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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Me-2821/15

91AA. 049260

240 1120760/11
Mr. 525704

Certified that the Document is admitted to Registration. The Signature Sheet and the endowment sheets attached to this document are the part of this Document.

28 DEC 2015

[Signature]
Additional Registrar
of Assurances-I, Kolkata

CONVEYANCE

1. Date: 22nd December 2015
2. Place: Kolkata
3. Parties:

3-mondal. Jondal

3-mondal. Jondal

201201
2011006
3501-

33542

SAHA & RAY

Advocates
Hearings Chambers

3A/1, 3rd Floor, Hoag
7C, Kiran Street
Kolkata - 700001

NAME.....
ADD.....
RS.....

- 4 JUN 2015

SORANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
S & S: R. S. Roy

Indra Nath Ghosh.

- 4 JUN 2016
- 4 JUN 2015



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ADDITIONAL RECEIPT FOR
OF ASSURANCES - KATA
22 DEC 2015

- 3.1 **Amit Das**, son of Late Prahlad Das *alias* Prohlyad Das, by faith Hindu, by occupation Business, nationality Indian, residing at Dashani Para, Baikunthapur, Post Office Dakshin Gobindapur, Kolkata-700145, Police Station Baruipur, District South 24 Parganas
- 3.2 **Asit Das**, son of Late Prahlad Das *alias* Prohlyad Das, by faith Hindu, by occupation Business, nationality Indian, residing at Dashani Para, Baikunthapur, Post Office Dakshin Gobindapur, Kolkata-700145, Police Station Baruipur, District South 24 Parganas
- 3.3 **Subrata Das**, son of Late Prahlad Das *alias* Prohlyad Das, by faith Hindu, by occupation Business, nationality Indian, residing at Dashani Para, Baikunthapur, Post Office Dakshin Gobindapur, Kolkata-700145, Police Station Baruipur, District South 24 Parganas
- 3.4 **Mira Das**, wife of Dilip Das and daughter of Late Prahlad Das *alias* Prohlyad Das, by faith Hindu, by occupation Housewife, nationality Indian, residing at Ramkrishnapur, Post Office Jaynagar, PIN-743372, Police Station Jaynagar, District South 24 Parganas
- 3.5 **Madhabi Mondal nee Das**, wife of Panchu Mondal *alias* Panchugopal Mondal and daughter of Late Prahlad Das *alias* Prohlyad Das, by faith Hindu, by occupation Housewife, nationality Indian, residing at Shreepur, Post Office Baharu, PIN-743372, Police Station Jaynagar, District South 24 Parganas

all are represented by their constituted attorney, **Indrajit Mondal alias Indrajit Mandal**, son of Shyama Pada Mondal *alias* Shyama Mandal, by faith Hindu, by occupation Business, nationality Indian, residing at Dakshin Baruli, Mondal Para, Post Office Dakshin Gobindapur, Police Station Sonarpur, Kolkata-700145, District South 24 Parganas [PAN CFJPM2550M]

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

And

- 3.6 **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, **Indranath Ghosh**, son of Bijoy Ghosh, by faith Hindu, by occupation Service, nationality Indian, of 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [PAN ATIPG5111F] (**Purchaser**, includes successors-in-interest).

Vendors 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 1.3095 (one point three zero nine five) decimal [equivalent to (1) 0.7922 (zero point seven nine two two) *cottah* and (2) 52.9929 (fifty two point nine nine two 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. 274, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur,

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22 DEC 2012

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 R.S./L.R. *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 Vendors 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 Vendors have made the following representations and given the following warranties to the Purchaser regarding title:

5.1.1 **Ownership of Mother Property:** Narayan Chandra Das was the sole, recorded and absolute owner of land measuring 11 (eleven) decimal, 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. 274, *Mouza* Khas Mallick, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas (**Mother Property**), free from all encumbrances.

5.1.2 **Demise of Narayan Chandra Das:** Narayan Chandra Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his 6 (six) sons, namely, (1) Santosh Das (2) Amal Das *alias* Amal Kumar Das (3) Kalipada Das (4) Sanyashi Das (5) Parikshit Das and (6) Prahlad Das *alias* Prohlyad Das and his only daughter, Mayarani Das, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Narayan Chandra Das in the Mother Property, free from all encumbrances.

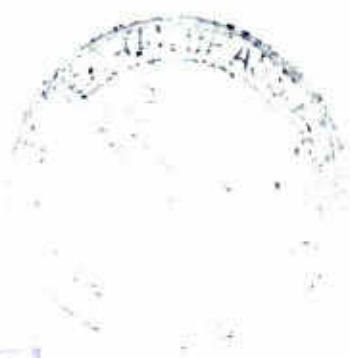
5.1.3 **Demise of Sanyashi Das:** Sanyashi Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his wife, Tara Sundari Das, as his only legal heiress, who solely inherited the right, title and interest of Late Sanyashi Das in the Mother Property, free from all encumbrances.

5.1.4 **Demise of Tara Sundari Das:** Tara Sundari Das, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* issueless leaving behind her surviving her 5 (five) brother in laws, namely, (1) Santosh Das (2) Amal Das *alias* Amal Kumar Das (3) Kalipada Das (4) Parikshit Das and (5) Prahlad Das *alias* Prohlyad Das and her only sister in law, Mayarani Das, as her only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Sundari Das in the Mother Property, free from all encumbrances.

5.1.5 **Ownership of Santosh & Ors.:** In the above mentioned circumstances (1) Santosh Das (2) Amal Das *alias* Amal Kumar Das (3) Kalipada Das (4) Parikshit Das (5) Prahlad Das *alias* Prohlyad Das and (6) Mayarani Das, became the joint and absolute owners of the Mother Property, each having 1/6th share therein, free from all encumbrances.

5.1.6 **Demise of Prahlad Das *alias* Prohlyad Das:** Prahlad Das *alias* Prohlyad Das a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his 5 (five) sons, namely, (1) Amit Das (Vendor No. 3.1 herein) (2) Asit Das (Vendor No. 3.2 herein) (3) Niranjana Das (4) Subir Das and (5) Subrata Das (Vendor No. 3.3 herein) and his 2 (two) daughters, namely, (1) Mira Das (Vendor No.

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- 3.4 herein) and (2) Madhabi Mondal *nee* Das (Vendor No. 3.5 herein), as his only legal heirs and heiresses who jointly and in equal share inherited the right, title and interest of Late Prahlad Das *alias* Prohlyad Das in the Mother Property, free from all encumbrances.
- 5.1.7 **Ownership of Said Property:** In the abovementioned circumstances the Vendors became the joint and absolute owners of the Said Property out of the Mother Property, free from all encumbrances.
- 5.1.8 **Absolute Ownership of Vendors:** In the abovementioned circumstances the Vendors have become the joint and absolute owners of the Said Property, free from all encumbrances.
- 5.1.9 **Grant of Said POA:** By a Power of Attorney in Bengali language (*Aamoktamama*) dated 13th October, 2015, registered in the Office of the Additional District Sub-Registrar, Baruipur, South 24 Parganas, in Book No. IV, Volume No. 1611-2015, at Pages 5609 to 5631, being Deed No. 161100976 for the year 2015 (**Said POA**), the Vendors jointly appointed Indrajit Mondal *alias* Indrajit Mandal as their constituted attorney to sell the Said Property out of the Mother Property and the Said POA is still valid and subsisting and has not been revoked or rescinded by the Vendors.
- 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 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 Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.



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- 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*, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the 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.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser 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 *sali* (agricultural) measuring 1.3095 (one point three zero nine five) decimal [equivalent to (1) 0.7922 (zero point seven nine two two) *cottah* and (2) 52.9929 (fifty two point nine nine two 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. 274, *Mouza Khas Mallick*, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas and the said R.S./L.R. *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 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.4,00,000/- (Rupees four lac) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.



Handwritten signature or initials, possibly 'PV', written in black ink over the stamp.

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- 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 Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors 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 Vendors, the Vendors 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 Vendors hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are 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 Vendors hereby expressly (a) consent 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) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize 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 Vendors undertake to cooperate with the Purchaser in all respect 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 Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its 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.

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Schedule
(Said Property)

Land classified as *sali* (agricultural) measuring 1.3095 (one point three zero nine five) decimal [equivalent to (1) 0.7922 (zero point seven nine two two) *cottah* and (2) 52.9929 (fifty two point nine nine two 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. 274, *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 the said R.S./L.R. *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 Road

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.

The details of the Said Property are tabulated below:

Mouza	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Area of Dag (Decimal)	Total Area Sold (Decimal)	Name of Recorded Owner
Khas Mallick	9	274	<i>Sali</i>	22	1.3095	Narayan Chandra Das

S. Mondal.



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22 DEC 2013

9. Execution and Delivery

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

Indrajit Mondal.

(Indrajit Mondal *alias* Indrajit Mandal
as constituted attorney of
Amit Das, Asit Das, Subrata Das, Mira Das
and Madhabi Mondal *nee* Das)
(Vendors)

Recoup Vinimay Pvt. Ltd.

Indranath Chakraborty.
Director / Authorised Signatory

(Purchaser)

Drafted by

JAUTUSH CHAUDHURI
Advocate
High Court, Calcutta
F-68/238/2001

Witnesses:

Signature: Jayantra Kumar Mondal. Signature: Prityoj Krishna Das.

Name: Jayantra K. Mondal. Name: BIJOY KRISHNA DAS

Father's Name: Krishna Palakanda Father's Name: Late Badal ch. Das.

Address: Vill - Baruni P.O. - Gobindpur Address: vill - South Kalyanpur,
Pur P.S. - Sonar pur Cal-145 P.O + P.S. - Baruni pur, Kol-144.



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22 DEC 2012

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 4,00,000/-** (**Rupees four 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:

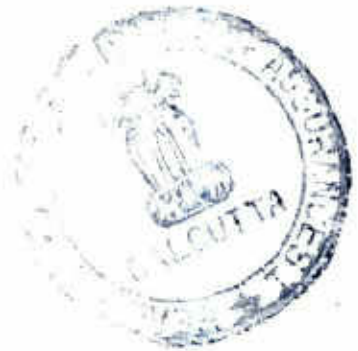
Mode	Date	Bank	Amount (in Rs.)
Demand Draft No. 000218	21.12.2015	Axis Bank Limited, Park Street Branch	4,00,000/-

Indrajit Mondal.

(**Indrajit Mondal alias Indrajit Mandal**
as constituted attorney of
Amit Das, Asit Das, Subrata Das, Mira Das
and **Madhabi Mondal nee Das**)
(**Vendors**)

Witnesses:

Signature *Jayanta Kumar Das.* Signature *Bijoy Krishna Das.*
Name: *Jayanta Kumar Das* Name: *BIJOY KRISHNA DAS*

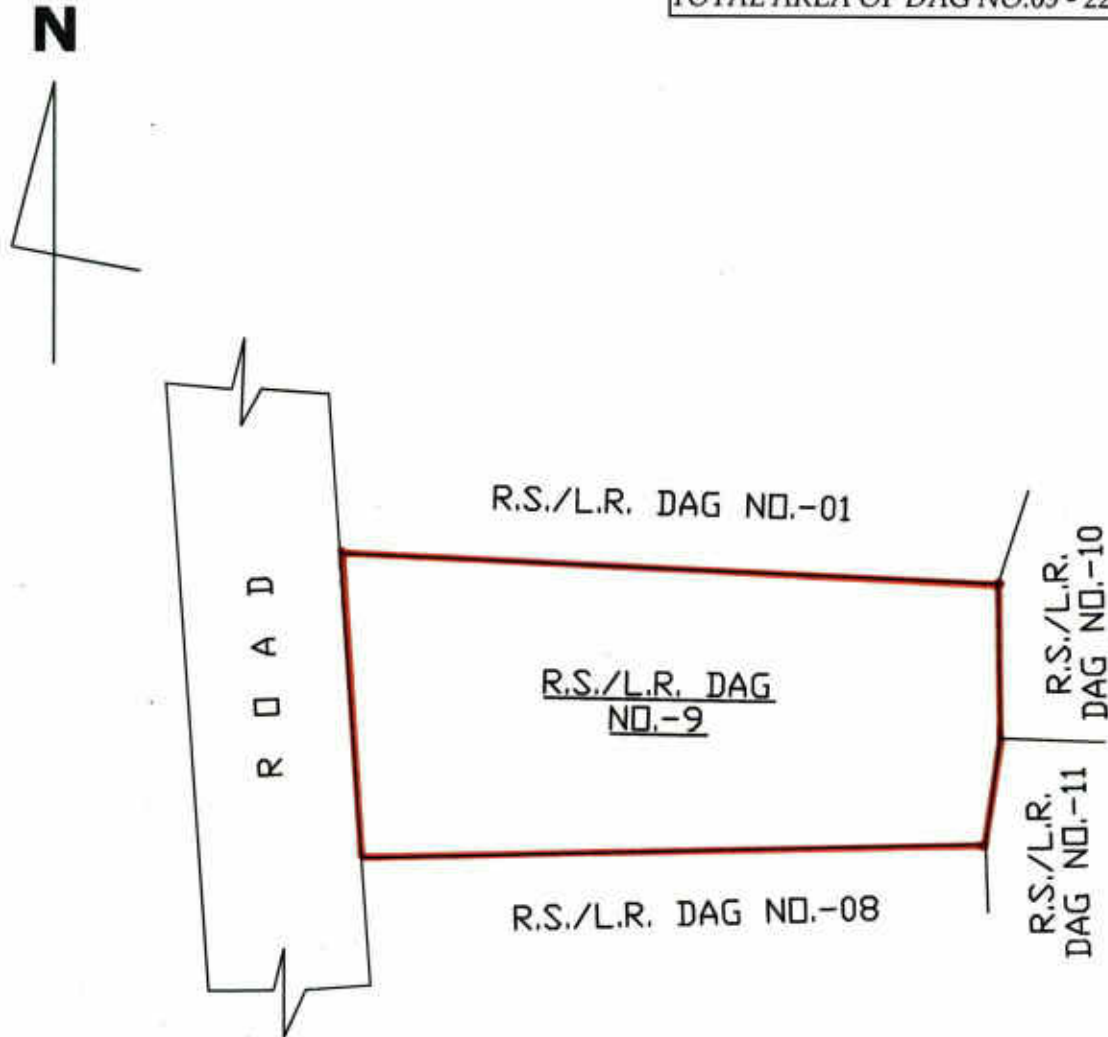


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22 DEC 2019

SITE PLAN OF R.S./L.R. DAG NO.- 09 L.R. KHATIAN NO.- 274,
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



Sindrajit Mondal.
(As Constituted Attorney of Anvit Das, Asit Das,
Subrata Das, Mista Das and Madhabi Mondal nec Das)

Recoup Vinimay Pvt. Ltd.
Indranath Ghosh.
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.3095 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 22
DECIMAL OF R.S/L.R. DAG NO.- 09.

SHOWN THUS :



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SECRETARY
OFFICE OF THE SECRETARY, KOLKATA
22 DEC 2012

ভারতের নির্বাচন কমিশন
 Election Commission of India
 IDENTITY CARD
 KCT0676445



নির্বাচকের নাম : ইন্দ্রজিত মন্ডল

Elector's Name : Indrajit Mandal

পিতার নাম : শ্যামা মন্ডল

Father's Name : Shyama Mandal

লিঙ্গ / Sex : পু / M

জন্ম তারিখ / Date of Birth : XX/XX/1972

Indrajit Mandal

Indrajit Mandal

22-12-2015

KCT0676445

ঠিকানা:
 পশ্চিম বঙ্গের ইন্দ্রনগর পোস্ট পশ্চিম মেদিনীপুর
 জেলায় মেদিনীপুর পঞ্চায়েতের 24 ব্লক 700145

Address:
 Dakshin Baruli Mondalpara Post
 Dakshin Gobindapur Langalbertya
 Sonarpur South 24 Parganas 700145

Date: 22/07/2007
 110-বিস্তারিত ফর্ম (জারিনী খাতি) নির্বাচন কেন্দ্র
 নির্বাচন নিয়ন্ত্রণ আধিকারিকের স্বাক্ষরে অনুমোদিত
 Facsimile Signature of the Electoral
 Registration Officer for
 110-Bisnupur East (SQ) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানাতে গেলে নির্বাচন
 ডায়েরীতে এই নম্বরের নতুন মালিক নির্ধারণের আবেদন
 করা নির্দেশিত হবে এই পরিবর্তনের সবচেয়ে উপায় হল
 In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

5/11/15



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ILJ1661347



নির্বাচকের নাম : ইন্দ্র নাথ ঘোষ
Elector's Name : Indra Nath Ghosh
পিতার নাম : বিজয় ঘোষ
Father's Name : Bijoy Ghosh
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : 20/01/1961

ILJ1661347

ঠিকানা:
৮৬/৩, চরকডাঙ্গা রোড (কবি সুকান্ত সরানী),
কলকাতা মিউনিসিপ্যাল কর্পোরেশন, বেলিঘাটা,
কলকাতা-৭০০০৪৫

Address:
86/3, CHARAKDANGA ROAD (KABI
SUKANTA SARANI), KOLKATA
MUNICIPAL CORPORATION,
BELIAGHATA, KOLKATA-700085

Date: 01/10/2010

164-বেলেঘাটা নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
164-Beleghata Constituency

টিকন পরিবর্তন হলে নতুন ঠিকানা ঘোষণা সিন্ট নম্বর প্রাপ্ত ৩ এবং
সমস্ত নতুন স্বাক্ষর পরিবর্তন পত্রের ক্ষেত্রে সিন্ট নম্বর এই
পরিচয়পত্রের নম্বরটি উল্লেখ করণ
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
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Indra Nath Ghosh
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 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 KCT0676155

নির্বাচকের নাম : জয়ন্ত মন্ডল
 Elector's Name : Jayanta Mandal
 পিতার নাম : কৃষ্ণ মন্ডল
 Father's Name : Krishna Mandal
 লিঙ্গ / Sex : পুং / M
 জন্ম তারিখ : XX / XX / 1972
 Date of Birth :

Jayanta Kumar Mandal
 22.12.15

KCT0676155

ঠিকানা:
 দক্ষিণ বারুলী, মন্ডল পাজা পোস্ট-দক্ষিণ গোবিন্দপুর
 লালমবেড়িয়া সোনাপুর দক্ষিণ 24 পরগণা 700145

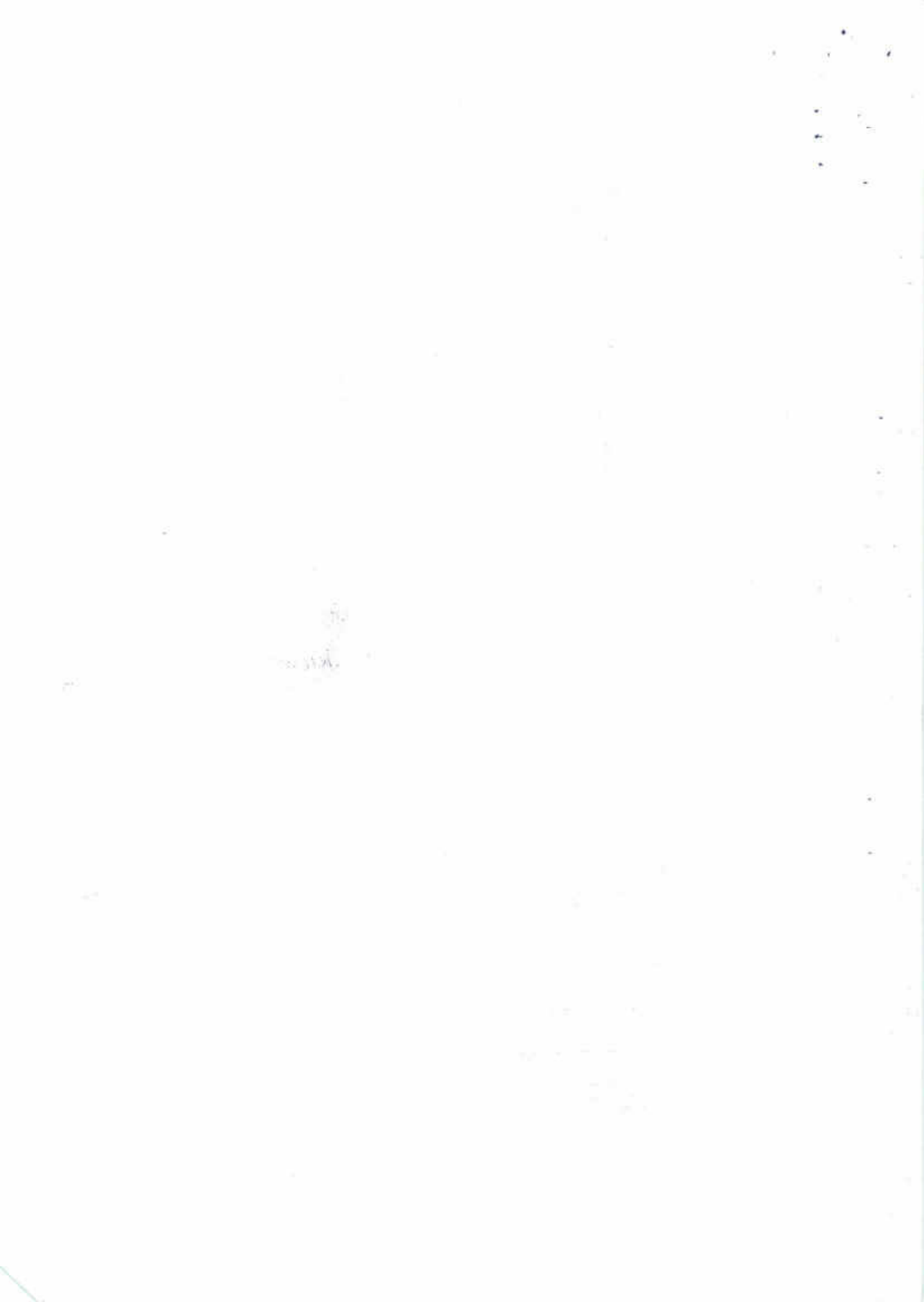
Address:
 Dakshin Baruli, Mondal
 Para P.O.-Dakshin Gobindapur
 Lalgolberiya Sonarpur South 24
 Parganas 700145

Date: 28/07/2007

110-বিশ্বপুর পূর্ব (তপসিনী জাতি) নির্বাচন কেন্দ্রের
 নির্বাচন আধিকারিকের স্বাক্ষরের অনুকৃতি
 Facsimile Signature of the Electoral
 Registration Officer for
 110-Bishnupur East (SC) Constituency

ঠিকানা পরিবর্তন হলে মতুল ঠিকানায় ভোটার লিষ্টে নাম
 তোলা ও একই নামের নতুন সক্রিয় পরিচয়পত্র পাওয়ার
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নথিটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

9875087









Government of West Bengal

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

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010001120760/2015

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


Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Indranath Ghosh 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer [Recoup Vinimay Private Limited]		7775 	Indranath Ghosh 22.12.2015
2.0	Indrajit Mondal Alias Indrajit Mandal Dakshin Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Attorney of Seller [Amit Das]		 9277	Indrajit Mondal 22-12-2015
2.1	Indrajit Mondal Alias Indrajit Mandal Dakshin Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Attorney of Seller [Asit Das]			Indrajit Mondal 22-12-2015
2.2	Indrajit Mondal Alias Indrajit Mandal Dakshin Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Attorney of Seller [Madhabi Mondal]			Indrajit Mondal 22-12-2015

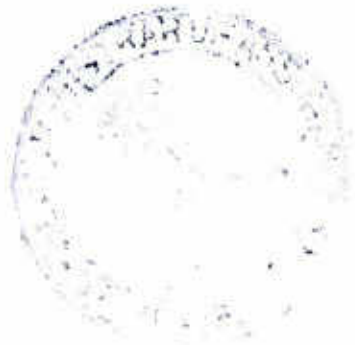


Handwritten signature or initials in blue ink.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 DEC 2012

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2.3	Indrajit Mondal Alias Indrajit Mandal Dakshin Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Attorney of Seller [Mira Das]			Indrajit Mondal. 22-12-2015
2.4	Indrajit Mondal Alias Indrajit Mandal Dakshin Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Attorney of Seller [Subrata Das]			Indrajit Mondal. 22-12-2015
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Jayanta Kumar Mondal (Alias Name: Jayanta Mandal) Son of Krishna Pada Mondal Dakshin Baruli, P.O:- Dakshin Gobindapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700145	Indranath Ghosh, Indrajit Mondal		Jayanta Kumar Mondal. 22/12/15	


 (Sujan Kumar Maity)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. - I
 KOLKATA
 Kolkata, West Bengal



24

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 DEC 2010



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 18 / 104 / 279387

IDENTITY CARD

পরিচয় পত্র



Elector's Name
নির্বাচকের নাম
Father/Mother/
Husband's Name
পিতা/মাতা/স্বামীর নাম
Sex
লিঙ্গ
Age as on 1.1.1995
১.১.১৯৯৫-এ বয়স

Das Amit
দাস অমিত
Prahlad
প্রহলাদ
M
পুং
44
৪৪

Address

Dashani Para, Baikunthapur-38, Baruipur,
South 24 Paragana .

ঠিকানা

দশানী পাড়া, বৈকুন্ঠপুর-৩৮, বারুইপুর,
দা ২৪ পরগণা ।

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অধিকারিক

For 104 - BARUIPUR Assembly Constituency

১০৪ - বারুইপুর বিধানসভা নির্বাচন ক্ষেত্র

Place

ALIPORE

স্থান

আলিপুর

Date

01.09.95

তারিখ

০১.০৯.৯৫



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

পরিচয় পত্র

WB / 18 / 104 / 279084



Elector's Name

নির্বাচকের নাম

Das Asit

দাস অসিত

Father/Mother/
Husband's Name

পিতা/মাতা/স্বামীর নাম

Prahlad

প্রহলাদ

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

48

৪৮

Address

Dashani Para, Baikunthapur-36, Baruiipur,
South 24 Paragana .

ঠিকানা

দশানী পাড়া, বৈকুন্ঠপুর-৩৬, বারুইপুর,
দঃ ২৪ পরগণা ।

Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন অধিকারিক

For 104 - BARUIPUR

Assembly Constituency

১০৪ - বারুইপুর

বিধানসভা নির্বাচন ক্ষেত্র

Place

স্থান

ALIPORE

আলিপুর

Date

তারিখ

01.09.95

০১.০৯.৯৫



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 18 / 104 / 279838

IDENTITY CARD

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Das Subrata

দাস সুব্রত

Father/Mother/
Husband's Name

পিতা/মাতা/স্বামীর নাম

Prahlad

প্রহলাদ

Sex

লিঙ্গ

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পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

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Subrata Das.

Address

Dashani Para, Baikunthapur-36, Baruiপুর,
South 24 Paragana .

ঠিকানা

দশানী পাড়া, বৈকুণ্ঠপুর-৩৬, বারুইপুর,
দঃ ২৪ পরগণা



Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন অধিকারিক

For 104 - BARUIPUR

Assembly Constituency

১০৪ - বারুইপুর

বিধানসভা নির্বাচন ক্ষেত্র

Place ALIPORE

স্থান আলিপুর

Date 01.09.95

তারিখ ০১.০৯.৯৫



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

JTJ2792075



নির্বাচকের নাম : মীরা দাস

Elector's Name : Mira Das

স্বামীর নাম : দিলীপ দাস

Husband's Name : Dilip Das

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ
Date of Birth : XX / XX / 1972

JTJ2792075

ঠিকানা:

কান্দারী, দাস, সানপুল, হালদার, কুরাই পাইক পাড়া শ্রীপুর
জয়নগর বর্ডিন 24 পরগণা 743372

Address:

Kansari, Das, Sanpul, Halder, KuruiPalk
Para Shripur Joynagar South 24
Parganas 743372

Date: 31/07/2007

103-জয়নগর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
103-Joynagar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভেঙা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্দিষ্ট করবে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

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ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 15 / 103 / 294368

পরিচয় পত্র



Elector's Name	Mondal Madhabi
নির্বাচকের নাম	মন্ডল মাধবী
Father/Mother/ Husband's Name	Panchu
পিতা/মাতা/স্বামীর নাম	পাঁচু
Sex	F
লিঙ্গ	স্বামী
Age as on 1.1.1995	44
১.১.১৯৯৫-এ বয়স	৪৪

Address

HalderMondalDasBuriNaiyaPara,Sreepur,
Joynagar,S.24Pgs.

ঠিকানা

হালদারমন্ডলদাসবুড়িনাইয়াপাড়া,শ্রীপুর,
জয়নগর,দক্ষিণ২৪পরগণা









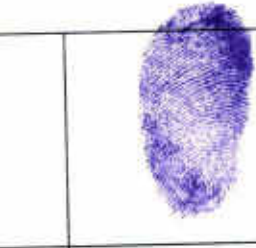




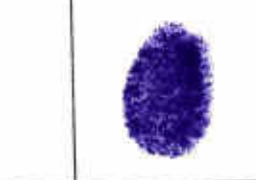





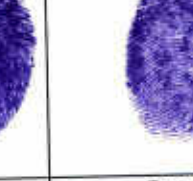
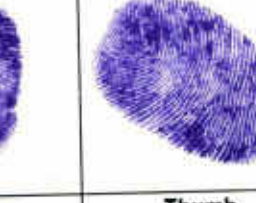


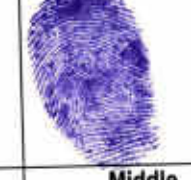



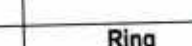






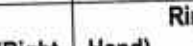

Facsimile Signature
Electoral Registration Officer
নির্বাচকনিবন্ধন অধিকারিক

For 103 -Joynagar Assembly Constituency

১০৩ -জয়নগর
বিধানসভা নির্বাচন ক্ষেত্র

Place	Alipore
স্থান	আলিপুর
Date	17.10.95
তারিখ	১৭.১০.৯৫

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



2
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 DEC 2012

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Indranath Ghosh 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	Amit Das Son of Late Prahlad Das Dashani Para, 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
2	Asit Das Son of Late Prahlad Das Dashani Para, 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
3	Subrata Das Son of Late Prahlad Das Dashani Para, 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
4	Mira Das Wife of Dilip Das Ramkrishnapur, P.O:- Jaynagar, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN - 743372 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual
5	Madhabi Mondal (Alias: Madhabi Das) Wife of Panchu Mondal Shreepur, P.O:- Baharu, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN - 743372 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Represented by their (1-5) constituted attorney as given below:-

Seller Details

SL No.	Name, Address, Photo, Finger print and Signature
1-5 (1)	Indrajit Mondal (Alias Name: Indrajit Mandal) Son of Shyama Pada Mondal 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. CFJPM2550M.; Status : Attorney; Date of Execution : 22/12/2015; Date of Admission : 22/12/2015; Place of Admission of Execution : Pvt. Residence

Buyer Details

SL No.	Name, Address, Photo, Finger print and Signature
1	Recoup Vinimay Private Limited 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)	Indranath Ghosh 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. ATIPG5111F,; Status : Representative; Date of Execution : 22/12/2015; Date of Admission : 22/12/2015; Place of Admission of Execution : Pvt. Residence

B. Identifire Details**Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	Jayanta Kumar Mondal (Alias Name: Jayanta Mandal) Son of Krishna Pada Mondal 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,	Indranath Ghosh, Indrajit Mondal	

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:- 274	1.3095 Dec	4,00,000/-	5,35,704/-	Proposed Use: Bastu, ROR: Shali, Property is on Road Adjacent to Metal Road,

Transfer of Property from Seller to Buyer

Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
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Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Amit Das	Recoup Vinimay Private Limited	0.2619	20
	Asit Das	Recoup Vinimay Private Limited	0.2619	20
	Madhabi Mondal	Recoup Vinimay Private Limited	0.2619	20
	Mira Das	Recoup Vinimay Private Limited	0.2619	20
	Subrata Das	Recoup Vinimay Private Limited	0.2619	20

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Jautush Chaudhuri
Address	7C, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.R.A. - I KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190110134 / 2015

Query No/Year	19010001120760/2015	Serial no/Year	1901009705 / 2015
Deed No/Year	I - 190110134 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Indranath Ghosh	Presented At	Private Residence
Date of Execution	22-12-2015	Date of Presentation	22-12-2015

Remarks

On 22/12/2015

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

Presented for registration at 15:05 hrs on : 22/12/2015, at the Private residence by Indranath Ghosh .

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 5,35,704/-

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

Execution is admitted on 22/12/2015 by

Indranath Ghosh Authorized Signatory, Recoup Vinimay Private Limited, 91A/1, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Indetified by Jayanta Kumar Mondal, Alias Jayanta Mandal, Son of Krishna Pada Mondal, Dakshin Baruli, 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

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

as the constituted attorney of

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

2. Asit Das, Dashani Para, Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145

3. Subrata Das, Dashani Para, Baikunthapur, P.O: Dakshin Gobindapur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145

4. Mira Das, Ramkrishnapur, P.O: Jaynagar, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743372

5. Madhabi MondalAlias , Madhabi Das, Shreepur, P.O: Baharu, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743372

Indetified by Jayanta Kumar Mondal, Alias Jayanta Mandal, Son of Krishna Pada Mondal, Dakshin Baruli, P.O: Dakshin Gobindapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, By caste Hindu, By Profession Business

is admitted by him



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 28/12/2015

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 5,983/- (A(1) = Rs 5,885/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 5,983/-

Description of Draft

1. Rs 5,983/- is paid, by the Draft(8554-16) No: 351099000428, Date: 23/12/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 26,805/- and Stamp Duty paid by Draft Rs 26,805/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 33542, Purchased on 04/06/2015, Vendor named Suranjan Mukherjee.

Description of Draft

1. Rs 26,805/- is paid, by the Draft(8554-16) No: 351098000428, Date: 23/12/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 196324 to 196357

being No.190110134 for the year 2015.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2015.12.30 17:01:25 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 30/12/2015 17:01:24
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

Dated 22nd day of December, 2015

Between

**Amit Das & Ors.
... Vendors**

And

**Recoup Vinimay Private Limited
... Purchaser**

Conveyance

Land measuring 1.3095 (one point three zero nine five) decimal
Portion of
R.S./L.R. Dag No. 9
Mouza Khas Mallick
Police Station Baruipur
District South 24 Parganas

Saha & Ray

Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001