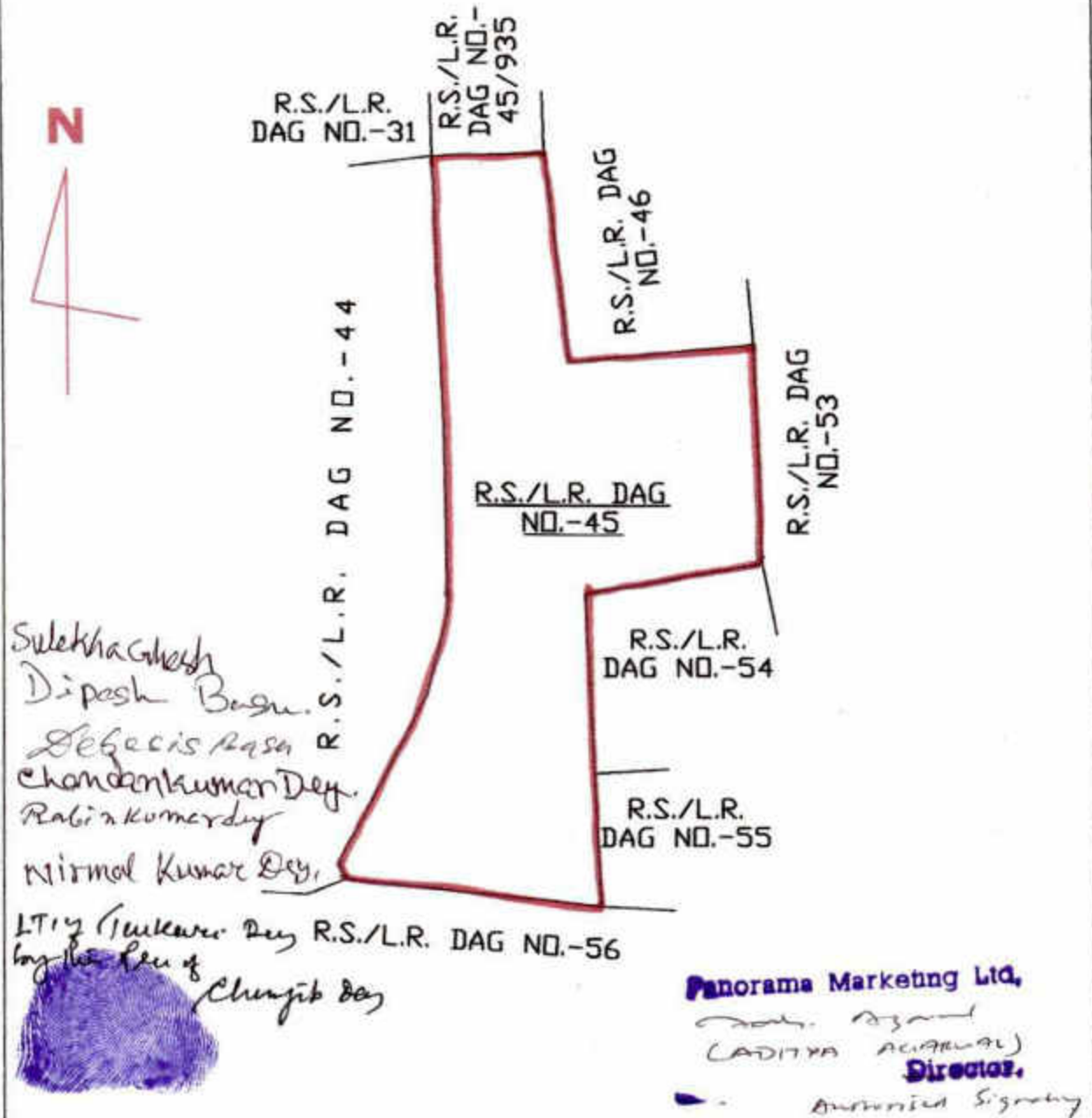


Addl. District Sub-Registrar
Baruripur, South 24 Parganas

18 APR 2013

SITE PLAN OF R.S./L.R. DAG NO.- 45 L.R. KHATIAN NO.-522 MOUZA
-HARIHARPUR J.L. NO.- 35, P.S.-BARUIPUR, UNDER HARIHARPUR
GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.45 - 47 DECIMAL



NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 3.9163 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 47
DECIMAL OF R.S./L.R. DAG NO.- 45.

SHOWN THUS:

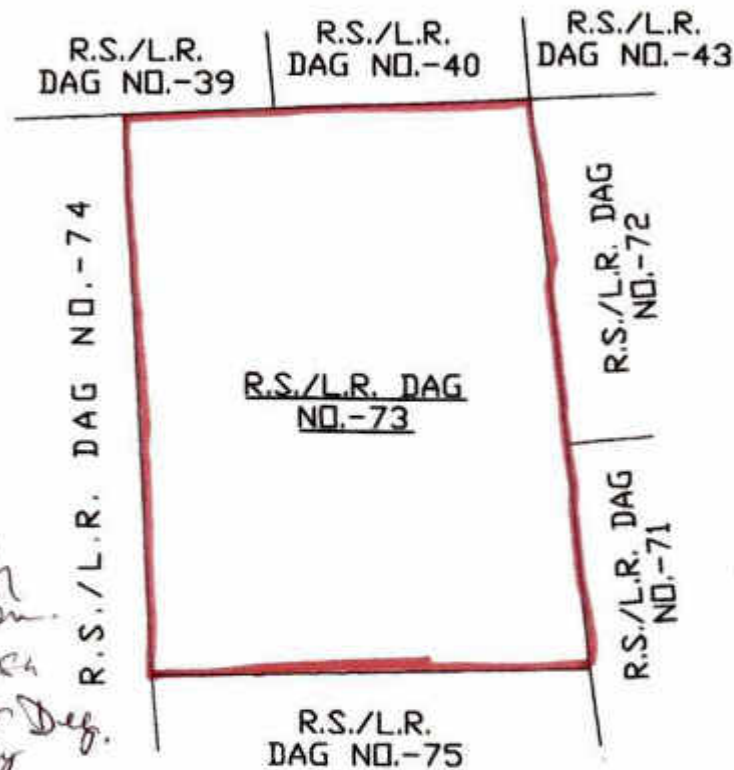
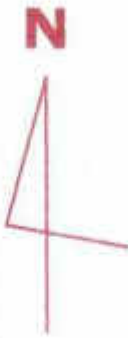


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Addl. District Sub-Registrar
Baruripur, South 24 Parganas

18 APR 2013

SITE PLAN OF R.S./L.R. DAG NO.- 73 L.R. KHATIAN NO.-522 MOUZA
-HARIHARPUR J.L. NO.- 35, P.S.-BARUIPUR, UNDER HARIHARPUR
GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.73 - 53 DECIMAL



Sulekha Ghosh
Dipesh Basu
Sebasit Basu
Chandan Kumar Dey
Rabin Kumar Dey
Nisimal Kumar Dey
Liy Tukari Dey
Bijoy Kumar Dey & Chandra Dey



Panorama Marketing Ltd.
Sudh. Bhowmik
(ADITYA AGARWAL)
Director,
AUTHENTIC SIGNATURE

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 4.4176 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 53
DECIMAL OF R.S./L.R. DAG NO.- 73.

SHOWN THUS:

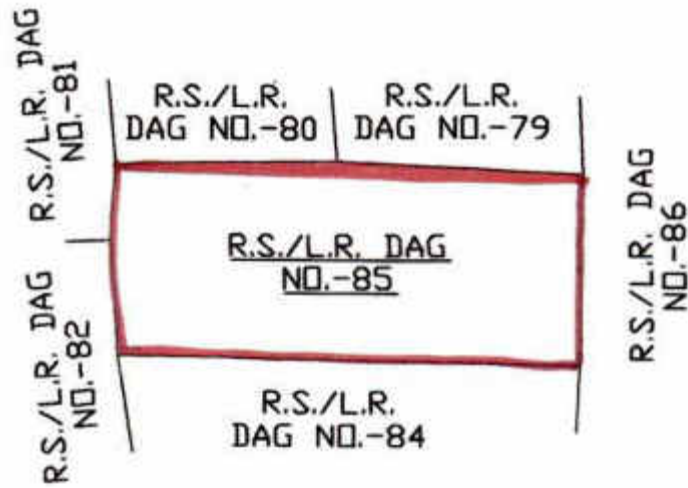


Addl. District ~~Sub~~-Registrar
Bauripur, South 24 Parganas

18 APR 2013

SITE PLAN OF R.S./L.R. DAG NO.- 85 L.R. KHATIAN NO.-522 MOUZA
-HARIHARPUR J.L. NO.- 35, P.S.-BARUIPUR, UNDER HARIHARPUR
GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.85 - 14 DECIMAL



Sulekha Ghosh
Dipesh Bhusu.
Debasis Bose
Chandan Kumar Dey,
Rabin Kumar Dey
Nirmal Kumar Dey,
Lt/7 Jankari Dey
by his son of
Chunjit Dey

Panorama Marketing Ltd,
LADITYA ACHARYA
Director,
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.1669 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 14
DECIMAL OF R.S/L.R. DAG NO.- 85.

SHOWN THUS:

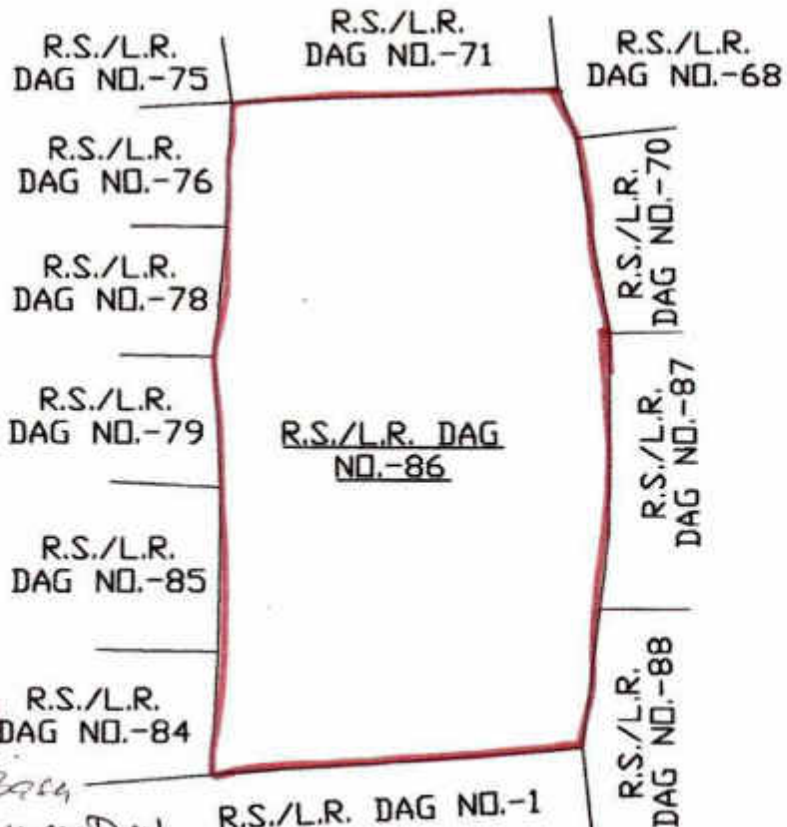


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Addl. District Sub-Registrar
Bauripur, South 24 Parganas

8 APR 2013

SITE PLAN OF R.S./L.R. DAG NO.- 86 L.R. KHATIAN NO.-522 MOUZA -HARIHARPUR J.L. NO.- 35, P.S.-BARUIPUR, UNDER HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.86 - 59 DECIMAL



Sulekha Ghosh
Dipesh Basu
Debasis Basu

Chandan Kumar Dey
Rabin Kumar Dey
Nirmal Kumar Dey.

171/2 Tukkar. Dey
By the firm of
Chunjab Dey



R.S./L.R. DAG NO.-1
MOUZA - KHASMALLIK

Panorama Marketing Ltd,
Raj. Road
LADITYA AGARWAL
Director,

Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.3702 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 59 DECIMAL OF R.S/L.R. DAG NO.- 86.



































SHOWN THUS:



Addl. District ~~Sub~~-Registrar
Bauripur, South 24 Parganas

18 APR 2013

SPECIMEN FORM TEN FINGER PRINTS


































Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
<p><i>Aditya Kumar</i> (ADITYA KUMAR)</p>						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
<p><i>LT/2 Pankaj Singh</i> <i>by his son Chander Singh</i></p> 						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
<p><i>Nishant Kumar</i> <i>Singh</i></p>						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



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

18 APR 2013

SPECIMEN FORM TEN FINGER PRINTS

































Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Rabin Kumar Dey</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	 <i>Chandan Kumar Dey.</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	 <i>Subalcha Ghosh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

18 APR 2013

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	<p style="font-family: cursive;">Gebasis Bera</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p style="font-family: cursive;">Dipesh Bera</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

18 APR 2013



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

Endorsement For Deed Number : I - 05336 of 2013
(Serial No. 06118 of 2013 and Query No. 1611L000012417 of 2013)

On 18/04/2013

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

Presented for registration at 18.39 hrs on :18/04/2013, at the Private residence by Aditya Agarwal, Claimant.

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

Execution is admitted on 18/04/2013 by

1. Tinkari Dey, son of Lt. Anil Krishna Dey , Village: Hariharpur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
2. Nirmal Dey, son of Lt. Anil Krishna Dey , Village: Hariharpur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
3. Rabin Kumar Dey Alias Rabin Dey, son of Lt. Anil Krishna Dey , Village: Hariharpur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
4. Chandan Dey, son of Lt. Anil Krishna Dey , Village: Hariharpur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
5. Sulekha Dey Alias Sulekha Ghosh, wife of Swapan Ghosh , Village: Boral Bhattacharya Para, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
6. Debasish Basu, son of Prabhat Basu , Village: Hariharpur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
7. Dipesh Basu, son of Debasish Basu , Village: Hariharpur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Cultivation
8. Aditya Agarwal
Authorized Signatory, Pranorama Marketing Ltd., Subham Unit No-104,1, Sarojini Baidu Sarani, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700017.
, By Profession : Business

Identified By Chiranjib Dey, son of Rabin Kumar Dey, Village: Hariharpur, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Service.

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 05/06/2013

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-21,50,000/-

Certified that the required stamp duty of this document is Rs.- 107510 /- and the Stamp duty paid as: Impressive Rs.- 10/-

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR





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

Endorsement For Deed Number : I - 05336 of 2013
(Serial No. 06118 of 2013 and Query No. 1611L000012417 of 2013)

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 07/06/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

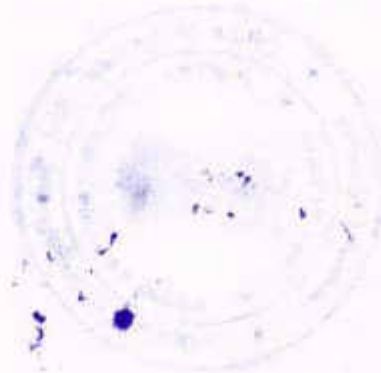
Rs. 23646/- is paid , by the draft number 757053, Draft Date 04/05/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 07/06/2013

(Under Article : A(1) = 23639/- ,E = 7/- on 07/06/2013)

Deficit stamp duty

Deficit stamp duty Rs. 107510/- is paid , by the draft number 757050, Draft Date 04/05/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 07/06/2013

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 5954 to 5979
being No 05336 for the year 2013.



(Panchali Munshi) 17-June-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARUIPUR
West Bengal

Dated this 18th day of April, 2013

Between

**Tinkari Dey & Ors.
... Vendors**

And

**Panorama Marketing Limited
... Purchaser**

CONVEYANCE

Portions of
R.S./L.R. *Dag* Nos. 34, 45, 73, 85 & 86
Mouza Hariharpur
Police Station Baraipur
District South 24 Parganas

Saha & Ray

Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001