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KM/6

D- 6275/12

Saha &amp; Ray

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY  
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

11AA 525590

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  
Baruipukur, South 24 Parganas

15 JUN 2012

## CONVEYANCE

1. Date: 8<sup>th</sup> 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 7<sup>th</sup> 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 7<sup>th</sup> Floor, Hi- Tech Chambers, 84/1B, Topsia Road (South), Kolkata-700046  
(Vendor, includes successors-in-interest)

*Al PS*

*Amal*  
Date

.61607

Subrata Chatterjee



VC IV  
PP60

Sold to.....

- 3 SEP 2011

Value: 20

L.S.V.  
Muni Court A.S.

SAHA & RAY  
24th, 3rd Floor, Siddhanta Chambers  
7C, Bhat Sahibpur Roy Road  
Kolkata - 700011.

- 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



VC IV  
PP61

MAJESTIC CONCLAVE PVT. LTD.

Ashutosh Kumar

Authorized Signatory



VC IV  
PP58

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.

Rama Bhattacharya

DIRECTOR

Rama Bhattacharya  
Lt. Prisooy Bhattacharya  
216 M.N. Roy Road,  
P.S. Sonarpur. near 148.



Addl. District Sub-Registrar  
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08 SEP 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:** *Sali* (agricultural) land measuring 11 (eleven) decimal [equivalent to 6.67 (six point six seven) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 23, recorded in L.R. *Khatian* No. 8, *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 R.S./L.R. *Dag* No. 23 being delineated and demarcated on the **Plan** annexed hereto and bordered







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08.06.2012

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 Ananta Patra:** Ananta Patra *alias* Ananta Kumar Patra was the recorded owner of *sali* (agricultural) land measuring 22 (twenty two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 23, recorded in L.R. *Khatian* No. 8, *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**), free from all encumbrances:

5.1.2 **Gift by Ananta Patra:** By a Deed of Gift in Bengali Language (*Danpatra*) dated 1<sup>st</sup> June, 1990, registered in the Office of the Additional District Sub Registrar, Baruipur, in Book No. I, Volume No. 51, at Pages 243 to 250, being Deed No. 3484 for the year 1990, Ananta Patra, out of natural love and affection, unconditionally gifted to his wife, Sumati Patra and his daughter, Krishna Gayen *inter alia* an undivided 1/3<sup>rd</sup> (one third) share i.e. 3.6667 (three point six six six seven) decimal each, aggregating to 7.3334 (seven point three three three four) decimal out of the Mother Property, free from all encumbrances. Krishna Gayen's share in the Mother Property is the Said Property and is the subject matter of this Conveyance.

5.1.3 **Demise of Ananta Patra:** Ananta Patra, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his wife, Sumati Patra and his only daughter, Krishna Gayen, as his only legal heiresses, who jointly and in equal shares inherited the right, title and interest of Late Ananta Patra in the balance of Mother Property. Thus, by virtue of the gift and inheritance as aforesaid, Sumati Patra and Krishna Gayen (legal heirs of Ananta Patra) became the joint owners of entirety of the Mother Property, each having the following shares:

Dag No.	Name of Owner	Total Area in Dag No. 23 (in decimal)	Total Area owned in Dag (in decimal)
23	Sumati Patra	22	Gift - 3.6667 <u>Inherited - 7.3333</u> Total Area - 11.00
23	Krishna Gayen	22	Gift - 3.6667 <u>Inherited - 7.3333</u> Total Area - 11.00

5.1.4 **Ownership of Said Property by Krishna Gayen:** By virtue of the gift and inheritance as mentioned in the abovesaid clauses, Krishna Gayen became the absolute owner of the Said Property out of the Mother Property.

5.1.5 **Sale to Jayram Properties & Estates Private Limited:** By a Deed of Conveyance dated 30<sup>th</sup> November, 2010, registered in the Office of the Additional District Sub-Registrar, Baruipur, in Book No. I, CD Volume No. 26, at Pages 3613 to 3628, being Deed No. 8717 for the year 2010, Krishna Gayen sold, conveyed and

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*Amal*  
*date*



Addl. District Sub-Registrar  
Burdipur, South 24 Parganas

08 JUN 2012

transferred entirety of the Said Property to Jayram Properties & Estates Private Limited, free from all encumbrances and for the consideration mentioned therein.

- 5.1.6 **Purchase by Vendor:** By a Deed of Conveyance dated 13<sup>th</sup> April, 2011, registered in the Office of the District Sub-Registrar IV, Alipore, in Book No. I, CD Volume No. 10, at Pages 2352 to 2365, being Deed No. 2862 for the year 2011, the Vendor purchased the entirety of the Said Property from Jayram Properties & Estates Private Limited, free from all encumbrances and for the consideration mentioned therein.
- 5.1.7 **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 20<sup>th</sup> 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 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,






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Baruripur, South 24 Parganas

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*debentures*, 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, 2<sup>nd</sup> 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* (agricultural) land measuring 11 (eleven) decimal [equivalent to 6.67 (six point six seven) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 23, recorded in L.R. *Khatian* No. 8, *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 the **Schedule** below and the said R.S./L.R. *Dag* No. 23 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.20,67,700/- (Rupees twenty lac sixty seven thousand and seven hundred) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby as well as



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

08 JUN 2012

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.

8.2.2 **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 Vendor 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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **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




18/06/12  
10/06/12  
09/06/12



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08.06.2012

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.

- 8.6 **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.
- 8.7 **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.
- 8.8 **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.





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

08 JUN. 2012

**Schedule  
(Said Property)**

*Sali* (agricultural) land measuring 11 (eleven) decimal [equivalent to 6.67 (six point six seven) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 23, recorded in L.R. *Khatian* No. 8, *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. 23 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. 19 and 20

**On the East** : By R.S./L.R. *Dag* Nos. 22 and 37

**On the South** : By R.S./L.R. *Dag* No. 34

**On the West** : By R.S./L.R. *Dag* Nos. 33 and 24

**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:

<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Khas Mallick	23	8	22	11.00	Ananta Patra
<b>Total</b>				<b>11.00</b>	

*SR*

*Ananta Patra*  
*SR*



Addl. District Sub-Registrar  
South 24 Parganas

08 JUN 2012



**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 20<sup>th</sup> April, 2012.

**BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.**

*Kamal Bhattacharya*  
DIRECTOR

Signature: *K. Mukherjee*

Name: KISHORE MUKHERJEE

Father's Name: P. K. Mukherji

Address: 17, Hindusthan Park

Kal-29 P.S. Gazipur.

Signature: *K. Bhattacharya*

Name: Kamal Bhattacharya

Father's Name: Lt. Pradyum Bhattacharya

Address: 216, M. V. Roy Road, Hariwar

P.S. Sonarpur, W.P. 148.



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

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Subrata Chakraborty  
[Broad Tie Up Private Limited]

Subrata Chakraborty  
[Recoup Tracom Private Limited]

Arshad Rameen Akhtar  
[Majestic Conclave Private Limited]

Subrata Chakraborty  
[Browse Tie Up Private Limited]

Subrata Chakraborty  
[Browse Merchants Private Limited]

Subrata Chakraborty  
[Recoup Vinimay Private Limited]

[Authorized Signatory]  
[Purchasers]

**Witnesses:**

Signature: Swapan

Signature: Sudip Mondal

Name: Swapan Kar

Name: SUDIP MONDAL

Father's Name: R. N. Kar

Father's Name: Sunil Mondal

Address: 7C, N.S. Roy Road

Address: 99A, Park Street

Kolkata - 70001

Kol - 16

Drafted by  
Pranhu  
Adv.



**Receipt and Memo of Consideration**

Received from the within named Purchasers the within mentioned sum of **Rs.20,67,700/- (Rupees twenty lac sixty seven thousand and seven hundred)** 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.	20,67,700/-
			20,67,700/-

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.

*Kamal Bhattacharya*  
DIRECTOR

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

**Witnesses:**

Signature *K. Mukherjee*  
Name: KISHORE MUKHERJEE









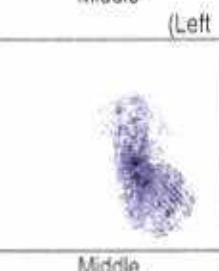

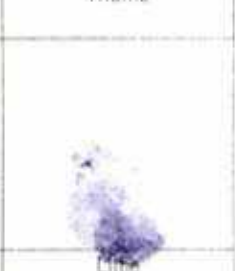






















Signature *K. Bhattacharya*  
Name: ~~Kamal Bhattacharya~~ Kamal Bhattacharya



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

6.8 2012

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants				
  <i>Samal Bhakacharya</i>					
					
  <i>Subrata Chandra</i>					
					
  <i>Ashok Kumar</i>					
					



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Hauripur, South 24 Parganas

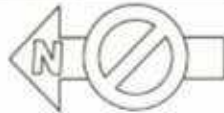
08 Oct. 2012



**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
23	22 DEC.	11 DEC OR 6.67KA.



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

*Sulboak Chandra*  
Authorised Signatory

MAJESTIC CONCLAVE PVT. LTD.

*Ashok Kumar*  
Authorised Signatory

Trace by *A. GHOSH*  
Civil Engineer (D. C. E.)  
07/6/12  
Building Supervisor (I. L. I.)  
Baruipur  
Kolkata-700144

BENGAL GREENFIELD HOUSING DEVELOPMENT CO. LTD.

*Damaal Bhattacharya*  
DIRECTOR

VENDOR SIGNATURE

PURCHASER SIGNATURE



Addl. District Sub-Registrar  
Barur, South 24 Parganas

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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 - 06275 of 2012  
(Serial No. 06562 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 18.45 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





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

**Endorsement For Deed Number : I - 06275 of 2012**  
**(Serial No. 06562 of 2012)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-23,33,331/-

Certified that the required stamp duty of this document is Rs.- 116677 /- and the Stamp duty paid as Impresive 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. 25670/- is paid , by the draft number 033544, Draft Date 12/06/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 15/06/2012

( Under Article : A(1) = 25663/- ,E = 7/- on 15/06/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 116677/- is paid, by the draft number 033521, 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 375 to 391  
being No 06275 for the year 2012.



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