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Saha & Ray

भारतीय गैर न्यायिक



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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

District Sub-Registrar
Kolkata, South 24 Parganas
C 8 AUG 2012

Handwritten notes:
03/08/12

CONVEYANCE

1. Date: 1st August 2012

2. Place: Kolkata

3. Parties:

3.1 **Biva Das Bagani**, wife of Late Lakshman Das Bagani, residing at Village Rajpur Goutampara, Post Office Rajpur, Police Station Sonarpur, Kolkata-700149, District South 24 Parganas

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Handwritten signature: D Dey

Handwritten signature: Anshu

Dipankar Ch. Jey



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G/210

Sd/-
 Address
27 JUL 2012
 Value


SAMA P. RAY
 Advocate
 34/1, 3rd Floor, Kalinga Chambers
 7C, Kiran Shankar Roy Road
 Kolkata - 700001.

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

BROAD TIE UP PRIVATE LIMITED

RECOUP TRACOM PRIVATE LIMITED

Dipankar Ch. Jey

Authorized Signatory



VC I V
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MAJESTIC CONCLAVE PVT. LTD.



Authorized Signatory



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সম্মিলিত সনাক্তকরণ



VC I V
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সম্মিলিত সনাক্তকরণ

Addl. District Sub-Registrar
 Bauripur, South 24 Parganas

01-08-2012

- 3.2 **Gopal Das Bagani**, son of Late Lakshman Das Bagani, residing at Village Rajpur Goutampara, Post Office Rajpur, Police Station Sonarpur, Kolkata-700149, District South 24 Parganas
- 3.3 **Manju Ghosh**, wife of Dayal Bandhu Ghosh, residing at M. N. Roy Road, Post Office Harinabhi, Police Station Sonarpur, Kolkata-700148, District South 24 Parganas
- 3.4 **Anju Ghosh**, wife of Madhusudan Ghosh, residing at M. N. Roy Road, Post Office Harinabhi, Police Station Sonarpur, Kolkata-700148, District South 24 Parganas
- 3.5 **Anita Chawley**, wife of Sailen Chawley, residing at N. V. Lane, Mallikapur, Harisava, Police Station Rajpur, Kolkata-700149, District South 24 Parganas
- 3.6 **Shukla Bari**, wife of Kanai Lal Bari, residing at Village Daighara, East Singhbhum, Post Office Ghatsila, Police Station Ghatsila, Jharkhand-832303

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

And

- 3.1 **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, Dipankar Chandra Dey, son of Dulal Chandra Dey, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.2 **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, Dipankar Chandra Dey, son of Dulal Chandra Dey, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.3 **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, Dipankar Chandra Dey, son of Dulal Chandra Dey, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.4 **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, Dipankar Chandra Dey, son of Dulal Chandra Dey, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.5 **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, Dipankar Chandra Dey, son of Dulal Chandra Dey, 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

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অনি ভাড়া দে

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স্বামী মোদ

V C II
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ভালুয়া বাড়ি



Darul Baldu Chatter
510 1st Karkick Chatter
Pottul-Harinarvi m. n. roy
Road vol-148
Business.

Addl. District Sub-Registrar
Bourpud South 24 Parganas

01 AUG 2012

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).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *danga* (highland) measuring 24 (twenty four) decimal [equivalent to 14.5455 (fourteen point five four five five) *cottah*], more or less, out of 112 (one hundred and twelve) decimal, being a portion of R.S./L.R. *Dag* No. 96, recorded in L.R. *Khatian* No. 1268, *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. 96 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 Larger Property:** Lalit Mohan Das Bagani was the recorded owner of *danga* (highland) land measuring 48 (forty eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 96, recorded in L.R. *Khatian* No. 1268, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Larger Property**), free from all encumbrances. The Said Property is a portion of the Larger Property and subject matter of this conveyance. [It is clarified that if antecedent documents are relied upon, the measurement of the Larger Property would appear to be 56 (fifty six) decimal and if the share of Lalit Mohan Das Bagani as recorded in R.S./L.R. *Dag* No.96 is relied upon, then the measurement of the Larger Property would appear to be 40 (forty) decimal, computation tabulation error. However, for the purpose of this Conveyance, the expression Larger Property shall mean every one and all of the said measurements, indicating thereby that the Larger Property is the entirety of the right, title and interest of Lalit Mohan Das Bagani in L.R. *Dag* No.96, whatever be the measurement. Consequently, notwithstanding anything contained in this Conveyance, the Said Property as defined in this Conveyance shall mean 50% (fifty percent) share and/or interest of Lalit Mohan Das Bagani in the said entirety of his right, title and interest in L.R. *Dag* No.96].

- 5.1.2 **Demise of Lalit Mohan Das Bagani:** On or about 13th August, 1968, Lalit Mohan Das Bagani, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving, his only son, Lakshman Das Bagani and only daughter, Bimala Das, as his only legal heir and heiress, who jointly and in equal

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A.H. District Sub-Registrar
Bauripur, South Parganas

01 AUG 2012

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).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *danga* (highland) measuring 24 (twenty four) decimal [equivalent to 14.5455 (fourteen point five four five five) *cottah*], more or less, out of 112 (one hundred and twelve) decimal, being a portion of R.S./L.R. *Dag* No. 96, recorded in L.R. *Khatian* No. 1268, *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. 96 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.

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- 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 Larger Property:** Lalit Mohan Das Bagani was the recorded owner of *danga* (highland) land measuring 48 (forty eight) decimal, more or less, comprised in R.S./L.R. *Dag* No. 96, recorded in L.R. *Khatian* No. 1268, *Mouza* Hariharpur, J.L. No. 11, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Larger Property**), free from all encumbrances. The Said Property is a portion of the Larger Property and subject matter of this conveyance. [It is clarified that if antecedent documents are relied upon, the measurement of the Larger Property would appear to be 56 (fifty six) decimal and if the share of Lalit Mohan Das Bagani as recorded in R.S./L.R. *Dag* No.96 is relied upon, then the measurement of the Larger Property would appear to be 40 (forty) decimal, computation tabulation error. However, for the purpose of this Conveyance, the expression Larger Property shall mean everyone and all of the said measurements, indicating thereby that the Larger Property is the entirety of the right, title and interest of Lalit Mohan Das Bagani in L.R. *Dag* No.96, whatever be the measurement. Consequently, notwithstanding anything contained in this Conveyance, the Said Property as defined in this Conveyance shall mean 50% (fifty percent) share and/or interest of Lalit Mohan Das Bagani in the said entirety of his right, title and interest in L.R. *Dag* No.96].
- 5.1.2 **Demise of Lalit Mohan Das Bagani:** On or about 13th August, 1968, Lalit Mohan Das Bagani, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving, his only son, Lakshman Das Bagani and only daughter, Bimala Das, as his only legal heir and heiress, who jointly and in equal

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Addl. District Sub-Registrar
Burdipur, South 24 Parganas

01 AUG 2012

share inherited the right, title and interest of Late Lalit Mohan Das Bagani in the Larger Property. Thus, Lakshman Das Bagani became the absolute owner of the Said Property out of the Larger Property.

- 5.1.3 **Demise of Lakshman Das Bagani:** On or about 16th July, 1995, Lakshman Das Bagani, a Hindu, died *intestate* leaving behind him surviving his wife, Bibha Das Bagani (Vendor No. 3.1 herein above), his only son, Gopal Das Bagani (Vendor No. 3.2 herein above) and 4 (four) daughters, namely, Manju Ghosh (Vendor No. 3.3 herein above), Anju Ghosh (Vendor No. 3.4 herein above), Anita Chaula (Vendor No. 3.5 herein above) and Sukla Barick (Vendor No. 3.6 herein above), as his only legal heir and heiresses, who jointly and in equal shares inherited the right, title and interest of Late Lakshman Das Bagani in the Said Property.
- 5.1.4 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the undisputed and absolute owners 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 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 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 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

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A. H. District Sub-Registrar
Raipur, South 24 Parganas

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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, 2nd Floor, 10A, Hospital Street, Police Station Bowbazar, Kolkata-700072 [**PAN AAFCP1441G**] has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pushpadant Infrastructure Limited hereby surrenders/releases such claims in favour of the Purchasers.

7. Transfer

7.1 **Hereby Made:** The 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, land classified as *danga* (highland) measuring 24 (twenty four) decimal [equivalent to 14.5455 (fourteen point five four five five) *cottah*], more or less, out of 112 (one hundred and twelve) decimal, being a portion of R.S./L.R. *Dag* No. 96, recorded in L.R. *Khatian* No. 1268, *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. 96 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.31,00,000/- (Rupees thirty one lac) 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:

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Addl. District Sub-Registrar
Baranipur, South 24 Parganas

01 AUG 2012

- 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, *bargodars* 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.
- 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

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Addl. District Sub-Registrar
Barruipur, South 24 Parganas

01 AUG 2012

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 Purchasers' 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 covenants 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)**

Land classified as *danga* (highland) measuring 24 (twenty four) decimal [equivalent to 14.5455 (fourteen point five four five five) *cottah*], more or less, out of 112 (one hundred and twelve) decimal, being a portion of R.S./L.R. *Dag* No. 96, recorded in L.R. *Khatian* No. 1268, *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. 96 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. 91
- On the East** : By R.S./L.R. *Dag* Nos. 40, 95 and 39
- On the South** : By R.S./L.R. *Dag* No. 96/976
- On the West** : By R.S./L.R. *Dag* Nos. 21 and 12

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>	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
Hariharpur	96	1268	112	24.00	Lalit Mohan Das Bagani
			Total	24.00	

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[Signature]



Addl. District Sub-Registrar
Baripada, South 2 Parganas

01 AUG 2012

9. Execution and Delivery

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

বিভা দাস বাগনী

[Bibha Das Bagani]

গোপাল দাস বাগনী

[Gopal Das Bagani]

মঞ্জু ঘোষ

[Manju Ghosh]

অঞ্জু ঘোষ

[Anju Ghosh]

অনিতা চৌধুরী

[Anita Chaula]

সুকলা বরিক

[Sukla Barik]

[Vendors]

Dipankar Ch. Dey

[Broad Tie Up Private Limited]

Dipankar Ch. Dey

[Recoup Tracom Private Limited]

Dipankar Ch. Dey

[Browse Tie Up Private Limited]

Dipankar Ch. Dey

[Browse Merchants Private Limited]

Dipankar Ch. Dey

[Recoup Vinimay Private Limited]

Ashutosh Kumar Verma

[Majestic Conclave Private Limited]

[Authorized Signatory]

[Purchasers]

Witnesses:

Signature:

Jahar Dolui

Signature:

Bapi Mondal

Name:

Jahar Dolui

Name: Bapi Mondal

Father's Name:

Kanai Dolui

Father's Name: Krishna Pada Mondal

Address:

Khas Mallick.

Address: Village Baruli, Post Office Dakshin Gobindapur, Police Station Sonarpur Kolkata-700144

P.S. Barcuipur 24 Parganas 1st

read over and explained the contents of this document in vernacular by me personally to the Vendor, who, after understanding the meaning and purport of how, contents/hereof, I have signed in my presence.

Deyel Bandyopadhyay



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

01 AUG 2012

Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of **Rs.31,00,000/- (Rupees thirty one 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. 001608	1/8/12	Axis Bank	4,00,000/-
By Pay Order vide No. 001609	1/8/12	Axis Bank	4,00,000/-
By Pay Order vide No. 001610	1/8/12	Axis Bank	4,00,000/-
By Pay Order vide No. 001611	1/8/12	Axis Bank	8,00,000/-
By Pay Order vide No. 001612	1/8/12	Axis Bank	7,00,000/-
By Pay Order vide No. 001613	1/8/12	Axis Bank	4,00,000/-

ବିଭା ଦାସ ବାଗନୀ

[Bibha Das Bagani]

ଗୋପାଳ ଦାସ ବାଗନୀ

[Gopal Das Bagani]

ମଞ୍ଜୁ ଘୋଷ

[Manju Ghosh]

ଅଞ୍ଜୁ ଘୋଷ

[Anju Ghosh]

ଅନିତା ଚାୱାଲେ

[Anita Chaula]

ସୁକ୍ଳା ବାରିକ

[Sukla Barik]

[Vendors]

Witnesses:

Signature Jahar Dolui

Name: Jahar Dolui

Signature Bapi Mondal
















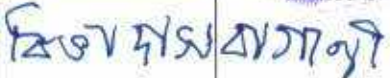




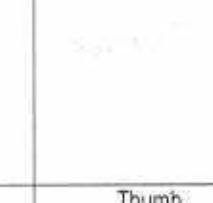
Name: Bapi Mondal



Addl. District Sub-Registrar
Barur, South 24 Parganas

01 AUG 2012

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb	
						 Thumb
	 Dipankar Ch Dey	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb
	 Ashutosh Kumar Arshakar	 Little	 Ring	 Middle (Left Hand)	 Fore	 Thumb



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

01 AUG 2012

SPECIMEN FORM TEN FINGER PRINTS

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



ଅମିତା

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



ମୁକ୍ତେଶ୍ୱର ମହାପାତ୍ର

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



ଅମୃତା ଦେବୀ














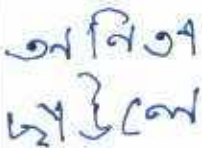











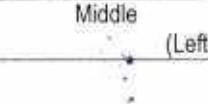

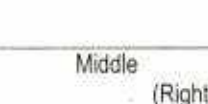




Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Addl. District Sub-Registrar
Burdwan, South 24 Parganas

01 AUG 2012

SPECIMEN FORM TEN FINGER PRINTS

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



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

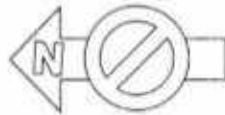
01 AUG 2012

SITE PLAN

SHOWING THE POSITION AT MOUZA - HARIHARPUR, J.L. NO. 11, HARIHARPUR GRAMPANCHAYAT, UNDER P.S. - BARUIPUR, DIST. - SOUTH 24 PARGANAS.

SCALE - 1" INCH = 40' FT.

DAG NO.	LAND AREA	PURCHASE AREA.
96	1-12 DEC.	24 DEC.

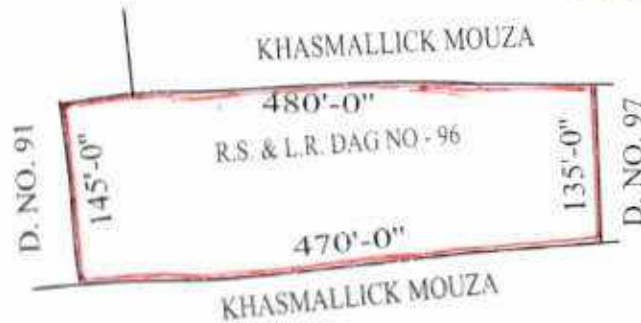


MAJESTIC CONCLAVE PVT. LTD.

Arjun Kumar Mishra
Authorised Signatory

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

BROWSE TIE UP PRIVATE LIMITED
Dipankar Ch. Dey
Authorised Signatory



ভক্ত রায়

চিলাঙ্গলগামনী

সেখান/দাস/গামনী
VENDOR SIGNATURE

অনিলাচন্দ্র

সমুদ্র বোম্ব

অক্ষয় বোস

Trace by
Azad Mondal
SURVEYER

AZAD MONDAL
Khodai Bazar, P.O. & P.S. - Baruiapur
Kolkata-700144
Regd. No.-03/2001

PURCHASER SIGNATURE



Addl. District Sub-Registrar
Bauripur, South 24 Parganas

01 AUG 2012



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

Endorsement For Deed Number : I - 08328 of 2012
(Serial No. 09104 of 2012)

On

Payment of Fees:

On 01/08/2012

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

Presented for registration at 18.21 hrs on :01/08/2012, at the Private residence by Dipankar Chandra Dey , one of the Claimants.

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

Execution is admitted on 01/08/2012 by

1. Biva Das Bagani, wife of Lt. Lakshman Das Bagani , Village:Rajpur Goutampara, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
2. Gopal Das Bagani, son of Lt. Lakshman Das Bagani , Village:Rajpur Goutampara, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Manju Ghosh, wife of Dayal Bandhu Ghosh , M N Ray Road, Thana:-Sonarpur, P.O. :-Harinavi ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
4. Anju Ghosh, wife of Madhusudan Ghosh , M N Ray Road, Thana:-Sonarpur, P.O. :-Harinavi ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
5. Anita Chawley, wife of Sailen Chawley , N V Lane Mallickpur, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
6. Shukla Bari, wife of Kanai Lal Bari , Daighara East Singhbhum, P.O. :- ,JHARKHAND, India, Pin :-832303, By Caste Hindu, By Profession : House wife
7. Dipankar Chandra Dey
Authorized Signatory, Broad Tie Up Pvt. Ltd., 99 A Park Street, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .

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

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

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

Authorized Signatory, Recoup Vinimay Pvt. Ltd., 99 A Park Street, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, .
By Profession : Business

(Pagchali Munshi)

ADDITIONAL DISTRICT SUB-REGISTRAR

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 - 08328 of 2012

(Serial No. 09104 of 2012)

8. 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 Dayal Bandhu Ghosh, son of Lt. Kartick Ch Ghosh, M N Ray Road, Thana:-Sonarpur,
P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession:
Business.

(Panchali Munshi)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/08/2012

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 08/08/2012

Amount by Draft

Rs. 64005/- is paid , by the draft number 036024, Draft Date 06/08/2012, Bank Name State Bank of
India, DALHOUSIE SQUARE, received on 08/08/2012

(Under Article : A(1) = 63998/- ,E = 7/- on 08/08/2012)

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.-58,18,176/-

Certified that the required stamp duty of this document is Rs.- 349101 /- and the Stamp duty paid as:
Impresive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 349101/- is paid, by the draft number 036022, Draft Date 06/08/2012, Bank
Name State Bank of India, DALHOUSIE SQUARE, received on 08/08/2012

(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 26
Page from 997 to 1015
being No 08328 for the year 2012.



(Panchali Munshi) 10-August-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BARUIPUR
West Bengal