

06531/2012

R6/50

7/21/12

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

57AA 452726

1341/12
15734/m
44, 79, 99/6
National Registrar
Kolkata
7/16/12



Certified by the Registrar and the Additional Registrar of Assurances - Kolkata
13/6/12

CONVEYANCE

Date: 7th June, 2012

Anjali Ghosh.

Place: Kolkata

Parties

Amina Mondal, wife of Nazrul Haque Mondal, residing at Dashadrone, Post Office Rajarhat-Gopalpur, Kolkata-700136, Police Station Baguiati (PAN BIEPM6674F)

Anjali Ghosh.

32
13
32

2/6/12



33576

Sold to.....
Address.....
- 5 JUN 2012
Value.....
L. A. V.
High Court A.S

SAHA & RAY
Advocates
3rd Floor, Hastings Chambers
Pillar Street, Ray Road
Kolkata - 700016.

Suresh Chandra



3945

PRADYUMNA PROMOTERS PRIVATE Limited
GOPALPRIYA INFRACON PRIVATE LIMITED

Suresh Chandra
Authorised Signatory



3946

Amina Mondal



3947

Anjali Ghosh.



ADD

Najrul Mondal.
c/o Nazidul Mondal.
Dasta Dron. K. Gopalpur.
Koh-136.
24 Parjo Ras (N)
Business.

ADDITIONAL REGISTRAR
Kolkata
- 7 JUN 2012

- 3.2 **Anjali Ghosh**, wife of Bimal Kumar Ghosh, residing at 16 (HLD) 110/5, Rafi Ahmed Kidwai Road, Post Office Deshbandhunagar, Kolkata-700055, Police Station Baguiati (collectively **Vendors**, includes successors-in-interest)

And

- 3.3 **Pradyumna Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAGCP5194H**), represented by its authorized signatory Subrata Chakroborty, son of Satinath Chakroborty, of 6th Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.4 **Gopalpriya Infracon Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAECG6503F**), represented by its authorized signatory Subrata Chakroborty, son of Satinath Chakroborty, of 6th Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street (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:** *Danga* land measuring 11.55 (eleven point five five) decimal equivalent to 7 (seven) *cottah*, more or less [out of 56 (fifty six) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 15 (fifteen) *chittack* and 1.3 (one point three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 651, recorded in L.R. *Khatian* No. 835, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat* (**RBGP No.I**), Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Schedule** below and the said *Dag* No. 651 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever 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 represent, warrant and covenant regarding title as follows:
- 5.1.1 **Ownership of Mangal Jan Hazra And Anr.:** Mangal Jan Hazra and Golam Chharoar (**Mangal Jan And Anr.**) were the owners of land measuring 25 (twenty five) decimal, more or less, comprised in R.S. *Dag* No. 651, recorded in R.S. *Khatian* No.472, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhanagar, District North 24 Parganas (**Mangal Jan And Anr's Land**).




Anjali Ghosh. *dar*

ADDITIONAL RECEIPT FOR
OF ASSIGNED
- 7 JUN 2012



- 5.1.2 **Sale to Bellal Mondal:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 14th December, 1979, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No.I, Volume No.174, at Pages 23 to 26, being Deed No. 8033 for the year 1979, Mangal Jan And Anr. jointly sold, conveyed and transferred to Bellal Mondal the entirety of Mangal Jan And Anr's Land, for the consideration mentioned therein.
- 5.1.3 **Record of Rights of Bellal Mondal:** Bellal Mondal recorded his name in L.R. *Khatian* No.835 in respect of Mangal Jan And Anr's Land.
- 5.1.4 **First Sale by Bellal Mondal:** By a Deed of Conveyance dated 26th June, 1984, registered in the Office of the Sub-Registrar, Bidhannagar, North 24 Parganas, in Book No.I, Volume No. 38F, at Pages 51 to 58, being Deed No. 3443 for the year 1984, Bellal Mondal sold, conveyed and transferred to Chandan Ranjan Seal land measuring 3 (three) *cottah*, more or less, formed out of Mangal Jan And Anr's Land, for the consideration mentioned therein (**Chandan Ranjan's Land**).
- 5.1.5 **Sale by Chandan Ranjan Seal:** By a Deed of Conveyance in Bengali language (*Kobala*) dated 29th August, 1989, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No.I, Volume No. 148, at Pages 411 to 418, being Deed No. 6988 for the year 1989, Chandan Ranjan Seal sold, conveyed and transferred to Ganesh Prasad Shaw the entirety of Chandan Ranjan's Land, for the consideration mentioned therein.
- 5.1.6 **Sale by Ganesh Prasad Shaw:** By a Deed of Conveyance in Bengali language (*Kobala*) dated 8th November, 1993, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No.I, Volume No.185, at Pages 11 to 18, being Deed No. 8584 for the year 1993, Ganesh Prasad Shaw sold, conveyed and transferred to Chandan Ranjan Seal the entirety of Chandan Ranjan's Land, for the consideration mentioned therein.
- 5.1.7 **Sale to Vendor No.3.1:** By a Deed of Conveyance dated 30th September, 2011, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No.I, CD Volume No.22, at Pages 13217 to 13230, being Deed No.13892 for the year 2011, Chandan Ranjan Seal sold, conveyed and transferred to Amina Mondal (Vendor No. 3.1 herein) the entirety of Chandan Ranjan's Land, for the consideration mentioned therein.
- 5.1.8 **Ownership of Vendor No.3.1:** In the above mentioned circumstances, the Vendor No.3.1 has become the sole and absolute owner of Chandan Ranjan's Land.
- 5.1.9 **Second Sale by Bellal Mondal:** By a Deed of Conveyance in Bengali language (*Kobala*) dated 26th June, 1984, registered in the Office of the Sub-Registrar, Bidhannagar, North 24 Parganas, in Book No.I, Volume No. 38F, at Pages 43 to 50, being Deed No. 3442 for the year 1984, Bellal Mondal sold, conveyed and transferred to Dilip Kumar Paul land measuring 4 (four) *cottah*, more or less, formed out of Mangal Jan And Anr's Land, for the consideration mentioned therein (**Dilip Kumar's Land**).
- 5.1.10 **Sale to Vendors:** By a Deed of Conveyance dated 10th February, 2011, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No.I, CD Volume No.3, at Pages 9593 to 9606, being Deed No. 01541 for the year 2011, Dilip Kumar Paul sold, conveyed and transferred the entirety of Dilip Kumar's Land to the Vendors herein, for the consideration mentioned therein.



Anjali Ghosh. 

APPROVED BY
OF
7 JUN 2012

- 5.1.11 **Ownership of Vendors:** In the above mentioned circumstances, the Vendors have become the joint and absolute owners of Dilip Kumar's Land.
- 5.1.12 **Absolute Ownership of Vendors:** In the above mentioned circumstances, the Vendors have become the joint and absolute owners of the Said Property, comprising of (1) Chandan Ranjan's Land and (2) Dilip Kumar's Land.
- 5.2 **Representations, Warranties and Covenants by Vendors:** The Vendors represent, warrant and covenant 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 any Local Authority or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and 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 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.
- 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*, *debtors*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *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.



Anjali Ghosh.



ADDITIONAL REGISTRAR
OF A...
- 7 JUN 2012



- 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 **Sale of Said Property:** The basic understanding between the Vendors and the Purchasers is that the Vendors shall 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 Purchasers shall purchase the same from the Vendors.
- 6.2 **Surrender of Rights by Pioneer Prodev Private Limited:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3rd floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender/release such claims in favour of the Purchasers. The Vendors shall have no responsibility or obligation in this regard.

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, described in the **Schedule** below, being *danga* measuring 11.55 (eleven point five five) decimal equivalent to 7 (seven) *cottah*, more or less [out of 56 (fifty six) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 15 (fifteen) *chittack* and 1.3 (one point three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 651, recorded in L.R. *Khatian* No. 835, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 651 being delineated 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 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.12,60,000/- (Rupees twelve lac and sixty thousand) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.

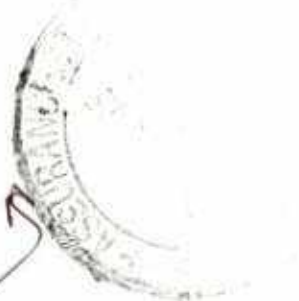
8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 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, vesting, *bargadars* and liabilities whatsoever or howsoever made



Anjali Ghosh.





ADDITIONAL REGISTER
OF /
- 7 JUN 1979

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:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, 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/or assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and/or assigns by reason of the aforesaid.
- 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 and peaceful possession of the Said Property has been handed over by the Vendors to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the 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 the Purchasers' 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 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 **No Objection to Mutation:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney 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



Anjali Ghosh.





APR 20 2012
OF
-7 JUN 2012



cooperate with the Purchasers in all respect to cause mutation of the Said Property in the names of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.

- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, 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/or 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)


Danga measuring 11.55 (eleven point five five) decimal equivalent to 7 (seven) *cottah*, more or less [out of 56 (fifty six) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 15 (fifteen) *chittack* and 1.3 (one point three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 651, recorded in L.R. *Khatian* No. 835, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 651 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. 650
- On the East** : By R.S./L.R. *Dag* No.691 and by portion of R.S./L.R. *Dag* No.711 of *Mouza* Reckjoani
- On the South** : By R.S./L.R. *Dag* No.712 and by portion of R.S./L.R. *Dag* No.713 of *Mouza* Reckjoani
- On the West** : By R.S./L.R. *Dag* Nos. 652 and 653

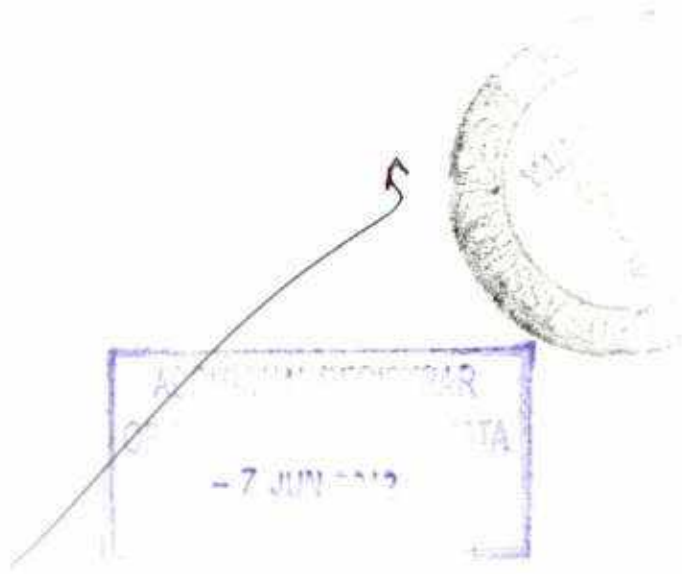
Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

9. Execution and Delivery

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



(Amina Mondal) (Anjali Ghosh)
[Vendors]



**Pradyumna Promoters Private Limited
Gopalpriya Infracon Private Limited**

Subrata Chakroborty

(Subrata Chakroborty)
Authorized Signatory
[Purchasers]

Witnesses:

Signature Sreeparna Basak

Name Sreeparna Basak

Father's Name Branab Kr Basak

Address 36 Palm Avenue

Kolkata-700019

Signature Rupsa Mitra

Name Rupsa Mitra

Father's Name G.C. Mitra

Address B.P. Township, Block-N

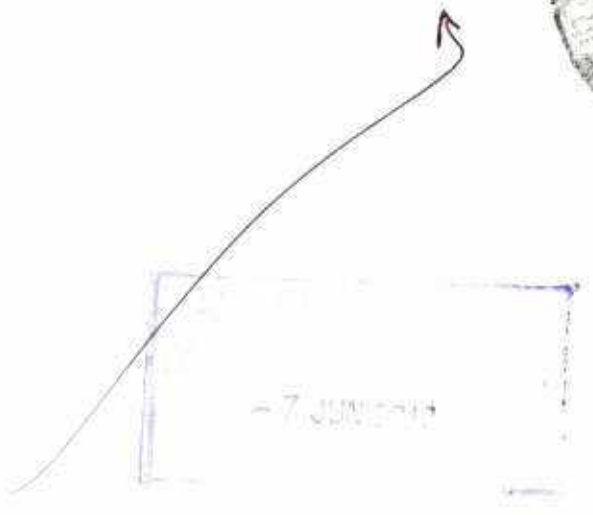
Flat-2R, Kol-700094

Accepted by me

Sun

(SUMANTA BASU)

Advocate



Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.12,60,000/- (Rupees twelve lac and sixty thousand) towards full and final payment of the Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No.001436	05.06.2012	Axis Bank, Nimta, Kolkata	9,00,000/-
Pay Order No.001435	05.06.2012	Axis Bank, Nimta, Kolkata	3,60,000/-
Total:			12,60,000/-

Amina Mondal

(Amina Mondal)

Anjali Ghosh.

(Anjali Ghosh)

[Vendors]

Witnesses:

Signature Sreeparna Basak

Name Sreeparna Basak

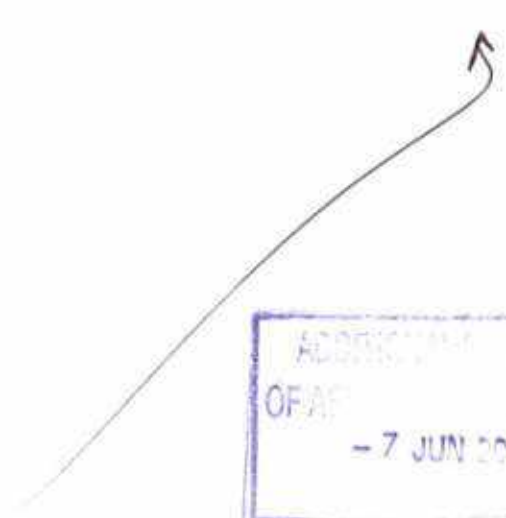
Signature Rupsa Mitra

Name Rupsa Mitra

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ADDITIONAL DEPUTY
OF THE
- 7 JUN 2012



SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No. Signature of the Presentant, Executant/s and/or Vendor/s and Purchaser/s



Aminia Mondal

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



Hrijali Ghosh.

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



Subrata Chandra

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

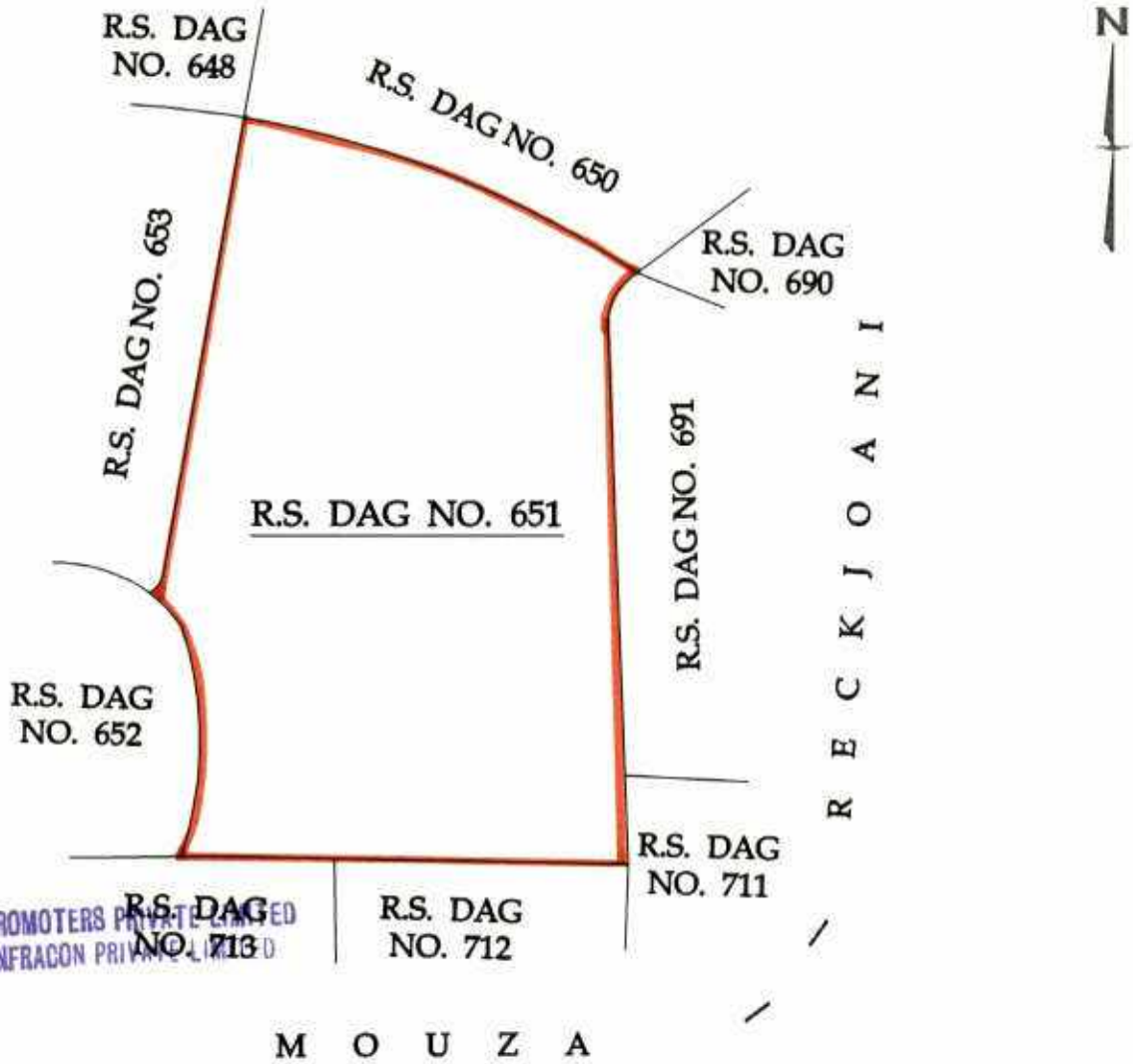
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RECEIVED
OFFICE OF THE DIRECTOR
KOLKATA
- 7 JUN 2012

RECEIVED
OFFICE OF THE DIRECTOR
KOLKATA
- 7 JUN 2012

SITE PLAN OF R.S./L.R. DAG NO.- 651, L.R. KHATIAN NO.- 835, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 651 is 56 DECIMAL



PRADYUMNA PROMOTERS PRIVATE LIMITED
GOPALPRIYA INFRACON PRIVATE LIMITED

Surendra Chandra

Aminna Mondal
Witness Signatory

Anjali Ghosh

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 11.5500 DECIMAL SHARE OF DANGA LAND OUT OF 56 DECIMAL OF R.S./L.R. DAG NO.- 651 .

SHOWN THUS :- 

OFFICE OF THE
- 7 JUN 2012





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

Endorsement For Deed Number : I - 07121 of 2012
(Serial No. 06531 of 2012)

On

Payment of Fees:

On 07/06/2012

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

Presented for registration at 15.50 hrs on :07/06/2012, at the Private residence by Subrata Chakroborty ,Claimant.

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

Execution is admitted on 07/06/2012 by

1. Amina Mondal, wife of Nazrul Haque Mondal , Dashadrone, Kol, Thana:-Baguiati, P.O. :-Rajarhat Gopalpur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Others

2. Anjali Ghosh, wife of Bimal Kumar Ghosh , 16 (H L D), 110/5, Rafi Ahmed Kidwai Road, Kol, Thana:-Baguiati, P.O. :-Deshbandhunagar ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Others

3. Subrata Chakroborty

Authorised Signatory, Pradyumna Promoters Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.

Authorised Signatory, Gopalpriya Infracon Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.

By Profession : Others

Identified By Najrul Mondal, son of Mzidul Mondal, Dashadrone, Kol, P.O. :-R Gopalpur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste: Muslim, By Profession: Business

(Abani Kumar Dey)

ADDL REGISTRAR OF ASSURANCES-II

On 08/06/2012

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.-44,79,996/-

Certified that the required stamp duty of this document is Rs.- 268810 /- and the Stamp duty paid as: Impresive Rs. - 10/-



(Abani Kumar Dey)

ADDL REGISTRAR OF ASSURANCES-II

13/06/2012 13:16:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 07121 of 2012
(Serial No. 06531 of 2012)

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II

On 13/06/2012

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.

Payment of Fees:

Amount By Cash

Rs. 49360.00/-, on 13/06/2012

(Under Article : A(1) = 49269/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 13/06/2012)

Deficit stamp duty

Deficit stamp duty Rs. 268810/- is paid 03333908/06/2012 State Bank of India, DALHOUSIE SQUARE,
received on 13/06/2012.

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II



(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II

13/06/2012 13:16:00

EndorsementPage 2 of 2

Dated this 7th day of June, 2012

Between

**Amina Mondal & Anr.
... Vendors**

And

**Pradyumna Promoters Pvt. Ltd. & Anr.
... Purchasers**

CONVEYANCE

Portion of R.S/L.R. Dag No. 651
Mouza Raigachi
District North 24 Parganas

Saha & Ray

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 28
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Policy No 07121 for the year 2012.



(Asani Kumar Dey) 27 June 2012
ADDL REGISTRAR OF ASSURANCES-II
Office of the A.R.A. -II KOLKATA
West Bengal