

12776/2013

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13558/2013

Saha & Ray



पश्चिम बंगाल WEST BENGAL

69AA 234490

M.V. 13/2 9991

Certified that the Document is admitted to Registration. The Registration Sheet and the endorsement on the back of this document are the part of this document.

Additional Registrar of Assurances-II, Kolkata

पश्चिम बंगाल पश्चिम बंगाल  
Additional Registrar of Assurances-II, Kolkata

21/9/13

21/9/13

### CONVEYANCE

1. Date: 21/4 September, 2013
2. Place: Kolkata
3. Parties:

Sandana Baisya

3

4-40

230894/13  
14-10

3987/13

200  
1200  
1400

21/09

Hasan

85177

Anirban Bhattacharya.

e - 7530

|                         |  |
|-------------------------|--|
| NAME.....               |  |
| ADD.....                |  |
| Rs.....                 |  |
| - 3 AUG 2013            |  |
| SURANJAN MUKHERJEE      |  |
| Licensed Stamp Vendor   |  |
| C. C. Court             |  |
| 2 & 3, K. S. Road, Road |  |

SARMA & PARY  
Advocates  
24, Park Road, Park Road  
Chambers - 700051

- 3 AUG 2013

- 3 AUG 2013

Anirban Bhattacharya

e - 7531

Bandana Baisya

as Constituted attorney of Chapa Rani Baisya,  
Asish Kumar Baisya, Bharati Ganguly,  
Reena Baisya and Anima Basak.



Kishore Baisya

G/o Late Karuna Kanta Baisya  
Plot Vill - Patulia, PS. Khardha  
Pin - 700119  
Business

21 SEP 2013





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

**Endorsement For Deed Number : I - 13558 of 2013**  
**(Serial No. 12776 of 2013 and Query No. 1902L000030894 of 2013)**

**On 21/09/2013**

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

Presented for registration at 16.40 hrs on :21/09/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 21/09/2013 by

- 1. Anirban Bhattacharya  
Authorised Signatory, Coolhut Nirman Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
  
Authorised Signatory, Coolhut Infracon Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others  
  
Identified By Kishore Baisya, son of Late K K Baisya, Patulia, Thana:-Khardaha, P.O. :-Patulia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119, By Caste: Hindu, By Profession: Business.

**Executed by Attorney**

Execution by

- 1. Bandana Baishya, wife of Monatosh Baishya , Atulia, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu By Profession: Others,as the constituted attorney of 1. Chapa Rani Baisya alias Chanpa Rani Baishya 2. Asish Kumar Baisya alias Ashish Kumar Baisya 3. Bharati Ganguly 4. Reena Baishya alias Rina Baisya 5. Anima Basak is admitted by him.  
  
Identified By Kishore Baisya, son of Late K K Baisya, Patulia, Thana:-Khardaha, P.O. :-Patulia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119, By Caste: Hindu, By Profession: Business.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 23/09/2013**

**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.-13,12,999/-

Certified that the required stamp duty of this document is Rs.- 65670 /- and the Stamp duty paid as: Impresive Rs.- 10/-

**On 28/09/2013**



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II





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

**Endorsement For Deed Number : I - 13558 of 2013**  
**(Serial No. 12776 of 2013 and Query No. 1902L000030894 of 2013)**

**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 Draft

Rs. 14530/- is paid , by the draft number 289509, Draft Date 23/09/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 28/09/2013

( Under Article : A(1) = 14432/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 28/09/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 65670/- is paid , by the draft number 289508, Draft Date 23/09/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 28/09/2013

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II





- 3.1 **Chapa Rani Baisya** *alias* **Chanpa Rani Baishya**, wife of Late Amiya Kumar Baisya, residing at Village Dawaguri, Post Office Dawaguri, Police Station Kotwali, District Cooch Behar
- 3.2 **Asish Kumar Baishya** *alias* **Ashish Kumar Baisya**, son of Late Amiya Kumar Baisya, residing at Village Dawaguri, Post Office Dawaguri, Police Station Kotwali, District Cooch Behar
- 3.3 **Bharati Ganguly**, wife of Late Pabitra Kumar Ganguly, residing at Village Dawaguri, Post Office Dawaguri, Police Station Kotwali, District Cooch Behar
- 3.4 **Reena Baishya** *alias* **Rina Baisya**, wife of Gopal Baishya, residing at Village Dawaguri, Post Office Dawaguri, Police Station Kotwali, District Cooch Behar
- 3.5 **Anima Basak**, wife of Sankar Basak, residing at Village Dawaguri, Post Office Dawaguri, Police Station Kotwali, District Cooch Behar

All represented by their constituted attorney, **Bandana Baishya**, wife of Monatosh Baishya, residing at Village Patulia, Police Station Khardah, District North 24 Parganas

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

**And**

- 3.6 **Coolhut Nirman Private Limited**, a company incorporated under the Companies Act, 1956 [PAN AAFCC0172K], having its registered office at 2<sup>nd</sup> Floor, 101, Park Street, Police Station Park Street, Kolkata-700016, represented by its authorized signatory Anirban Bhattacharya, son of Gridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.7 **Coolhut Infracon Private Limited**, a company incorporated under the Companies Act, 1956 [PAN AAFCC0171L], having its registered office at 2<sup>nd</sup> Floor, 101, Park Street, Police Station Park Street, Kolkata-700016, represented by its authorized signatory Anirban Bhattacharya, son of Gridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

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

Vendors and Purchasers 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 8.6658 (eight point six six five eight) decimal [equivalent to 5.2520 (five point two five two zero) *cottah*], more or less, out of 26 (twenty six) decimal, being the portion of R.S. *Dag* No. 698, corresponding L.R. *Dag* No. 1597, recorded in L.R. *Khatian* No. 47, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet* (**PGP**), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below and the said R.S. *Dag* No. 698 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said**

Bandana Baisya

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

## 5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Amiya Kumar Baishya:** Amiya Kumar Baishya is the recorded owner of the Said Property, free from all encumbrances and his name has been mutated in the record of rights under L.R. *Khatian* No. 47.

5.1.2 **Demise of Amiya Kumar Baishya:** On 21<sup>st</sup> November, 1975, Amiya Kumar Baishya, a Hindu, governed by *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him surviving his wife, Chapa Rani Baisya *alias* Chanpa Rani Baishya (Vendor No.3.1 hereinabove), his only son, Asish Kumar Baishya *alias* Ashish Kumar Baisya (Vendor No. 3.2 hereinabove) and his 3 (three) daughters, namely, (1) Bharati Ganguly (Vendor No.3.3 hereinabove) (2) Reena Baishya *alias* Rina Baisya (Vendor No.3.4 hereinabove) and (3) Anima Basak (Vendor No.3.6 hereinabove), who jointly and in equal shares inherited the right, title and interest of the Late Amiya Kumar Baishya in the Said Property, free from all encumbrances.

5.1.3 **Absolute Ownership of Vendors:** In the circumstances mentioned above, the Vendors have become the joint, undisputed and absolute owners of the Said Property, free from all encumbrances.

5.1.4 **Grant of Power:** By a General Power of Attorney dated 19<sup>th</sup> June, 2013 [POA], registered in the Office of Additional District Sub-Registrar, Cooch Behar, in Book No. IV, CD Volume No. 1, at Pages 1644 to 1653, being Deed No. 00178 for the year 2013, the Vendors appointed, constituted and nominated, Bandana Baishya, as their true and lawful attorney and empowered/authorized her to execute proper deed of conveyance in order to convey and transfer the entirety of the Said Property in favour of any intending purchaser/s. The POA is valid and subsisting and has not been revoked or rescinded by Vendors hereinabove.

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.

Bandana Baisya

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- 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, *debuttar*, 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 Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender/Transfer of Rights:** Maa Amba Infrastructure Private Limited having its office at B-401, 4<sup>th</sup> Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata - 700007 (**Second Company**) had contracted with the Purchasers to cause the sale of the Said Property to the Purchasers directly from the Vendors and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendors and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendors directly to the Purchasers by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its

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rights, interests and claims, of any and every nature whatsoever, in favour of the Purchasers for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchasers, for mutually agreed consideration.

## 7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being, land classified as *sali* (agricultural) measuring 8.6658 (eight point six six five eight) decimal [equivalent to 5.2520 (five point two five two zero) *cottah*], more or less, out of 26 (twenty six) decimal, being the portion of R.S. *Dag* No. 698, corresponding L.R. *Dag* No. 1597, recorded in L.R. *Khatian* No. 47, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barrackpore, District North 24 Parganas, more fully described in the **Schedule** below and the said R.S. *Dag* No. 698 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.11,50,000/- (Rupees eleven lac and fifty thousand) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

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, *debuttar*, 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.

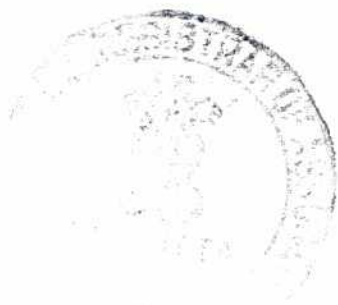
8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors about the correctness of the Vendors' title, which if found defective or untrue at any time, the Vendors shall,

Bandana Baisya

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at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify.

- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendors to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and 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 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 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 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 waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchasers as the constituted attorneys of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchasers 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 Purchasers shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same,

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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 Purchasers as the constituted attorneys of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers 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 Purchasers.

- 8.8 **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 Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule  
(Said Property)**

Land classified as *sali* (agricultural) measuring 8.6658 (eight point six six five eight) decimal [equivalent to 5.2520 (five point two five two zero) *cottah*], more or less, out of 26 (twenty six) decimal, being the portion of R.S. *Dag* No. 698, corresponding L.R. *Dag* No. 1597, recorded in L.R. *Khatian* No. 47, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barrackpore, District North 24 Parganas, more fully described in the **Schedule** below and the said R.S. *Dag* No. 698 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. *Dag* No.697
- On the East** : By R.S. *Dag* Nos.762 and 699
- On the South** : By R.S. *Dag* Nos. 699 and 700
- On the West** : By R.S. *Dag* No. 701

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

The details of the Said Property are tabulated below:

| <i>Mouza</i> | <b>R.S<br/><i>Dag</i><br/>No.</b> | <b>L.R.<br/><i>Dag</i><br/>No.</b> | <b>L.R.<br/><i>Khatian</i><br/>No.</b> | <b>Total Area<br/>of <i>Dag</i> (in<br/>decimal)</b> | <b>Total<br/>Area sold<br/>(in<br/>decimal)</b> | <b>Name of<br/>the<br/>Recorded<br/>Owner</b> |
|--------------|-----------------------------------|------------------------------------|----------------------------------------|------------------------------------------------------|-------------------------------------------------|-----------------------------------------------|
| Patulia      | 698                               | 1597                               | 47                                     | 26.000                                               | 8.6658                                          | Amiya Kumar<br>Baishya                        |

Bandana Baizya



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**9. Execution and Delivery**

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

Bandana Baishya

[**Bandana Baishya**, as constituted Attorney

of (1) Chapa Rani Baishya *alias* Chanpa Rani Baishya, (2) Asish Kumar Baishya *alias* Ashish Kumar Baishya (3) Bharati Ganguly (4) Reena Baishya *alias* Rina Baishya and (5) Anima Basak]

[**Vendors**]

Read over and explained the contents of this document by me to the Vendors/Attorney in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature

Anirban Bhattacharya

[**Coolhut Nirman Private Limited**]

[**Coolhut Infracon Private Limited**]

[**Authorized Signatory**]

[**Purchasers**]

**Drafted by:**

Saptarshi Roy

Saptarshi Roy

Advocate

High Court Calcutta

**Witnesses:**

Signature: Kishore Baishya

Name: Kishore Baishya

Father's Name: Lale Karuna  
Kanta Baishya

Address: Po+VII - Patulia P.S Khordla

Pin - 700119

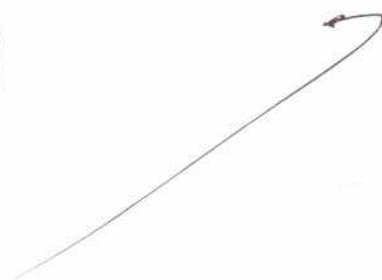
Signature: Sanjay Sadhu

Name: SANJAY SADHU

Father's Name: Amal Kumar Sadhu

Address: 99A, Park Street,

Kolkata - 16.



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**Receipt and Memo of Consideration**

Received from the within named Purchasers the within mentioned sum of **Rs.11,50,000/- (Rupees eleven lac and fifty thousand)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

| Mode                         | Date       | Bank           | Amount (Rs.)       |
|------------------------------|------------|----------------|--------------------|
| By Pay Order Vide No. 383830 | 20.09.2013 | Axis Bank Ltd. | 11,50,000/-        |
|                              |            | <b>Total</b>   | <b>11,50,000/-</b> |

Bandana Baishya

[**Bandana Baishya**, as constituted Attorney

of (1) Chapa Rani Baisya *alias* Chanpa Rani Baishya, (2) Asish Kumar Baishya *alias* Ashish Kumar Baisya (3) Bharati Ganguly (4) Reena Baishya *alias* Rina Baisya and (5) Anima Basak]

[**Vendors**]

**Witnesses:**

Signature Kishore Baishya

Name: Kishore Baishya

Signature Sanjay Saha

Name: SANJAY SADAH

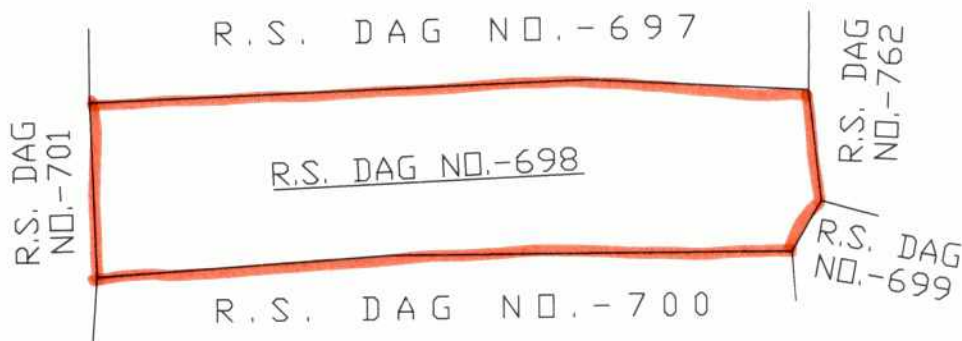


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SITE PLAN OF R.S. DAG NO.- 698 CORRESPONDING L.R. DAG NO.- 1597,  
L.R. KHATIAN NO.- 47, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA,  
UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS



Total Area in Dag No. 698 is 26 Decimal



Coolhut Infracon Private Limited  
Coolhut Nirman Private Limited

Bandana Baisya as constituted attorney  
of Chapa Rani Baisya, Asish Kumar Baisya,  
Bharati Ganguly, Reena Baisya and Anima Basak.

Anirban Bhattacharya  
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :

LEGEND : 8.6658 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 26  
DECIMAL OF R.S. DAG NO.- 698 CORRESPONDING L.R. DAG NO.- 1597.

SHOWN THUS :





21 SEP 2019



## SPECIMEN FORM TEN FINGER PRINTS

| Sl. No.                                                                            | Signature of the executants and/or purchaser Presentants                           |                                                                                     |                                                                                     |                                                                                     |                                                                                       |                                                                                       |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|   |    |    |    |    |    |    |
|                                                                                    |                                                                                    | Little                                                                              | Ring                                                                                | Middle<br>(Left Hand)                                                               | Fore                                                                                  | Thumb                                                                                 |
|                                                                                    |                                                                                    |    |    |    |    |    |
|                                                                                    |                                                                                    | Thumb                                                                               | Fore                                                                                | Middle<br>(Right Hand)                                                              | Ring                                                                                  | Little                                                                                |
|  |  |   |   |   |   |   |
|                                                                                    |                                                                                    | Little                                                                              | Ring                                                                                | Middle<br>(Left Hand)                                                               | Fore                                                                                  | Thumb                                                                                 |
|                                                                                    |                                                                                    |  |  |  |  |  |
|                                                                                    |                                                                                    | Thumb                                                                               | Fore                                                                                | Middle<br>(Right Hand)                                                              | Ring                                                                                  | Little                                                                                |
|                                                                                    |                                                                                    |  |  |  |  |  |
|                                                                                    |                                                                                    | Little                                                                              | Ring                                                                                | Middle<br>(Left Hand)                                                               | Fore                                                                                  | Thumb                                                                                 |
|                                                                                    |                                                                                    |  |  |  |  |  |
|                                                                                    |                                                                                    | Thumb                                                                               | Fore                                                                                | Middle<br>(Right Hand)                                                              | Ring                                                                                  | Little                                                                                |



21 SEP 2019



Dated this 21<sup>st</sup> day of September, 2012

**Between**

**Chapa Rani Baisya *alias*  
Chanpa Rani Baishya & Ors.  
... Vendors**

**And**

**Coolhut Nirman Private Limited & Anr.  
... Purchasers**

**CONVEYANCE**

Portion of  
R.S. Dag No. 698  
L.R. Dag No. 1597  
Mouza Patulia  
Police Station Khardah  
District North 24 Parganas

**Saha & Ray**

Advocates  
3A/1, 3<sup>rd</sup> 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 40

Page from 1998 to 2012

being No 13556 for the year 2013.



(Dinal chandraSaha) 30-September-2013  
ADPL REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal