

8262

KM/50

D- 7570/12

Saha &amp; Ray

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 006747

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.

Ad. ii. District Sub-Registrar  
Baruipur, South 24 Parganas  
17 JUL 2012

## CONVEYANCE

1. Date: 26<sup>th</sup> June 2012
2. Place: Kolkata
3. Parties:
  - 3.1 **Dulal Chandra Ghosh alias Deb Dulal Ghosh**, son of Late Bijay Krishna Ghosh, residing at Khas Mallick, Police Station Baruipur, District South 24 Parganas, previously residing at Gangadharpur, Post Office South Gobindapur, Police Station Sonarpur, Kolkata - 700148, South 24 Parganas, represented by his constituted attorneys (1) **Sambhu Nath Roy**, son of Late Anath Nath Roy, residing at South Gobindapur, Post Office South Gobindapur, Police Station Sonarpur, Kolkata-700145, District South 24 Parganas and (2) **Saidul Islam Sheikh**, son of Nur Islam Sheikh, residing at Hariharpur, Kaesthapara, Police Station Baruipur, District South 24 Parganas  
(Vendor, includes successors-in-interest)

1  
Dulal  
Sambhu Nath Roy  
Saidul Islam Sheikh

Sulata Chatterjee

107103

SAHA & RAY

Advocates  
34/1, 3rd Floor, Kankarbagichhams  
VC, Kanchi  
Bachchan Road  
Kolkata - 700016



VC I 1  
RG 39

5 DEC 2011  
S  
A

BROWSE MERCHANTS PRIVATE LIMITED

RECUP VINIMAY PRIVATE LIMITED

RECUP TRACOM PRIVATE LIMITED

BROWSE TIE UP PRIVATE LIMITED

BROAD TIE UP PRIVATE LIMITED

Sulata Chatterjee  
Authorised Signatory



VC I 1  
RG 40

MAJESTIC CONCLAVE PVT. LTD.

Arnab Kumar Sarkar

Authorised Signatory



VC I 1  
RG 41



Saidul Islam Sekh  
as Constituted Attorney  
of Sulal Chandra Ghosh

VC I 1  
RG 42

Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

26 JUN 2012



Sumantra Sarkar

270

## 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 AAFCR4143E], 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:** (1) *Sali* (agricultural) land measuring 6.5 (six point five) decimal [equivalent to 3.9394 (three point nine three nine four) *cottah*], more or less, out of 13 (thirteen) decimal, being a portion of R.S./L.R. *Dag* No. 40, recorded in L.R. *Khatian* No. 124, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (HGP), Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 40 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**First Property**) And (2) *sali*

*Dr. Saha* *Dr. Ray* *Dr. Saha* *Dr. Ray*



VOTI  
REAR

সম্পত্তি  
সামান্য নামের বাল  
সুনারি ৫০৯ খোলা মাঠ

Sumanfa Sarkar

Late- Sambhu Sarkar

Vill- Khasmallick

PS- Bauripur

cat- 145

Business



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

26 JUN 2012

(agricultural) land measuring 7.5 (seven point five) decimal [equivalent to 4.5455 (four point five four five five) *cottah*], more or less, out of 15 (fifteen) decimal, being a portion of R.S./L.R. *Dag* No. 93, recorded in L.R. *Khatian* No. 245, *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 **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 93 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Green** thereon (**Second Property**). The First Property and the Second Property all are more fully and collectively described in the **2<sup>nd</sup> 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 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 Mother Property:** Kiran Bala Debi was the recorded owner of (1) *sali* (agricultural) land measuring of 13 (thirteen) decimal, being the entirety of R.S./L.R. *Dag* No. 40, recorded in L.R. *Khatian* No. 124, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Kiran Bala's First Property**) And (2) *sali* (agricultural) land measuring 15 (fifteen) decimal, being the entirety of R.S./L.R. *Dag* No. 93, recorded in L.R. *Khatian* No. 245, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Kiran Bala's Second Property**), Kiran Bala's First Property and Kiran Bala's Second Property (collectively **Mother Property**). The Said Property is a portion of the Mother Property and subject matter of this conveyance.

5.1.2 **Demise of Kiran Bala Debi:** Kiran Bala Debi, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving, her only daughter, Nibhanani Mukhopadhyay, as her only legal heiress, who inherited the right, title and interest of Late Kiran Bala Debi in the Mother Property.

5.1.3 **Sale to Kanai Dalui:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 27<sup>th</sup> March, 1987, registered in the Office of Additional District Sub Registrar, Baruipur, in Book No. I, Volume No. 31, at Pages 21 to 23, being Deed No. 2133 for the year 1987, Nibhanani Mukhopadhyay sold, conveyed and transferred *inter alia* the entirety of the Mother Property to Kanai Dalui, free from all encumbrances and for the consideration mentioned therein.

5.1.4 **Sale to Gour Chandra Mukherjee:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 27<sup>th</sup> March, 1987, registered in the Office of Additional District Sub Registrar, Baruipur, in Book No. I, Volume No. 31, at Pages 15 to 20, being Deed No. 2132 for the year 1987, Kanai Dalui sold, conveyed and transferred the entirety of the Mother Property to Gour Chandra Mukherjee, free from all encumbrances and for the consideration mentioned therein.

5.1.5 **Purchase by Vendor:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 7<sup>th</sup> April, 1987, registered in the Office of Additional District Sub Registrar, Baruipur, in Book No. I, Volume No. 34, Being Deed No. 2381 for the year 1987, the

Done by [Signature]



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

26 JUN 2012

Vendor purchased the entirety of the Said Property out of the Mother Property from Gour Chandra Mukherjee, free from all encumbrances and for the consideration mentioned therein.

- 5.1.6 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the undisputed and absolute owner of the Said Property, free from all encumbrances.
- 5.1.7 **Power of Attorney:** By a General Power of Attorney (**POA**) dated 12<sup>th</sup> June, 2012 registered in the office of the Additional District Sub-Registrar, Baruipur, in Book No. IV, CD Volume No. 2, Pages 3448 to 3456, Being No. 00820 for the year 2012, the Vendor has appointed, constituted and nominated (1) Sambhu Nath Roy, son of Late Anath Nath Roy, residing at South Gobindapur, Post Office South Gobindapur, Police Station Sonarpur, Kolkata-700145, District South 24 Parganas and (2) Saidul Islam Sheikh, son of Nur Islam Sheikh, residing at Hariharpur, Kaesthapara, Police Station Baruipur, District South 24 Parganas, as his true and lawful attorneys and empowered them to execute proper deed of conveyance in order to convey the transfer of the Said Property in favour of the Purchasers. The POA is valid and subsisting and has not been revoked or rescinded by the Vendor.
- 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.
- 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 whosoever 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.

Done  
 By  
 Saha & Ray



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

26 JUN 2012



*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 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 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 **2<sup>nd</sup> Schedule** below, being **(1)** the First Property, i.e. *sali* (agricultural) land measuring 6.5 (six point five) decimal [equivalent to 3.9394 (three point nine three nine four) *cottah*], more or less, out of 13 (thirteen) decimal, being a portion of R.S./L.R. *Dag* No. 40, recorded in L.R. *Khatian* No. 124, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 40 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property, i.e. *sali* (agricultural) land measuring 7.5 (seven point five) decimal [equivalent to 4.5455 (four point five four five five) *cottah*], more or less, out of 15 (fifteen) decimal, being a portion of R.S./L.R. *Dag* No. 93, recorded in L.R. *Khatian* No. 245, *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 **1<sup>st</sup> Schedule** below, the said R.S./L.R. *Dag* No. 93 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Green** thereon, **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and

ay

Prake [Signature] [Signature] [Signature]



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

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.10,00,000/- (Rupees ten lac) 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*, *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.

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, 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 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

*Dr. Saha* *Dr. Ray* *Dr. Saha*



Add. District Sub-Registrar  
Bauripur, South 24 Parganas

26 JUN 2012

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.

- 8.6 **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 Purchaser' 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.

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Property)**

*Sahi* (agricultural) land measuring 6.5 (six point five) decimal [equivalent to 3.9394 (three point nine three nine four) *cottah*], more or less, out of 13 (thirteen) decimal, being a portion of R.S./L.R. *Dag* No. 40, recorded in L.R. *Khatian* No. 124, *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. 40 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. 95 of *Mouza* Hariharpur
- On the East** : By R.S./L.R. *Dag* No. 41
- On the South** : By R.S./L.R. *Dag* No. 39
- On the West** : By R.S./L.R. *Dag* No. 96 of *Mouza* Hariharpur

Date: \_\_\_\_\_  
  




Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

26 JUN 2012

**Part II**  
**(Second Property)**

*Sali* (agricultural) land measuring 7.5 (seven point five) decimal [equivalent to 4.5455 (four point five four five five) *cottah*], more or less, out of 15 (fifteen) decimal, being a portion of R.S./L.R. *Dag* No. 93, recorded in L.R. *Khatian* No. 245, *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. 93 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour ~~Green~~<sup>Red</sup> thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 92
- On the East** : By R.S./L.R. *Dag* No. 94
- On the South** : By R.S./L.R. *Dag* No. 95
- On the West** : By R.S./L.R. *Dag* No. 91

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject matter of Sale]**

*Sali* (agricultural) land measuring 6.5 (six point five) decimal [equivalent to 3.9394 (three point nine three nine four) *cottah*], more or less, out of 13 (thirteen) decimal, being a portion of R.S./L.R. *Dag* No. 40, recorded in L.R. *Khatian* No. 124, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and described in **Part-I** of the **1<sup>st</sup> Schedule** above.

*Sali* (agricultural) land measuring 7.5 (seven point five) decimal [equivalent to 4.5455 (four point five four five five) *cottah*], more or less, out of 15 (fifteen) decimal, being a portion of R.S./L.R. *Dag* No. 93, recorded in L.R. *Khatian* No. 245, *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 **1<sup>st</sup> Schedule** above.

**Together with** all title, benefits, easement, 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>	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	40	124	13	6.5	Kiran Bala Debi
Hariharpur	93	245	15	7.5	Kiran Bala Debi
			<b>Total</b>	<b>14.00</b>	

*Done* *Cal* *Mrs*



Addl. District Sub-Registrar  
Baripada, South 24 Parganas

26 JUN 2012



9. Execution and Delivery

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

Sambhu Nath Roy

[Sambhu Nath Roy]

Saidul Islam Sheikh

[Saidul Islam Sheikh]

[as constituted attorneys of the Vendor]

Subrata Chakraborty  
[Broad Tie Up Private Limited]

Subrata Chakraborty  
[Recoup Tracom Private Limited]

Subrata Chakraborty  
[Browse Tie Up Private Limited]

Subrata Chakraborty  
[Browse Merchants Private Limited]

Subrata Chakraborty  
[Recoup Vinimay Private Limited]

Abhinav Kumar Mishra  
[Majestic Conclave Private Limited]

[Authorized Signatory]  
[Purchasers]

Witnesses:

Signature: Sumanta Sarkar

Signature: Rajni Khandelwal

Name: Sumanta Sarkar

Name: Rajni Khandelwal

Father's Name: Late Sambhu Sarkar

Father's Name: Krishnapada Khandelwal

Address: vill- Khasmallick

Address: vill- Baruti p.o- d. Gobindapur

Basuipura

PS- Sonarpur cat-145



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

**Receipt and Memo of Consideration**

Received from the within named Purchasers the within mentioned sum of **Rs.10,00,000/- (Rupees ten lac)** 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. 001490	22/06/2012	Axis Bank Ltd	2,50,000/-
By Pay Order vide No. 001491	22/06/2012	Axis Bank Ltd	2,50,000/-
By Pay Order vide No. 001488	22/06/2012	Axis Bank Ltd	2,50,000/-
By Pay Order vide No. 001489	22/06/2012	Axis Bank Ltd	2,50,000/-

*Sambhu Nath Roy*

[Sambhu Nath Roy]

[as constituted attorneys of the Vendor]

*Saidul Islam Sheikh*

[Saidul Islam Sheikh]

**Witnesses:**

Signature Sumanfa Sankar

Name: Sumanfa Sankar

Signature Baji Kordot.

Name: Baji Kordot.



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

26 JUN 2012

# SPECIMEN FORM TEN FINGER PRINTS

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



*Subrata Chatterjee*

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



*Ashutosh Kumar Mishra*

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



*Saideul Siddiqui*


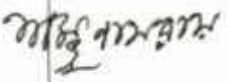



Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

26 JUN 2012

## SPECIMEN FORM TEN FINGER PRINTS

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



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

26 JUN 2012



**SITE PLAN OF R.S./L.R. DAG NO.-40, L.R. KHATIAN NO.- 124, MOUZA -  
 KHASMALLICK, J.L. NO.- 35, P.S.- BARUIPUR, DIST.- SOUTH 24  
 PARGANAS.**

**TOTAL AREA OF PLOT NO.40 is 13 DECIMAL**



Saidul Islam  
 Selah  
 as constituted  
 attorney of  
 Dulal Chandran  
 Ghosh

সৈয়দ ইসলাম  
 সৈয়দ আল  
 হাযরত মাসুম আল  
 হাযরত মাসুম আল  
 হাযরত মাসুম আল

MAJESTIC CONCLAVE PVT. LTD.  
 Authorised Signatory  
 RECOUP TRACOM PRIVATE LIMITED  
 BROWSE TIE UP PRIVATE LIMITED  
 BROWSE M&A...  
 RECOUP VINIMAY PRIVATE LIMITED  
 BROAD TIE UP PRIVATE LIMITED  
 Authorised Signatory

**NAME & SIGNATURE OF THE VENDORS. :**

**LEGEND : 6.5000 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 13  
 DECIMAL OF PLOT NO.- 40.**

**SHOWN THUS:**



Addl. District Sub-Registrar  
Bauripur, South 24 Parganas

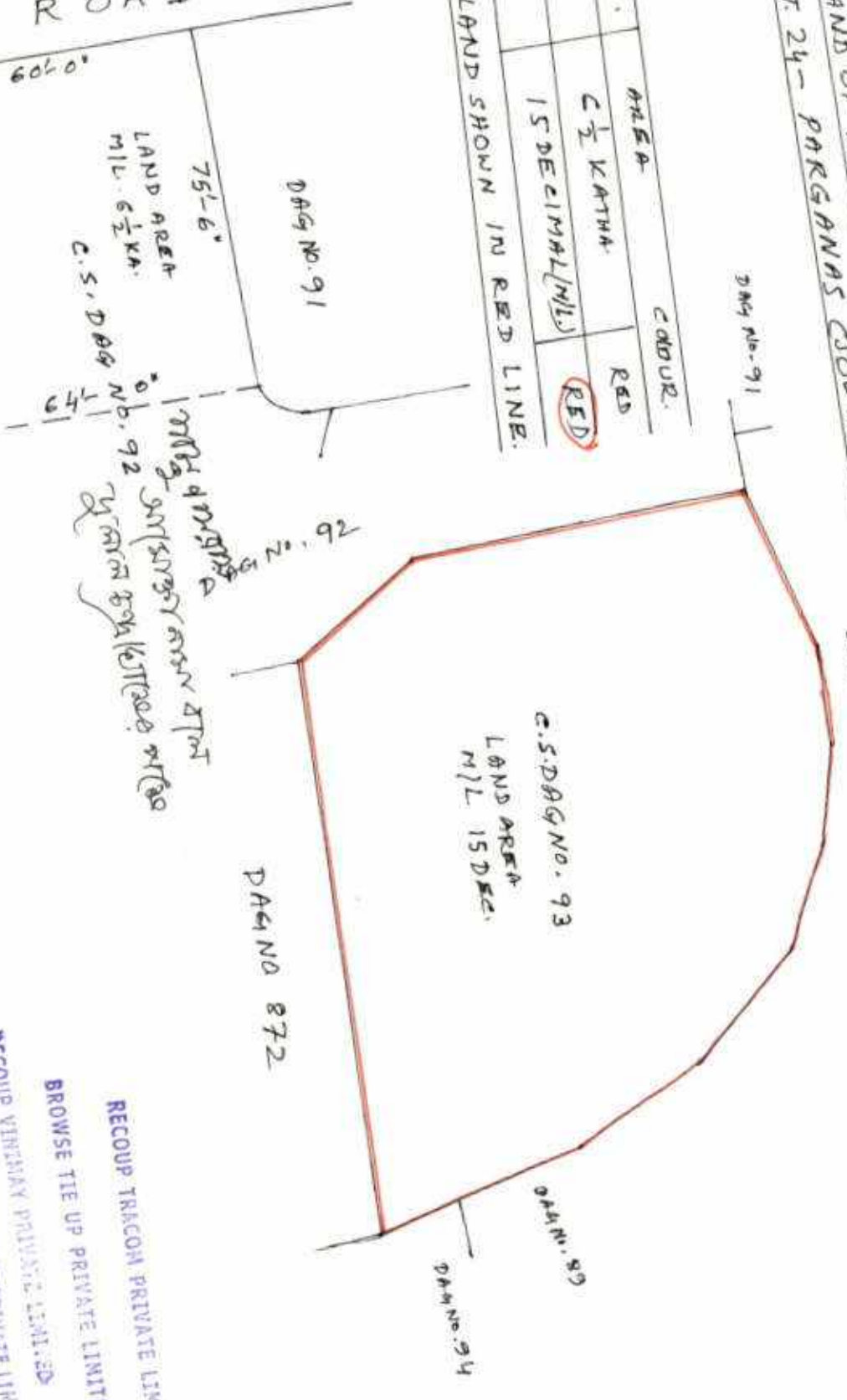
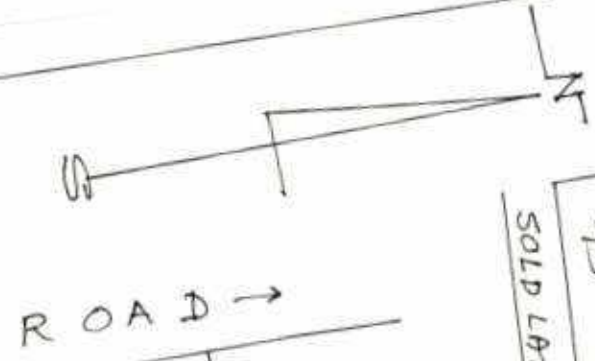
26 JUN 2012

SITE PLAN OF LAND OF C.S. DAG NOS. 92 & 93, UNDER MOUZA - KHABMALICK, J.L. NO. 35, P.S. BARUIPUR, DIST. 24 - PARGANAS SOUTH (ACCORDING TO XEROX MOUZA-(CS) MAP)

SCALE: 1" = 33 FT.

DAG No.	AREA	COUR.
92	6 1/2 KATHA	RED
93	15 DECIMAL (M/L)	RED

SOLD LAND SHOWN IN RED LINE.



Drawn by  
 S. K. Saha  
 S. K. Saha & Associates  
 300 Cons. Technical  
 Dulari Chandran  
 MAJESTIC CONCEAIVE PVT. LTD.  
 Authorised Signatory

RECUP TRACON PRIVATE LIMITED  
 BROWSE TIE UP PRIVATE LIMITED  
 RECUP VENTURE PRIVATE LIMITED  
 BROWSE MERCHANTS PRIVATE LIMITED  
 BROAD TIE UP PRIVATE LIMITED  
 S. S. Saha & Associates  
 Authorised Signatory

Prepared by  
 S. K. Saha  
 S. K. Saha & Associates  
 300 Cons. Technical  
 Dulari Chandran  
 Surveyor, L.C. No: 374  
 VIII. & P.O. Fulguda, 24 Pgs. (S)



Addl. District Sub-Registrar  
Bairipur, South 24 Parganas  
26 JUN 2012



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

Endorsement For Deed Number : I - 07570 of 2012

(Serial No. 08262 of 2012)

On

Payment of Fees:

On 26/06/2012

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

Presented for registration at 18.36 hrs on 26/06/2012, 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 26/06/2012 by

1. Subrata Chakraborty

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

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

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

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

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

, By Profession : Business

2. Ashok Kumar Poddar

Authorized Signatory, Majestic Conclave Pvt. Ltd., 131, Bakul Bagan Road, Thana:-Bhowanipur, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700025.

, By Profession : Business

Identified By Sumanta Sarkar, son of Lt. Sambhu Sarkar, Village:Khasmallick, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

**Executed by Attorney**

Execution by

1. Sambhu Nath Ray, son of Lt. Anath Nath Roy , Village:Gobindapur, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession: Others,as the constituted attorney of Dulal Chandra Ghosh alias Deb Dulal Ghosh is admitted by him.

2. Saidul Islam Sheikh, son of Nur Islam Sheikh , Village:Haripur Kaesthapara, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim By Profession: Others,as the constituted attorney of Dulal Chandra Ghosh alias Deb Dulal Ghosh is admitted by him.

( Panchali Munshi )

ADDITIONAL DISTRICT SUB-REGISTRAR

17/07/2012 11:39:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 07570 of 2012

(Serial No. 08262 of 2012)

Identified By Sumanta Sarkar, son of Lt. Sambhu Sarkar, Village:Khasmallick, Thana:-Baruipur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

( Panchali Munshi )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/07/2012

**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 17/07/2012

Amount by Draft

Rs. 19004/- is paid , by the draft number 034424, Draft Date 05/07/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/07/2012

( Under Article : A(1) = 18997/- ,E = 7/- on 17/07/2012 )

**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.-17,27,270/-

Certified that the required stamp duty of this document is Rs.- 86374 /- and the Stamp duty paid as Impressive Rs.- 50/-

**Deficit stamp duty**

Deficit stamp duty Rs. 86374/- is paid, by the draft number 034420, Draft Date 05/07/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/07/2012

( Panchali Munshi )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Panchali Munshi )  
ADDITIONAL DISTRICT SUB-REGISTRAR

17/07/2012 11:39:00

EndorsementPage 2 of 2





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 23  
Page from 4752 to 4770  
being No 07570 for the year 2012.



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