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P- 6265/12

Saha & Ray

भारतीय गैर न्यायिक

बीस रुपये

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Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

11AA 525907

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

South 24 Parganas

15 JUN 2012

CONVEYANCE

1. Date: 8th June 2012

2. Place: Kolkata

3. Parties:

3. **Bengal Greenfield Housing Development Company Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 7th Floor, Hi- Tech Chambers, 84/1B, Topsia Road (South), Police Station Topsia, Kolkata-700046, [PAN AABC9549D], represented by its Director, Tamal Bhattacharjee, son of Late Ramendra Chandra Bhattacharjee, of 7th Floor, Hi- Tech Chambers, 84/1B, Topsia Road (South), Kolkata-700046.

(Vendor, includes successors-in-interest)

61635

Subrata Chatterjee



V C I I -
P P G C

Sold to.....

- 3 SEP 2011

Value... 20

L.S.V.
High Court A.S.

SAHA & RAY
 3rd Floor, Advocate
 10/10/11, Bhatnagar Bldg. Road
 Kolkata - 700001.

- BROAD TIE UP PRIVATE LIMITED
- RECOUP VINIMAY PRIVATE LIMITED
- BROWSE MERCHANTS PRIVATE LIMITED
- RECOUP TRACOM PRIVATE LIMITED
- BROWSE TIE UP PRIVATE LIMITED

Subrata Chatterjee
Authorized Signatory



V C I I -
P P G C

MAJESTIC CONCLAVE PVT. LTD.

Arvind Kumar Belder

Authorized Signatory



V C I I -
P P G C

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.

Bimal K. Rakshit
DIRECTOR



Kamal Bhattachari s/o Lt. Pradyot Bhattachari
 216, M.N. Roy Road.
 PS: Sonarpur. NO. 148.
 Survivee

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Bauripur, South 24 Parganas

08 JUN 2012

And

- 3.2 **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.
- 3.3 **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.
- 3.4 **Browse 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 AAECB6459P], represented by its authorized signatory, Subrata Chakraborty, son of Satinath Chakraborty, of 99A, Park Street, Police Station Park Street, Kolkata-700016.
- 3.5 **Browse Merchants 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 AAECB6460G], represented by its authorized signatory, Subrata Chakraborty, son of Satinath Chakraborty, of 99A, Park Street, Police Station Park Street, Kolkata-700016.
- 3.6 **Recoup Vinimay 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 AAFCR4143K], represented by its authorized signatory, Subrata Chakraborty, son of Satinath Chakraborty, of 99A, Park Street, Police Station Park Street, Kolkata-700016.
- 3.7 **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)

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** *Soli* (agricultural) land measuring 6.66 (six point six six) decimal [equivalent to 4.036 (four point zero three six) *cottah*], more or less, out of 20 (twenty) decimal, being the portion of R.S./L.R. *Dag* No. 17, recorded in L.R. *Khatian* No. 627, *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 the **Schedule** below and the said



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Burdwan, South 24 Parganas

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R.S./L.R. *Dag* No. 17 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) 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.

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Swarnamoyee Debi:** Swarnamoyee Debi was the owner of *sahi* (agricultural) land measuring 20 (twenty) decimal, being the entirety of R.S./L.R. *Dag* No. 17, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Mother Property**).

5.1.2 **Demise of Swarnamoyee Debi:** Swarnamoyee Debi a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind her surviving her only son, Madhusudan Bandyopadhyay, and her 3 (three) daughters, namely, Hemlata Mukherjee, Sefali Chatterjee and Kusum Mukherjee, as her only legal heir and heiresses, who jointly and in equal shares inherited the right, title and interest of Late Swarnamoyee Debi in the Mother Property.

5.1.3 **Demise of Madhusudan Bandyopadhyay:** Madhusudan Bandyopadhyay a Hindu bachelor, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his 3 (three) sisters, namely, Hemlata Mukherjee, Sefali Chatterjee and Kusum Mukherjee, as his only legal heiresses, who jointly and in equal shares inherited the right, title and interest of Late Madhusudan Bandyopadhyay in the Mother Property. Thus, the share in the Mother Property came to be as follows:

Dag No.	Name of Owner	Share in Mother Property (in decimal)	Definitions
17	Hemlata Mukherjee	6.6666	Hemlata's Property
17	Sefali Chatterjee	6.6667	Sefali's Property
17	Kusum Mukherjee	6.6667	Kusum's Property

Thus, in the above circumstances Hemlata Mukherjee became the owner of Hemlata's Property, Sefali Chatterjee became the owner of Sefali's Property and Kusum Mukherjee became the owner of Kusum's Property.

5.1.4 **Record of Rights:** Although after the demise of Madhusudan Bandyopadhyay, Hemlata Mukherjee, Sefali Chatterjee and Kusum Mukherjee became the joint owners of the Mother Property, each having an undivided 1/3rd (one third) share and/or interest therein, at time of recording in the Land Revenue Settlement, the entirety of the Mother Property was erroneously recorded in the name of Hemlata Mukherjee in L.R. *Khatian* No. 627.

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Sefali Chatterjee
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Bauripur, South 24 Parganas

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- 5.1.5 **Demise of Hemlata Mukherjee:** Hemlata Mukherjee a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* [her husband having predeceased her] leaving behind her surviving her only son, Panchanan Mukherjee, as her only legal heir, who inherited the right, title and interest of Late Hemlata Mukherjee in Hemlata's Property, solely and absolutely.
- 5.1.6 **Demise of Panchanan Mukherjee:** Panchanan Mukherjee, a Hindu, governed by the *Dayabhaga* School of Hindu Law died issueless and *intestate* [his wife having predeceased him] leaving behind him surviving his aunts, Sefali Chatterjee and Kusum Mukherjee, as his only legal heiresses, who jointly and in equal shares inherited the right, title and interest of Late Panchanan Mukherjee in Hemlata's Property. Thus, now, the share in the Mother Property came to be as follows:

5.1.7

Dag No.	Name of Owner	Share in Mother Property (in decimal)	Definitions
17	Sefali Chatterjee	Owned - 6.6667 Inherited from <u>Panchanan - 3.3333</u> Total - 10.00	Sefali's Larger Property
17	Kusum Mukherjee	Owned - 6.6667 Inherited from <u>Panchanan - 3.3333</u> Total - 10.00	Kusum's Larger Property

Thus, in the above circumstances Sefali Chatterjee became the owner of Sefali's Larger Property and Kusum Mukherjee became the owner of Kusum's Larger Property.

- 5.1.8 **Demise of Kusum Mukherjee:** Kusum Mukherjee, 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, Nilratan Mukherjee and Nirranjan Mukherjee, and her only daughter, Reba Bhattacharya as her only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Kusum Mukherjee in Kusum's Larger Property.
- 5.1.9 **Demise of Nirranjan Mukherjee:** Nirranjan Mukherjee, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving his wife, Bandana Mukherjee and only son, Malay Mukherjee (collectively **Legal Heirs Of Nirranjan**) as his only legal heir and heiress, who jointly and in equal share inherited the right, title and interest of Late Nirranjan Mukherjee in Kusum's Larger Property. Thus, the Legal Heirs Of Nirranjan became the owners of land measuring 3.33 (three point three three) decimal out of Kusum's Larger Property (**Property Of Legal Heirs Of Nirranjan**).
- 5.1.10 **Sale to Pravat Ghosh:** By a Deed of Conveyance in Bengali Language (*Kabala*) dated 27th June, 2011, registered in the Office of the Additional District Sub Registrar, Baruipur, in Book No. I, CD Volume No. 17, at Pages 2616 to 2624, being Deed No. 5577 for the year 2011, the Legal Heirs Of Nirranjan jointly sold, conveyed and transferred the entirety of the Property Of Legal Heirs Of Nirranjan to Pravat Ghosh, free from all encumbrances and for the consideration mentioned therein.
- 5.1.11 **Demise of Nilratan Mukherjee:** Nilratan Mukherjee, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving his wife,

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Uttara Mukherjee, his only son, Joy Mukherjee and 2 (two) daughters, namely, Ruma Chatterjee and Soma Mukherjee (collectively **Legal Heirs Of Nilratan**) as his only legal heir and heiresses, who jointly and in equal share inherited the right, title and interest of Late Nilratan Mukherjee in Kusum's Larger Property. Thus, the Legal Heirs Of Nilratan became the owners of land measuring 3.33 (three point three three) decimal out of Kusum's Larger Property (**Property Of Legal Heirs Of Nilratan**).

- 5.1.12 **Sale to Pravat Ghosh:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 3rd July, 2011, registered in the Office of the Additional District Sub Registrar, Baruipur, in Book No. I, CD Volume No. 18, at Pages 778 to 787, being Deed No. 5733 for the year 2011, Legal Heirs Of Nilratan jointly sold, conveyed and transferred the entirety of the Property Of Legal Heirs Of Nilratan to Pravat Ghosh, free from all encumbrances and for the consideration mentioned therein.
- 5.1.13 **Ownership of Pravat Ghosh:** Pursuant to the 2 (two) Deeds of Conveyance mentioned above, Pravat Ghosh became the owner of Property Of Legal Heirs Of Nirajan and Property Of Legal Heirs Of Nilratan collectively the Said Property, free from all encumbrances.
- 5.1.14 **Purchase by Vendor:** By a Deed of Conveyance dated 22nd July, 2011, registered in the Office of District Sub Registrar IV, Alipore, in Book No. I, CD Volume No. 19, at Pages 136 to 153, being Deed No. 5604 for the year 2011, the Vendor purchased the entirety of the Said Property from Pravat Ghosh, free from all encumbrances and for the consideration mentioned therein.
- 5.1.15 **Absolute Ownership of Vendor:** In the aforesaid circumstances, the Vendor has become the undisputed and absolute owner of the Said Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers. In a meeting dated 20th April, 2012, the Board of Directors of the Vendor adopted a resolution to the effect that Tamal Bhattacharjee, Director, be authorized to sell *inter alia* the Said Property on such terms and conditions and in such manner as Tamal Bhattacharjee, Director, may consider beneficial and convenient for the Vendor. Tamal Bhattacharjee, has been authorized and empowered by the Vendor to sign this Conveyance upon observance of all due

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process of law and is thus competent and lawfully authorized to execute this Conveyance on behalf of the Vendor.

- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons 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 Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *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 Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Corporate Guarantee:** The Said Property is not affected by or subject to any corporate guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

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

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being, *sali*

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Mukherjee
date

10/11/2012



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(agricultural) land measuring 6.66 (six point six six) decimal [equivalent to 4.036 (four point zero three six) *cottah*], more or less, out of 20 (twenty) decimal, being the portion of R.S./L.R. *Dag* No. 17, recorded in L.R. *Khatian* No. 627, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, the said R.S./L.R. *Dag* No. 17 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 Vendor 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.12,51,160/- (Rupees twelve lac fifty one thousand one hundred and sixty) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

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 Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has 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 Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.
- 8.3 **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.
- 8.4 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendor to the Purchasers.





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- 8.5 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendor hereby covenants 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 Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.7 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or 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.
- 8.8 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes 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 Vendor undertakes 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.
- 8.9 **Further Acts:** The Vendor hereby covenants that the Vendor 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.

Schedule
(Said Property)

Sali (agricultural) land measuring 6.66 (six point six six) decimal [equivalent to 4.036 (four point zero three six) *cottah*], more or less, out of 20 (twenty) decimal, being the portion of R.S./L.R. *Dag* No. 17, recorded in L.R. *Khatian* No. 627, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruiipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruiipur, District South 24 Parganas, the said *Dag* No. 17 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. 16.

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Bauripur, South 24 Parganas

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- On the East** : By R.S./L.R. Dag No. 19
On the South : By R.S./L.R. Dag No. 18
On the West : By Road (10')

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.

The details of the Said Property are tabulated below:

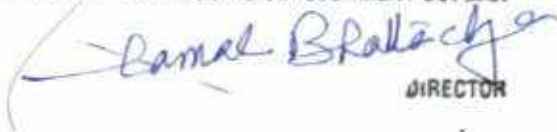
Mouza	L.R. Dag No.	L.R. Khatian No.	Total Area of Dag (in decimal)	Total Area sold (in decimal)
Khas Mallick	17	627	20	6.66
			Total	6.66

9. Execution and Delivery

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

Executed and Delivered on behalf of the Vendor Company by Tamal Bhattacharya, Director and Common Seal of the Vendor Company affixed by them in the presence of Kishore Mukherjee, in terms of Board Resolution dated 20th April, 2012

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.


 DIRECTOR

Signature: 

Name: KISHORE MUKHERJEE

Father's Name: P. K. Mukherjee

Address: 14, Hindustan Park

Kal-29 PS. Gariahat

Signature: 

Name: Kamal Bhattacharya

Father's Name: L. Bisoy Bhattacharya

Address: 216, M. N. Roy Road.

P.S. Sonarpur. Kot. 148

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Bauripur, South 24 Parganas

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Subrata Chatterjee
[Broad Tie Up Private Limited]

Subrata Chatterjee
[Recoup Tracom Private Limited]

Arbuthnot Shomea Mishra
[Majestic Conclave Private Limited]

Subrata Chatterjee
[Browse Tie Up Private Limited]

Subrata Chatterjee
[Browse Merchants Private Limited]

Subrata Chatterjee
[Recoup Vinimay Private Limited]

[Authorized Signatory]
[Purchasers]

Witnesses:

Signature: Swapan
Name: Swapan Kar
Father's Name: R. N Kar
Address: 7C. K. S. Roy Road
Kolkata. 700007

Signature: Sudip Mondal
Name: SUDIP MONDAL
Father's Name: Sunil Mondal
Address: 99A, Park Street
Kol - 16

Drafted by
Grandini Adv.



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Bauripur, South 24 Parganas

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Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs. 12,51,160/- (Rupees twelve lac fifty one thousand one hundred and sixty)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Pay Order vide No. 001443	07.06.2012	Axis Bank Ltd.	12,51,160/-
			12,51,160/-

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.



 DIRECTOR

**[Bengal Green Field Housing
 Development Company Limited]**
[Vendor]

Witnesses:

Signature: 

Name: KICHORE MUKHERJEE

Signature: 

Name: Kamal Bhattacharya














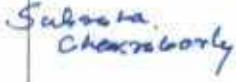
























Addl. District Sub-Registrar
Bauripur, South 24 Parganas

08 01 2012

SPECIMEN FORM TEN FINGER PRINTS

SF. 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)				

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Addl. District Sub-Registrar
Bauripur, South 24 Parganas

08 JUL 2012

SITE PLAN

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

R.S. & L.R.DAG NO.	AREA OF LAND	PURCHASE AREA
17	20 DEC.	6.66 DEC OR 4.036 KA. 6.66 DEC OR 4.036 KA



BROAD TIE UP PRIVATE LIMITED
 RECOUP VINIMAY PRIVATE LIMITED
 BROWSE MERCHANTS PRIVATE LIMITED
 RECOUP TRACON PRIVATE LIMITED
 BROWSE TIE UP PRIVATE LIMITED

Sulovata Chatterjee
 Authorised Signatory

MAJESTIC CONCLAVE PVT. LTD.

Ashish Kumar Palder
 Authorised Signatory

R O A D

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.

Damal Bhattacharya
 DIRECTOR

VENDOR SIGNATURE

Trace by

Prasanna Ghosh
GHOSH
 Civil Engineer (D. C. E.)
 Buildings Supervisor (I)
 Kolkata - 700144

PURCHASER SIGNATURE



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

08 JUN 2012



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

Endorsement For Deed Number : I - 06265 of 2012
(Serial No. 06522 of 2012)

On

Payment of Fees:

On 08/06/2012

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

Presented for registration at 18.39 hrs on :08/06/2012, 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 08/06/2012 by

1. Tamal Bhattacharjee
Director, Bengal Greenfield Housing Development Company Ltd., 7th Floor Hi- Tech Chambers 84/1 B Topsia Road (South), P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700046.
, By Profession : Business
2. Subrata Chakraborty
Authorized Sigbatory, Broad Tie Up Pvt. Ltd., 99 A Park Street, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.

Authorized Sigbatory, Recoup Tracom Pvt. Ltd., 99 A Park Street, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.

Authorized Sigbatory, Browse Tie Up Pvt. Ltd., 99 A Park Street, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.

Authorized Sigbatory, Browse Merchants Pvt. Ltd., 99 A Park Street, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.

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

Identified By Kamal Bhattacharjee, son of Lt. Bijay Bhattacharjee, 216 M N Ray Road, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-148, By Caste: Hindu, By Profession: Service

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 11/06/2012

Certificate of Market Value(WB PUVI rules of 2001)

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

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

Endorsement For Deed Number : I - 06265 of 2012
(Serial No. 06522 of 2012)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-14,12,726/-

Certified that the required stamp duty of this document is Rs.- 70646 /- and the Stamp duty paid as: Impressive Rs. - 20/-

(Panchali Munshi)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/06/2012

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 15/06/2012

Amount by Draft

Rs. 15539/- is paid , by the draft number 033529, Draft Date 12/06/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 15/06/2012

(Under Article : A(1) = 15532/- ,E = 7/- on 15/06/2012)

Deficit stamp duty

Deficit stamp duty Rs. 70646/- is paid, by the draft number 033506, Draft Date 12/06/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 15/06/2012

(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 20
Page from 231 to 247
being No 06265 for the year 2012.



(Panchali Munshi) 18 June-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARUIPUR
West Bengal