

6807

KM/34

①- 6297/12  
Saha & Ray

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

57AA 395520

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.

Addl. District Sub-Registrar  
Baruipur, South 24 Parganas

15 JUN 2012

### CONVEYANCE

1. Date: 24<sup>th</sup> May 2012
2. Place: Kolkata
3. Parties:
  - 3.1 **Rajo Mistry**, son of Bahadur Mistry, residing at Hariharpur, Kayastha Para, Post Office Hariharpur, Police Station Baruipur, Kolkata - 700145, South 24 Parganas

*(Handwritten signature)*

*(Handwritten mark)*

*(Handwritten mark)*

*(Handwritten signature)*

Subrata Chakraborty

20473  
Sold to .....  
Address .....  
11 MAY 2012  
Value .....  
High School

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



v.e.t.i. - 2022

- BROAD TIE UP PRIVATE LIMITED
- RECUP TRACOM PRIVATS LIMITED
- RECUP VINIMAY PRIVATE LIMITED
- BROWSE TIE UP PRIVATE LIMITED
- BROWSE MERCHANTS PRIVATE LIMITED
- MAJESTIC CONCLAVE PVT. LTD.

Subrata Chakraborty  
Authorised Signatory



v.e.t.i. - 2023

সুব্রত চক্রবর্তী



v.e.t.i. - 2024

জগদীশ্বর মন্ডল

Bepi Mondal

gfo Krishnopada Mondal

Vill - Barahi P.O. di. Gobindopur  
P.S - Sonarpur. Cal - 144  
Bihar.



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

24 MAY 2012



- 3.2. **Ajgar Mistry**, son of Bahadur Mistry, residing at Hariharpur, Kayastha Para, Post Office Hariharpur, Police Station Baruipur, Kolkata - 700145, South 24 Parganas

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

**And**

- 3.3. **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
- 3.4. **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
- 3.5. **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
- 3.6. **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
- 3.7. **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
- 3.8. **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

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

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

*ajgar*  
*ajgar*  
*Subrata Chakraborty*  
*Subrata Chakraborty*

V.e.ti-2028

MAJESTIC CONCLAVE PVT. LTD.

*Ashok Kumar Khatun*

Authorised Signatory

*Accepted*



Addl. District Sub Registrar  
Bauripur, South 24 Parganas

24 Nov 2012

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** *Sali* (agricultural) land measuring 16 (sixteen) decimal [equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39 (thirty nine) square feet], more or less, being the entirety of R.S./L.R. *Dag* No. 90, recorded in L.R. *Khatian* No. 1442, *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 the **Schedule** below and the said R.S./L.R. *Dag* No. 90 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 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 Purchasers regarding title:
- 5.1.1 **Ownership of Said Property:** The Said Property was originally owned by Bahadur Mistry under L.R. *Khatian* No. 1442, free from all encumbrances.
- 5.1.2 **Deed of Gift:** By a Deed of Gift in Bengali Language (*Hebanama*) dated 23<sup>rd</sup> May, 2011, registered in the Office of the Additional District Sub-Registrar, Baruipur, in Book No. I, CD Volume No. 13, at Pages 3747 to 3757, being Deed No. 4215 for the year 2011, Bahadur Mistry, out of natural love and affection, unconditionally gifted the Said Property jointly to his 2 (two) sons, Rajo Mistry (Vendor No. 3.1 herein above) and Ajjar Mistry (Vendor No. 3.2 herein above), free from all encumbrances.
- 5.1.3 **Absolute Ownership of Vendors:** In the aforesaid circumstances, the Vendors have become the undisputed and absolute owners of entirety of 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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*Jai*

*30/5/11/2011*  
*30/5/11/2011*



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

24 MAY 2012



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

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

## 6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 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.

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Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

24 MAR 2012



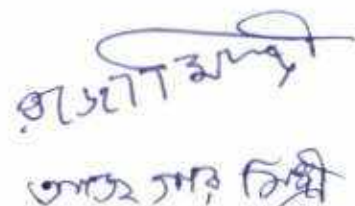
## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being, *Sali* (agricultural) land measuring 16 (sixteen) decimal [equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39 (thirty nine) square feet], more or less, being the entirety of R.S./L.R. *Dag* No. 90, recorded in L.R. *Khatian* No. 1442, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, the said R.S./L.R. *Dag* No. 90 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.25,20,000/- (Rupees twenty five lac and twenty thousand) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors about the correctness of the Vendors' title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify.







Addl. District Sub-Registrar  
Bauripur, South 24 Parganas  
24 Mar. 2012

- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendors to the Purchasers.
- 8.4 **Outgoings** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and their successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchaser' shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorneys of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect for causing mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule  
(Said Property)**

*Sali* (agricultural) land measuring **16 (sixteen) decimal** [equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39 (thirty nine) square feet], more or less, being the entirety of **R.S./L.R. Dag No. 90**, recorded in **L.R. Khatian No. 1442, 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. 90 being delineated and demarcated on the **Plan**

*Asy*

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*Asy*

*Asy*  
*Asy*





Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

24 MAY 2012

annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 70  
**On the East** : By R.S./L.R. *Dag* No. 91  
**On the South** : By R.S./L.R. *Dag* No. 89  
**On the West** : By R.S./L.R. *Dag* Nos. 88 and 87

**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.

The details of the Said Property are tabulated below:

<i>Mouza</i>	<i>L.R. Dag No.</i>	<i>L.R. Khatian No.</i>	<i>Total Area of Dag (in decimal)</i>	<i>Total Area sold (in decimal)</i>	<i>Name of the Recorded Owner</i>
Hariharpur	90	1442	16	16.00	Bahadur Mistry
			<b>Total</b>	<b>16.00</b>	

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Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

24 MAY 2012



9. Execution and Delivery

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

*[Handwritten signature]*

*[Handwritten signature]*

[Rajo Mistry]

[Vendors]

[Ajgar Mistry]

*[Handwritten signature]*

[Broad Tie Up Private Limited]  
MAJESTIC CONCLAVE PVT. LTD.

*[Handwritten signature]*

*[Handwritten signature]*  
[Majestic Conclave Private Limited]

*[Handwritten signature]*

[Recoup Tracom Private Limited]

*[Handwritten signature]*

[Browse Tie Up Private Limited]

*[Handwritten signature]*  
[Browse Merchants Private Limited]

[Authorized Signatory]  
[Purchasers]

*[Handwritten signature]*  
[Recoup Vinimay Private Limited]

Witnesses:

Signature: *[Handwritten signature]*

Name: *[Handwritten name]*

Father's Name: *[Handwritten name]*

Address: *[Handwritten address]*

*[Handwritten address]*

*[Handwritten address]*

Signature: *[Handwritten signature]*

Name: Bapi Mondal

Father's Name: Krishna Pada Mondal

Address: Village Baruli, Post Office Dakshin

Gobindapur, Police Station Sonarpur

Kolkata-700144



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

24 MAY 2012

### Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs. 25,20,000/- (Rupees twenty five lac and twenty thousand)** 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. 001414	23.5.12	Axis Bank	6,30,000/-
By Pay Order vide No. 001413	23.5.12	Axis Bank	6,30,000/-
By Pay Order vide No. 001411	23.5.12	Axis Bank	6,30,000/-
By Pay Order vide No. 001412	23.5.12	Axis Bank	6,30,000/-



[Rajo Mistry]




[Ajgar Mistry]

[Vendors]

#### Witnesses:

Signature 

Name: \_\_\_\_\_

Signature 

Name: Bapi Mondal





Addl. District Registrar  
Bauripur, South 24 Parganas

24 MAY 2012

**SPECIMEN FORM TEN FINGER PRINTS**

Sl. No. Signature of the executants and/or purchaser Presentants



*Subrata Chandraleela*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



*Subrata Chandraleela*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



*Subrata Chandraleela*














Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

24 MAY 2012

**SPECIMEN FORM TEN FINGER PRINTS**

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

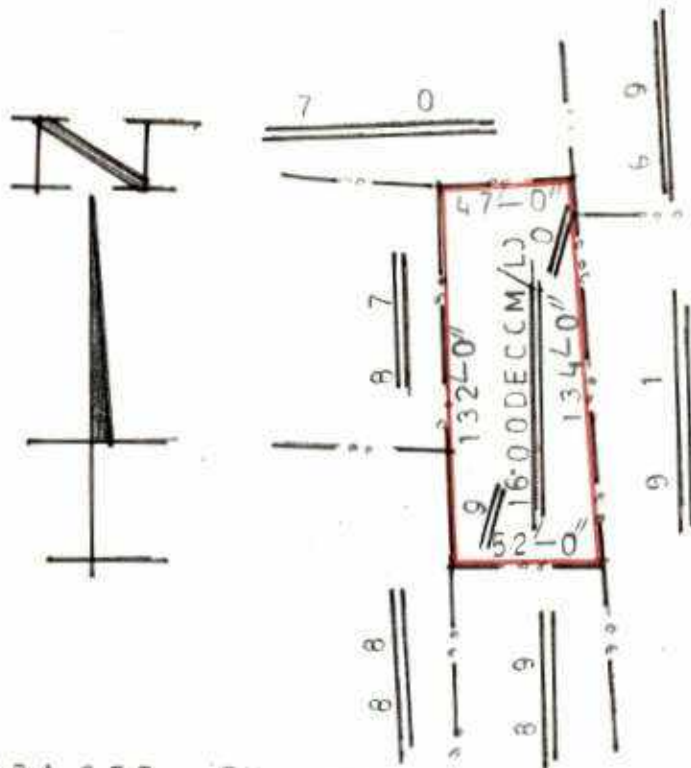




Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

24 MAY 2012

SITE PLAN OF R. S./L. R. DA 6 NO.—90 BOUNDED  
 BY RED LINE AREA—16'00 DEC. CMORE/LESSJ  
 AT MOUZA—HARIHARPUR J. L. NO.—11 SHEET  
 NO.—1 P. S.—BARUIPUR DIST—24—PARGANAS  
 (SOUTH) UNDER HARIHARPUR GRAM PANCHAYET  
SCALE—1"=66'



BROAD TIE UP PRIVATE LIMITED  
 BROWSE MERCHANTS PRIVATE LIMITED  
 BROWSE TIE UP PRIVATE LIMITED  
 RECOUP VINIMAY PRIVATE LIMITED  
 RECOUP TRACOM PRIVATE LIMITED  
 MAJESTIC CONCLAVE PVT. LTD.

*Silvaha Chandra Gao*  
 Authorised Signatory

MAJESTIC CONCLAVE PVT. LTD.  
*Abhishek Kumar Mishra*  
 Authorised Signatory

TRACED BY \_\_\_\_\_

*Utpal Karmakar*  
 UTPAL KARMAKAR  
 PLANNER, SURVEYOR & ESTIMATOR  
 Vill.-Salipur, Kol.-144  
 Licence No. *91614*  
 Mobile : 9433170229

*Abhishek Kumar Mishra*  
*Authorised Signatory*



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

24 MAY 2012



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

Endorsement For Deed Number : I - 06297 of 2012  
(Serial No. 06807 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 18.26 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. Rajo Mistry, son of Bahadur Mistry , Village: Hariharpur Kayastha Para, Thana:-Baruipur, P.O. :- , District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Hindu, By Profession : Others
2. Ajgar Mistry, son of Bahadur Mistry , Village: Hariharpur Kayastha Para, Thana:-Baruipur, P.O. :- , District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Hindu, By Profession : Others
3. 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
4. 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 Bapi Mondal, son of Krishna Pada Mondal, Village: Baruli, Thana:-Sonarpur, P.O. :- , District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Panchali Munshi )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 15/06/2012

( 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 - 06297 of 2012  
(Serial No. 06807 of 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. 27716/- is paid , by the draft number 033029, Draft Date 01/06/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 15/06/2012

( Under Article : A(1) = 27709/- ,E = 7/- on 15/06/2012 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. -25,20,000/-

Certified that the required stamp duty of this document is Rs. - 151210 /- and the Stamp duty paid as Impressive Rs. - 10/-

**Deficit stamp duty**

Deficit stamp duty Rs. 151210/- is paid, by the draft number 033027, Draft Date 01/06/2012, 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 709 to 724  
being No 06297 for the year 2012.



(Panchali Munshi) 19-June-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BARUIPUR  
West Bengal