

08569/14

KM/136

I-09286/14

18/9



18/9/14

पश्चिम बंगाल WEST BENGAL

9-21637/14  
मुद्रा 6,90,000/-

v/c-2364/14

81AA 126455

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

Additional Registrar of Assurances-I Kolkata  
13-10-14

CONVEYANCE

Balaram Das

1. Date: 18<sup>th</sup> September 2014

2. Place: Kolkata

3. Parties:

Balaram Das

*[Handwritten signature]*

7.1,250  
737  
250

*[Handwritten mark]*

20658

25 JUL 2014



10p

Abinash More



5366C

SADPA PROMOTERS PVT. LTD.

Abinash More

Director



5367C

Bala ram Das

*Mousumi Ghosh*

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

Dadar Bhattocharjee.  
S/O → Prodynt Bhattocharjee.  
Vill → Khasmallick  
P.O → Gobindapur (South)  
P.S → Baruipar  
KOL - 145  
Dist →



OF ASSURANCES-I, KOLKATA  
18 SEP 2014



- 3.1 **Balaram Das**, son of Late Mahadeb Das, residing at Village Dihimednamallya, Post Office Dakshin Gobindopur, Kolkata-700145, Police Station Baruipur, District South 24 Parganas **(PAN BWFTB8426H)**

(Vendor, includes successors-in-interest)

And

- 3.2 **Darpad Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 14, Netaji Subhash Road, Police Station Hare Street, Kolkata-700001 **[PAN AAECD2509A]**, represented by its authorized signatory, **Abinash More**, son of Rajendra Prasad Agarwal, 1<sup>st</sup> Floor, 14, Netaji Subhash Road, Police Station Hare Street, Kolkata-700001

(Purchaser, includes successors-in-interest)

Vendor and Purchaser collectively **Parties** and individually **Party**.

#### NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

#### 4. Subject Matter of Conveyance

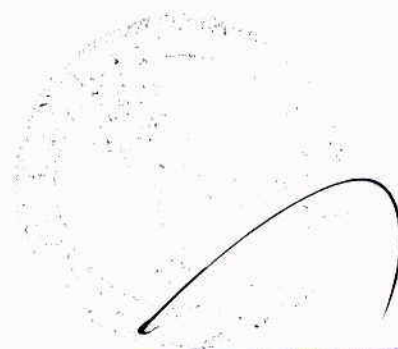
- 4.1 **Said Property:** (1) land classified as *sali* (agricultural) measuring 1.32 (one point three two) decimal [equivalent to 0.80 (zero point eight zero), more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1658, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of Hariharpur *Gram Panchayet* (**HGP**), Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below (**First Property**) **And** (2) land classified as *sali* (agricultural) measuring 0.075 (zero point zero seven five) decimal [equivalent to 0.0455 (zero point zero four five five) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1656, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below (**Second Property**), the First Property and the Second Property, morefully described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**). The measurement of the Said Property is aggregating to 1.395 (one point three nine five) decimal [equivalent to 0.8455 (zero point eight four five five) *cottah*, more or less] but upon physical survey actually found to be 1.3162 (one point three one six two) decimal [equivalent to 0.7977 (zero point seven nine seven seven) *cottah*, more or less] and the Said Property is being transferred out of a demarcated plot owned by the Vendor is delineated and demarcated on the actual survey **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 Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

#### 5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:



Balaram Das



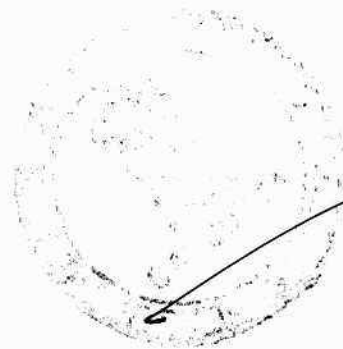
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
18 SEP 2014



- 5.1.1 **Ownership of Balaram's First Property:** Balaram Das is the recorded owner of land classified as *sali* (agricultural) measuring 4.4 (four point four) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1658, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas (**Balaram's First Property**), free from all encumbrances.
- 5.1.2 **Ownership of Krishna Das:** Krishna Das was the recorded owner of land classified as *sali* (agricultural) measuring 5 (five) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1656, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas (**Krishna's Property**), free from all encumbrances.
- 5.1.3 **Gift by Krishna Das:** By a Deed of Gift (*Daanpatra*) dated 14<sup>th</sup> August, 2012, registered in the Office Additional District Sub-Registrar, South 24 Parganas, in Book No. I, CD Volume No. 27, at Pages 715 to 729, being Deed No. 08555 for the year 2012, Krishna Das, out of her natural love and affection, gifted her right, title and interest in *inter alia* land measuring 1 (one) decimal, more or less, out of Krishna's Property, in favour of Shantiram Das, Kantiram Das, Balaram Das and Krishnakanta Das, each having 1/4<sup>th</sup> share (one fourth) share in Krishna's Property, free from all encumbrances.
- 5.1.4 **Ownership of Balaram's Second Property:** In the above mentioned circumstances, the Vendor became the owner of land classified as *sali* (agricultural) measuring 0.25 (zero point two five) decimal, more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1656, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruiipur, within the jurisdiction of HGP, Sub-Registration District Baruiipur, District South 24 Parganas (**Balaram's Second Property**), free from all encumbrances.
- 5.1.5 **Ownership of Balaram's Property:** Pursuant to the above Balaram Das became the owner of Balaram's First Property and Balaram's Second Property aggregating to 4.65 (four point six five) decimal (collectively **Balaram's Property**) but upon physical survey actually found to be 4.3876 (four point three eight seven six) decimal. The Said Property is a part of Balaram's Property and is also the subject matter of this conveyance though the **Plan** annexed to this conveyance is as per the physical survey actually found in Balaram's Property.
- 5.1.6 **Absolute Ownership of Vendor:** In the above mentioned circumstances, the Vendor has become the sole and absolute owner of Balaram's First Property and Balaram's Second Property comprised in the Said Property out of Balaram's Property, free from all encumbrances.
- 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.



Balaram Das



**ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
18 SEP 2014**



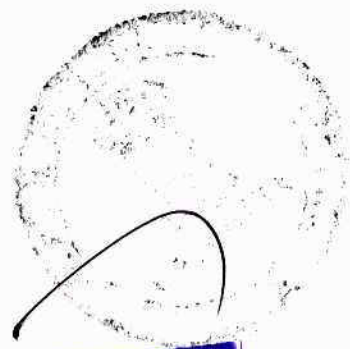
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the 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 whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *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 Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the 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, 2<sup>nd</sup> Floor, 10A, Hospital Street, Police Station Bowbazar, Kolkata-700072 [PAN AAFCP1441G] has been claiming possessory right over the Said Property but by virtue of commercial



4 Balaram Das



**ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
18 SEP 2014**



negotiation and amicable settlement, Pushpadant Infrastructure Limited surrenders/releases such claims in favour of the Purchaser.

## 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 **2<sup>nd</sup> Schedule** below, being (1) the First Property i.e., land classified as *sali* (agricultural) measuring 1.32 (one point three two) decimal [equivalent to 0.80 (zero point eight zero) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1658, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below **And** (2) the Second Property i.e., land classified as *sali* (agricultural) measuring 0.075 (zero point zero seven five) decimal [equivalent to 0.0455 (zero point zero four five five) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1656, *Mouza* Khas Mallik, J.L. No. 35, Police Station Baruipur, within the jurisdiction of HGP, Sub-Registration District Baruipur, District South 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below, the Said Property is being transferred out of a demarcated plot owned by the Vendor is delineated and demarcated on the actual survey **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 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.6,90,000/- (Rupees six lac and ninety thousand) paid by the Purchaser to the Vendors, 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.

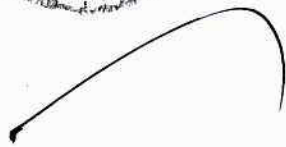
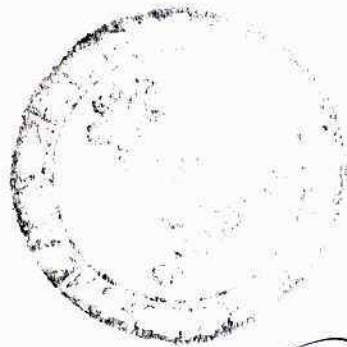
8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *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 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 Vendors 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:

9/

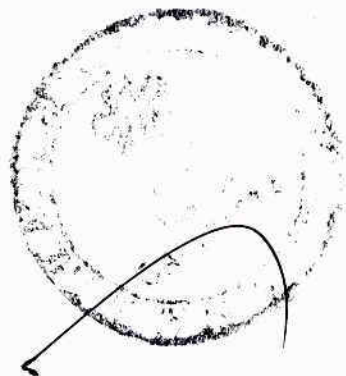


ADDITIONAL REGISTRAR  
STATE ARCHIVES KUALA  
18 SEP 2014



- 8.2.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over 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 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **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





ADDITIONAL REGISTRAR  
OF ASSURANCE COMPANIES  
18 SEP 2014



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 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.

- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the 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.

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

Land classified as *sali* (agricultural) measuring 1.32 (one point three two) decimal [equivalent to 0.80 (zero point eight zero) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1658, *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 butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 17
- On the East** : By R.S./L.R. *Dag* Nos. 19 and 23
- On the South** : By R.S./L.R. *Dag* No. 18
- On the West** : By Road

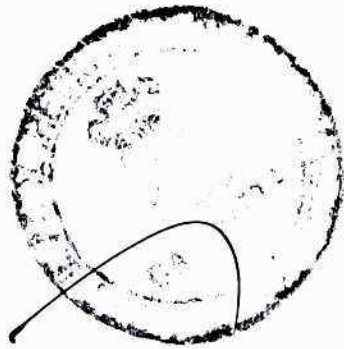
**Part II**  
**(Second Property)**

Land classified as *sali* (agricultural) measuring 0.075 (zero point zero seven five) decimal [equivalent to 0.0455 (zero point zero four five five) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1656, *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 butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 17

/

Balaram Das



**ADDITIONAL REGISTRAR**  
**OF ASSURANCES, KOLKATA**  
**18 SEP 2014**



- On the East** : By R.S./L.R. *Dag* Nos. 19 and 23
- On the South** : By R.S./L.R. *Dag* No. 18
- On the West** : By Road

**2<sup>nd</sup> Schedule**  
(Said Property)  
(Subject Matter of this Conveyance)

Land classified as *sali* (agricultural) measuring 1.32 (one point three two) decimal [equivalent to 0.80 (zero point eight zero) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1658, *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 described in **Part I** of the **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 0.075 (zero point zero seven five) decimal [equivalent to 0.0455 (zero point zero four five five) *cottah*], more or less, out of 22 (twenty two) decimal, being a portion of R.S./L.R. *Dag* No. 18, recorded in L.R. *Khatian* No. 1656, *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 described in **Part II** of the **1<sup>st</sup> Schedule** above

The measurement of the Said Property is aggregating to 1.395 (one point three nine five) decimal [equivalent to 0.8455 (zero point eight four five five) *cottah*, more or less] but upon physical survey actually found to be 1.3162 (one point three one six two) decimal [equivalent to 0.7977 (zero point seven nine seven seven) *cottah*, more or less] and the Said Property is being transferred out of a demarcated plot owned by the Vendor is delineated and demarcated on the actual survey **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.

The details of the Said Property are tabulated below:

<b>Mouza</b>	<b>L.R. <i>Dag</i> No.</b>	<b>L.R. <i>Khatian</i> No.</b>	<b>Total Area of <i>Dag</i> (in decimal)</b>	<b>Total Area sold (in decimal)</b>	<b>Name of the Recorded Owner</b>
Khas Mallik	18	1658	22	1.32	Balaram Ghosh
Khas Mallik	18	1656	22	0.075	Krishna Das
<b>Total</b>				<b>1.395</b>	

a  
/

Balaram Das

PROFITABILITY REPORT

18 SEP 2014



**9. Execution and Delivery**

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

Balaram Das

(Balaram Das)  
(Vendor)

**GADPAD PROMOTERS PVT. LTD.**

Abinash More  
Director  
Authorised signatory.

(Purchaser)

Drafted by  
Saha & Ray (S. Ray)  
Advocate, High Court, Calcutta.

**Witnesses:**

Signature: Bapi Mondal

Name: Bapi Mondal

Father's Name: Krishna Pada Mondal

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

Signature: Jahar Bhattacharjee

Name: Jahar Bhattacharjee

Father's Name: Prodym Bhattacharjee

Address: Vill → Khasmally  
P.O → Gobindapur (South) P.S → Basirhat.  
Kolkata - 145



ADDITIONAL REGISTRAR  
OF A.S. [unclear] [unclear]  
**18 SEP 2014**

**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.6,90,000/- (Rupees six lac and ninety thousand)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **2<sup>nd</sup> Schedule** above, in the following manner:

<b>Mode</b>	<b>Date</b>	<b>Bank</b>	<b>Amount (Rs.)</b>
By Pay Order vide No.219378	12.09.2014	HDFC Bank	6,90,000/-
<b>Total</b>			<b>6,90,000/-</b>

*Balaram Das*

**(Balaram Das)**  
**(Vendor)**

**Witnesses:**

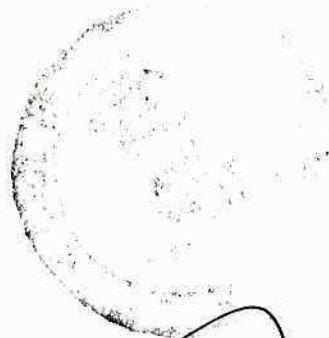
Signature *Bapi Mondal*

Name: Bapi Mondal

Signature *Pakar Bhattacharya*

Name: *Pakar Bhattacharya*



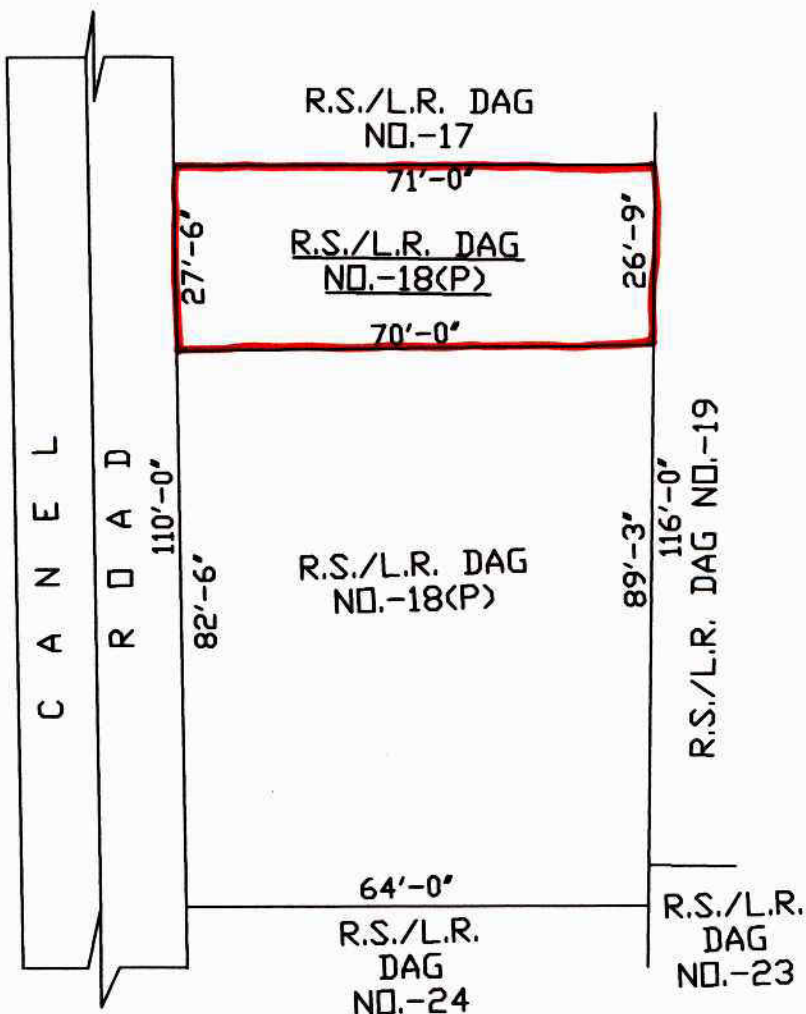
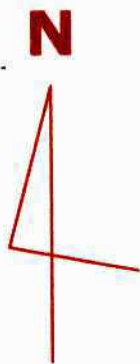


*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
18 SEP 2014

SITE PLAN OF R.S./L.R. DAG NO.- 18 L.R. KHATIAN NO.-1656 & 1658,  
 MOUZA -KHASHMALLICK J.L. NO.- 35, P.S.-BARUIPUR, UNDER  
 HARIHARPUR GRAM PANCHAYET DIST.- SOUTH 24 PARGANAS.

TOTAL AREA OF DAG NO.18 - 22 DECIMAL



*Balaram Das*

**SAPAD PROMOTERS PVT. LTD.**

*Abinash Moe*  
 Director  
 Authorised signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.3162 DECIMAL UNDIVIDED SHARE OF 4.3876 DECIMAL DEMARCATED  
 SHALI LAND OUT OF 22 DECIMAL OF R.S./L.R. DAG NO.- 18.

SHOWN THUS :



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
18 SEP 2014





**Government Of West Bengal**  
**Office Of the A.R.A. - I KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 09286 of 2014**  
**(Serial No. 08569 of 2014 and Query No. 1901L000021637 of 2014)**

**On 18/09/2014**

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

Presented for registration at 16.05 hrs on :18/09/2014, at the Private residence by Abinash More ,Claimant.

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

Execution is admitted on 18/09/2014 by

1. Balaram Das, son of Lt. Mahadeb Das , Village:Dihimednamallya, Thana:-Baruipur, P.O. :-Daakshin Gobindapur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste Hindu, By Profession : Others
2. Abinash More  
Director, Darpad Promoters Pvt. Ltd., 14, Netaji Subhas Road, Kolkata, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others  
Identified By Jahar Bhattacharjee, son of Prodyut Bhattacharjee, Village:Khasmallick, Thana:-Baruipur, P.O. :-Gobindapur ( South ), District:-South 24-Parganas, WEST BENGAL, India, Pin :-700145, By Caste: Hindu, By Profession: Business.

( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

**On 26/09/2014**

**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.-6,90,000/-

Certified that the required stamp duty of this document is Rs.- 34520 /- and the Stamp duty paid as: Impressive Rs.- 10/-

( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

**On 27/09/2014**

**Payment of Fees:**

Amount by Draft

Rs. 7677/- is paid , by the draft number 219045, Draft Date 24/09/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 27/09/2014

( Under Article : A(1) = 7579/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 27/09/2014)

**Deficit stamp duty**



( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA





**Government Of West Bengal  
Office Of the A.R.A. - I KOLKATA  
District:-Kolkata**

**Endorsement For Deed Number : I - 09286 of 2014  
(Serial No. 08569 of 2014 and Query No. 1901L000021637 of 2014)**

Deficit stamp duty Rs. 34520/- is paid , by the draft number 219044, Draft Date 24/09/2014, Bank :  
State Bank of India, DALHOUSIE SQUARE, received on 27/09/2014

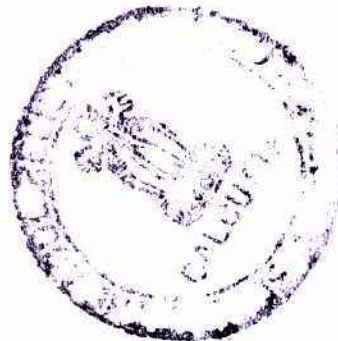
( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

**On 13/10/2014**

**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.

( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA


























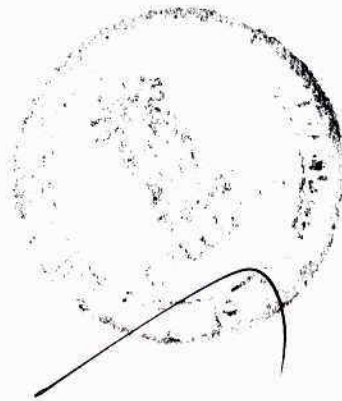
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA





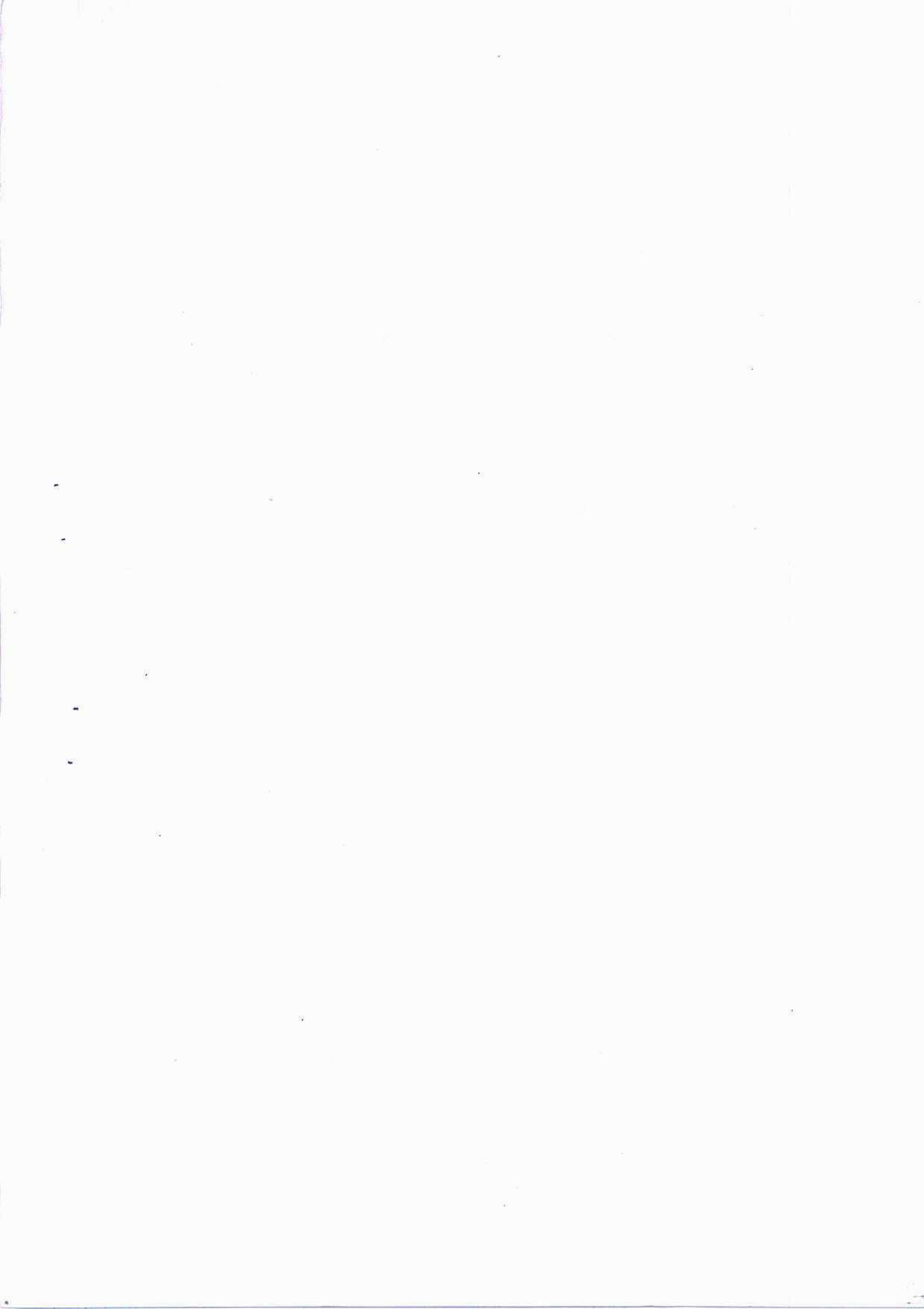
## SPECIMEN FORM TEN FINGER PRINTS

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



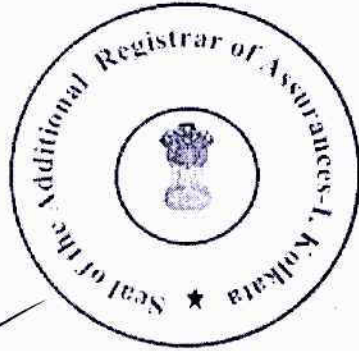
**ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
18 SEP 2014**



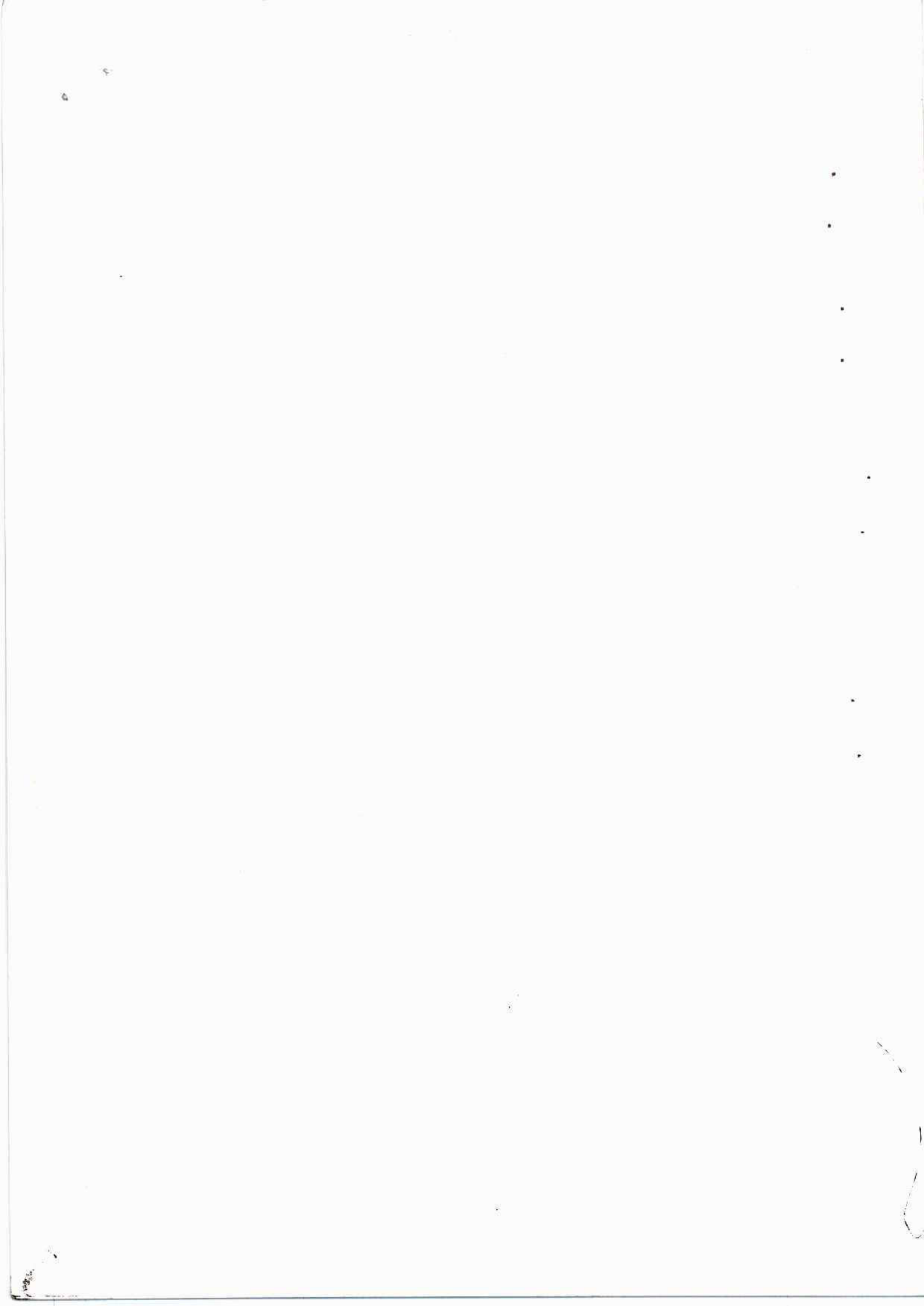


**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 23  
Page from 2727 to 2742  
being No 09286 for the year 2014.



(Dinabandhu Roy) 15-October-2014  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal





Dated 18<sup>th</sup> day of September, 2014

**Between**

**Balaram Das  
... Vendor**

**And**

**Darpad Promoters Private Limited  
... Purchaser**

**Conveyance**

Portions of  
R.S./L.R. Dag No. 18  
Mouza Khas Mallik  
Police Station Baruipur  
District South 24 Parganas

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001

Drafted by  
PANXEROX copy