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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

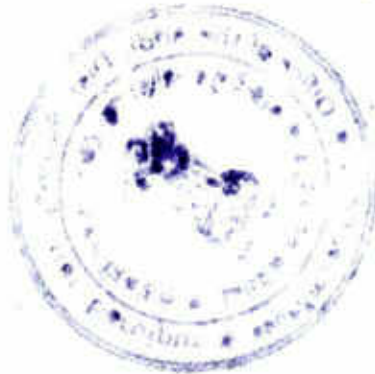
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Certified that the document is admitted to registration. The Signature sheet and the endowment sheets attached with this document are the part of this document.

Add. District Sub-Registrar
Barisur, South 24 Parganas

06 OCT 2015



CONVEYANCE

1. Date: 18th September 2015

2. Place: Kolkata

3. Parties:

Mr. Kundal

John

Mr. Kundal

John

20 MAR 2015

Sl. No. 60713 DATE.....
NAME.....
ADD.....
AMT.....



Anilban Bhattacharya.



VC T1-
4464

Recoup Vinimay Pvt. Ltd.
Anilban Bhattacharya.
Authorized Signatory

Rosh

MOUSUM GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



VC T1-
4465

Registration of the stamp will be valid only if the stamp is used in accordance with the terms and conditions of the stamp and the fee structure.

Registration of the stamp will be valid only if the stamp is used in accordance with the terms and conditions of the stamp and the fee structure.

Kamraj Kumar Mondal
(K. Mondal)



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Add. District Sub-Registrar
Baruipur, South 24 Parganas

18 SEP 2015

- 3.1 **Basanta Das alias Basanta Kr. Das**, son of Late Pashupati Das, by faith Hindu, occupation Business, nationality Indian, residing at Baikunthapur, Post Office Dakshin Gobindapur, Kolkata-700145, Police Station Baruipur, District South 24 Parganas, represented by his constituted attorney, **Jayanta Kumar Mondal alias Jayanta Mandal**, son of Krishna Pada Mondal alias Krishna Mandal, by faith Hindu, occupation Business, nationality Indian, residing at Village Dakshin Baruli, Mondal Para, Post Office Dakshin Gobindapur, Kolkata-700145, Police Station Sonarpur, District South 24 Parganas [PAN ALDPM6444L]
(Vendor, includes successors-in-interest)

And

- 3.2 **Recoup Vinimay Private Limited**, a company incorporated under the Companies Act, 2013, having its registered office at Ground Floor, 91A/1, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [PAN AAFCR4143K], represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, by faith Hindu, occupation service, nationality Indian, of 99A, Park Street, Kolkata-700016, Police Station Park Street [PAN AOLPB2357J]
(Purchaser, includes successors-in-interest).

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 0.1621 (zero point one six two one) decimal [equivalent to (1) 0.0981 (zero point zero nine eight one) *cottah* and (2) 6.5599 (six point five five nine nine) square meter], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 139, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (HGP), Sub-Registration District Baruipur, District South 24 Parganas (**Said Property**), more fully described in the **Schedule** below and the said *Dag* No. 9 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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 Purchaser regarding title:
- 5.1.1 **Ownership of Mother Property:** Kanai Das *alias* Kenai Das was the sole and absolute owner of land classified as *sali* (agricultural) measuring 11 (eleven) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, *Mouza* Khas Mallik, 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.







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- 5.1.2 **Mutation:** Kanai Das *alias* Kenai Das got his name mutated in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Baruipur, South 24 Parganas, in L.R. *Khatian* No. 139 with regard to the Mother Property.
- 5.1.3 **Demise of Kanai Das *alias* Kenai Das:** Kanai Das *alias* Kenai Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his 4 (four) sons, namely, (1) Pasupati Das (2) Asutosh Das (3) Dasurathi Das and (4) Jaydeb Das and his only daughter, Sundari Naskar *nee* Das, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Kanai Das *alias* Kenai Das in the Mother Property, free from all encumbrances.
- 5.1.4 **Demise of Pasupati Das:** Pasupati Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him (his wife, Sailabala Das since deceased), surviving his 5 (five) sons, namely, (1) Bijoy Das (since diseased) (2) Basanta Das *alias* Basanta Kr. Das (the Vendor herein) (3) Mohonto Das (4) Jayanta Das and (5) Srimanta Das and his 2 (two) daughters, namely, (1) Pratima Mondal *nee* Das and (2) Anima Das, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Pasupati Das in the Mother Property, free from all encumbrances.
- 5.1.5 **Ownership of Larger Property:** In the above mentioned circumstances the Vendor i.e. Basanta Das *alias* Basanta Kr. Das became the sole and absolute owner of land measuring 0.314 (zero point three one four) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances. The Said Property is a portion of the Larger Property and is also the subject matter of this conveyance.
- 5.1.6 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the sole, undisputed and absolute owner of the Said Property out of the Larger Property, free from all encumbrances.
- 5.1.7 **Grant of Said POA:** By a Power of Attorney in Bengali language (*Aamoktarnama*) dated 17th April, 2015, registered in the Office of the District Sub-Registrar IV, Alipore, South 24 Parganas, in Book No. IV, CD Volume No. 1, at Pages 3941 to 3947, being Deed No. 00336 for the year 2015 (**Said POA**), the Vendor appointed Jayanta Kumar Mondal *alias* Jayanta Mandal as his constituted attorney to sell *inter alia* the Said Property and the Said POA is still 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







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

- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the 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 or the Attorney 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, *debutter*, *wakf*, 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/Attorney 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 (through his constituted attorney) will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pushpadant Infrastructure Limited:** Pushpadant Infrastructure Limited, having its registered office at Room No. 205, 2nd Floor, 10A, Hospital Street, Police Station Bowbazar, Kolkata-700072 [PAN AAFCP1441G] has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pushpadant Infrastructure Limited surrenders/releases such claims in favour of the Purchaser.





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18 SEP 2016

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser 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 land classified as *sali* (agricultural) measuring 0.1621 (zero point one six two one) decimal [equivalent to (1) 0.0981 (zero point zero nine eight one) *cottah* and (2) 6.5599 (six point five five nine nine) square meter], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 139, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas and the said *Dag* No. 9 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.74,036/- (Rupees seventy four thousand and thirty six) paid by the Purchaser 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, *debutter*, *wakf*, 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 by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor and/or the Attorney or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and



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18 SEP 2019

expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendor.

- 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 has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or 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 exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect






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Baruipur, South 24 Parganas

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to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor/Attorney or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's 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)

Land classified as *sali* (agricultural) measuring 0.1621 (zero point one six two one) decimal [equivalent to (1) 0.0981 (zero point zero nine eight one) *cottah* and (2) 6.5599 (six point five five nine nine) square meter], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 9, recorded in L.R. *Khatian* No. 139, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet*, Sub-Registration District Baruipur, District South 24 Parganas and the said *Dag* No. 9 being delineated 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. 1
On the East : By R.S./L.R. *Dag* Nos. 10 and 11
On the South : By R.S./L.R. *Dag* No. 8
On the West : By Metal Road

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property.


The details of the Said Property are tabulated below:

<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (in Decimal)	Total Area Sold (in Decimal)	Name of Recorded Owner
Khas Mallik	9	139	<i>Sali</i>	22	0.1621	Kenai Das








Addl. District Sub-Registrar
Baruipur, South 24 Parganas

18 SEP 2019

9. Execution and Delivery

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

Jayanta Kumar Mondal

Basanta Das *alias* **Basanta Kr. Das**, represented by
his constituted attorney
Jayanta Kumar Mondal *alias* **Jayanta Mandal**
(Vendor)

Recoup Vinimay Pvt. Ltd.

Anilban Bhattacharya
Director/Authorised Signatory

(Purchaser)

Drafted by
Shuvodip Chakraborty
(Shuvodip Chakraborty)
Advocate, High Court at Calcutta
F/154/14
Witnesses:

Signature: *Indrajit Mondal*

Name: *Indrajit Mondal*

Father's Name: *Shyamapada Mondal*

Address: *vt. Baruli P.O. - Dakshyansobin*

Kapuri ku. 145

Signature: *Tusta Pada Nandan*

Name: *Tusta Pada Nandan*

Father's Name: *Salâ Saptir d. Nandan*

Address: *Baruipur Po + Ps*

Baruipur



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Addl. District Sub-Registrar
Barupur, South 24 Parganas

18 SEP 2018

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.74,036/- (Rupees seventy four thousand and thirty six)** 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.)
Demand Draft No.000110	16.09.2015	Axis Bank Limited, Park Street Branch	74,036/-

Jayanta Kumar Mondal,

(Basanta Das *alias* Basanta Kr. Das, represented by
his constituted attorney
Jayanta Kumar Mondal *alias* Jayanta Mandal
(Vendor)

Witnesses:

Signature *Indrajit Mondal*

Name: *Indrajit Mondal*

Signature *Tushtade Sarker*

Name: *Tushtade Sarker*



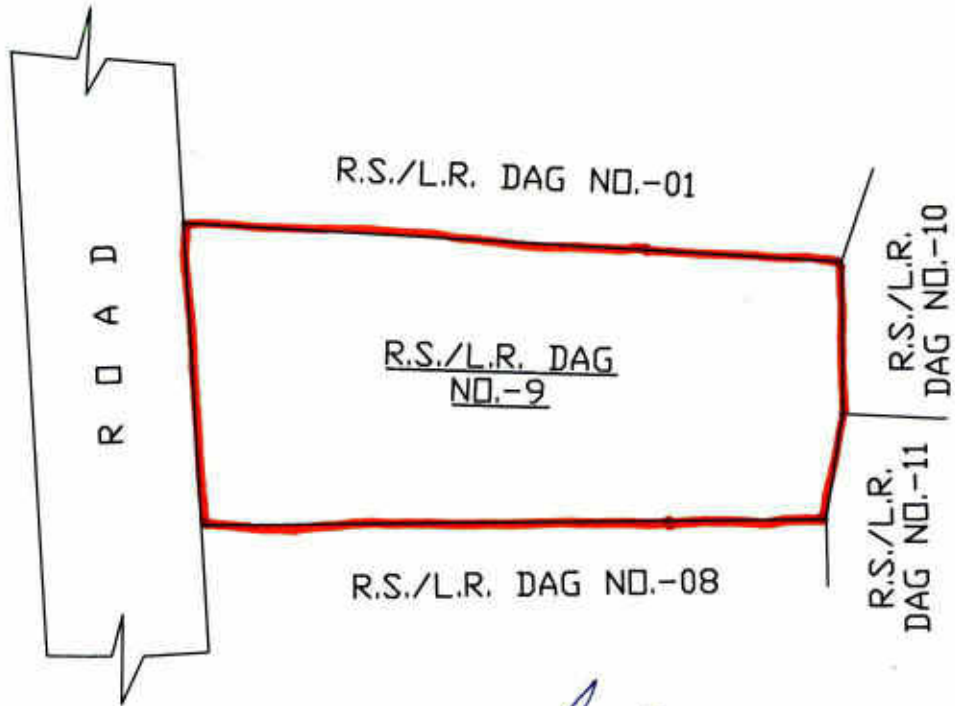
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

18 SEP 2010

Plan

SITE PLAN OF R.S./L.R. DAG NO.- 09 L.R. KHATIAN NO.- 139,
MOUZA -KHASHMALLICK J.L. NO.- 35, P.S.-BARUIPUR, UNDER
HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.09 - 22 DECIMAL



Jayanta Kumar Saha,
As Constituted Attorney of
Basanta Das

Recoup Vinimay Pvt. Ltd.
Anirban Bhattacharya
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.1621 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 22
DECIMAL OF R.S/L.R. DAG NO.- 09.































































SHOWN THUS : 



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

18 SEP 2015

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
 <i>Jayamtee K. Mondol</i>	 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	
 <i>Anubhan Bhattacharya</i>	 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	
	 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	



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Addl. District Sub-Registrar
Baruipur, South 24 Parganas

18 SEP 20



08227

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16110000728851/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Jayanta Kumar Mondal Alias Jayanta Mandal Village Dakshin Baruli, P.O.- Dakshin Gobindapur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India, PIN - 700145	Attorney of Seller [Basanta Das]			Jayanta Kumar Mondal 18.09.15
2	Anirban Bhattacharya 99A, Park Street, P.O.- Park Street, P.S.- Park Street, Kolkata, District- Kolkata, West Bengal, India, PIN- 700016	Represent ative of 'Buyer' [Recoup Vinimay Private Limited]			Anirban Bhattacharya 18.09.15
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Indrajit Mondal Son of Shyama Mondal Dakshin Baruli Mondal Para, P.O.- Dakshin Gobindapur, P.S.- Sonarpur, District-South 24- Parganas, West Bengal, India, PIN - 700145	Jayanta Kumar Mondal, Anirban Bhattacharya		Indrajit Mondal 18-09-15	

(Debjayoti
Bandyopadhyay)



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Addl. District Sub-Registrar
Baruipur, South 24 Parganas

18 SEP 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Anirban Bhattacharya 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Basanta Das Son of Late Pashupati Das Baikunthapur, P.O:- Dakshin Gobindapur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Individual; Represented by his constituted attorney as given below:-
1(1)	Jayanta Kumar Mondal (Alias Name: Jayanta Mandal) Son of Krishna Pada Mondal Village Dakshin Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALDPM644L.; Status : Attorney; Date of Execution : 18/09/2015; Date of Admission : 18/09/2015; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Recoup Vinimay Private Limited Ground Floor, 91A/1, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAFCR4143K,; Status : Organization; Represented by representative as given below:-
1(1)	Anirban Bhattacharya 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AOLPB2357J,; Status : Representative; Date of Execution : 18/09/2015; Date of Admission : 18/09/2015; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Indrajit Mondal Son of Shyama Mondal Dakshin Baruli Mondal Para, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Jayanta Kumar Mondal, Anirban Bhattacharya	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Khash Mallikpur	RS Plot No:- 9 , RS Khatian No:- 139	0.1621 Dec	74,036/-	74,036/-	Proposed Use: Bastu, ROR: Shali, Property is on Road Adjacent to Metal Road.

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Shuvadip Chakraborty

Details of the applicant who has submitted the requisition form

Applicant's Name	Shuvadip Chakraborty
Address	7C, K.S. ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.D.S.R. BARUIPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161108227 / 2015

Query No/Year	16110000728851/2015	Serial no/Year	1611008848 / 2015
Deed No/Year	I - 161108227 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Anirban Bhattacharya	Presented At	Private Residence
Date of Execution	18-09-2015	Date of Presentation	18-09-2015

Remarks

On 18/09/2015

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

Presented for registration at 19:00 hrs on : 18/09/2015, at the Private residence by Anirban Bhattacharya ..

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 74,036/-

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

Execution is admitted on 18/09/2015 by

Anirban Bhattacharya Authorized Signatory, Recoup Vinimay Private Limited, Ground Floor, 91A/1, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016
Indetified by Indrajit Mondal, Son of Shyama Mondal, Dakshin Baruli Mondal Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

Executed by Attorney

Execution by

Jayanta Kumar MondalAlias , Jayanta Mandal, Village Dakshin Baruli, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145

as the constituted attorney of

1. Basanta Das, Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145

Indetified by Indrajit Mondal, Son of Shyama Mondal, Dakshin Baruli Mondal Para, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

is admitted by him



(Debajyoti Bandyopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 06/10/2015

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 828/- (A(1) = Rs 814/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 828/-

Description of Draft

1. Rs 828/- is paid, by the Draft(8554) No: 348612000428, Date: 22/09/2015, Bank: STATE BANK OF INDIA (SBI), BARUIPUR.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,722/- and Stamp Duty paid by Draft Rs 3,722/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60713, Purchased on 20/03/2015, Vendor named M Ghosh.

Description of Draft

1. Rs 3,722/- is paid, by the Draft(8554) No: 348611000428, Date: 22/09/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Debajyoti Bandyopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2015, Page from 81250 to 81268

being No 161108227 for the year 2015.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2015.11.02 18:05:38 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 02/11/2015 18:05:37

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

West Bengal.

(This document is digitally signed.)
