

06833/2014

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

79AA 458380



Mr. 626 1000

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

Additional Registrar of Assurances, Kolkata

CONVEYANCE

1. Date: 5<sup>th</sup> June 2014
2. Place: Kolkata
3. Parties

*Asim*  
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*Asim*

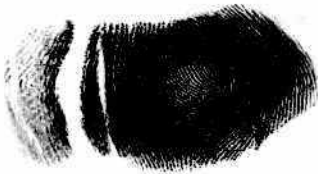
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Asim Kumar Mondal



e-4111

COOLHUT BUILDCON PRIVATE LIMITED

COOLHUT BUILDERS PRIVATE LIMITED

Asim Kumar Mondal

Director / Authorised Signatory



e-4114

Ashit Sarkar

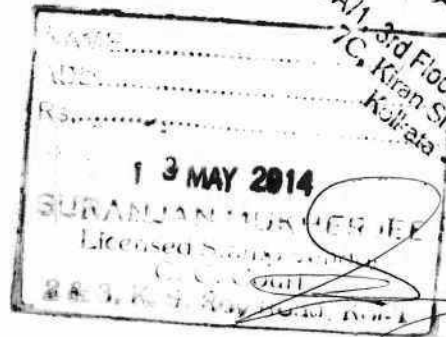


e-4115

Mridula Das (Sarkar)

Identified by,

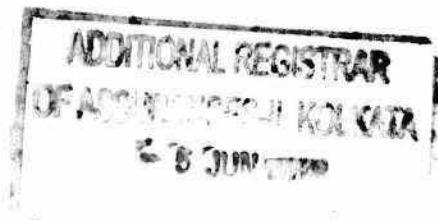
Masatoshi Banerjee  
S/O Suresh Ch. Banerjee  
Paatulia (Kolkata)  
PS Kheraba Cal. 119  
G. Banerjee



SAHA & RAY  
Advocates  
3A/1, 3rd Floor, Hastings Chambers  
7C, Kiran Shankar Roy Road  
Kolkata - 700001

13 MAY 2014

13 MAY 2014





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

**Endorsement For Deed Number : I - 07156 of 2014**  
**(Serial No. 06833 of 2014 and Query No. 1902L000016436 of 2014)**

**On 05/06/2014**

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

Presented for registration at 17.20 hrs on :05/06/2014, at the Private residence by Asim Kumar Mondal ,Claimant.

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

Execution is admitted on 05/06/2014 by

1. Mridula Das Sarkar Alias Mridula Sarkar, wife of Ashit Sarkar , Patulia School Para, Thana:-Khardaha, P.O. :-Patulia, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Others, By Profession : House wife
2. Asim Kumar Mondal  
Authorised Signatory, Coolhut Buildcon Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.

Authorised Signatory, Coolhut Builders Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Manatosh Baishya, son of Late S C Baishya, Patulia, Kalitala, Kol, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119, By Caste: Hindu, By Profession: Business.

( Dulal chandra Saha )  
ADDL REGISTRAR OF ASSURANCES-II

**On 06/06/2014**

**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.-6,26,105/-

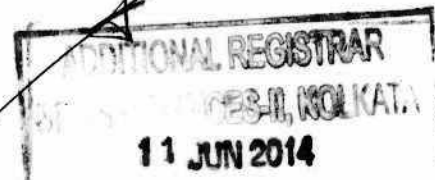
Certified that the required stamp duty of this document is Rs.- 31325 /- and the Stamp duty paid as Impresive Rs.- 10/-

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

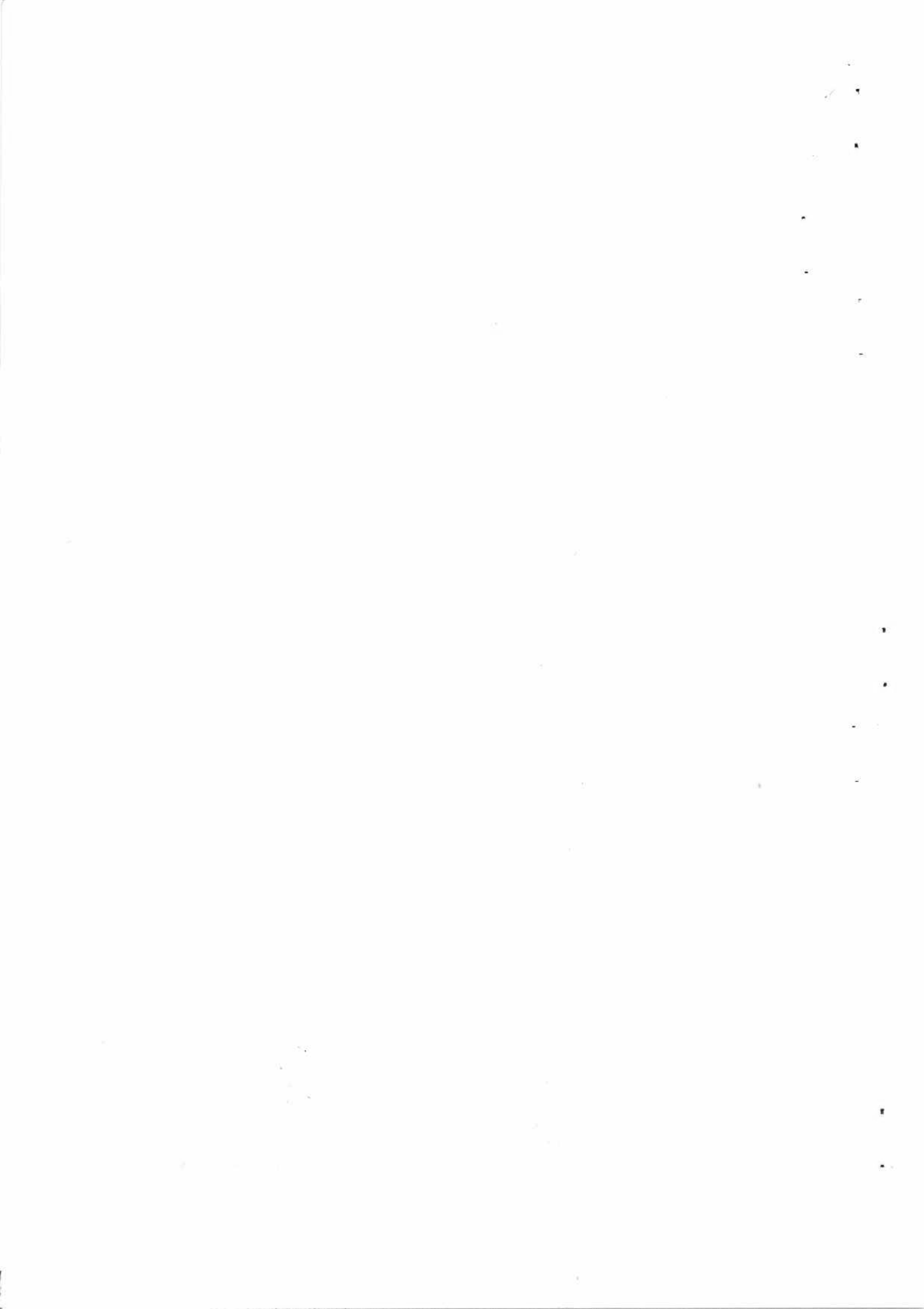
Execution is admitted on 06/06/2014 by

1. Ashit Sarkar Alias Asit Sarkar, son of Manoranjan Sarkar , Patulia School Para, Thana:-Khardaha, P.O. :-Patulia, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Others, By Profession : Others

Identified By Manatosh Baishya, son of Late S C Baishya, Patulia, Kalitala, Kol, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119, By Caste: Hindu, By Profession: Business.



( 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 - 07156 of 2014**  
**(Serial No. 06833 of 2014 and Query No. 1902L000016436 of 2014)**

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

**On 11/06/2014**

**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.

**Payment of Fees:**

Amount by Draft

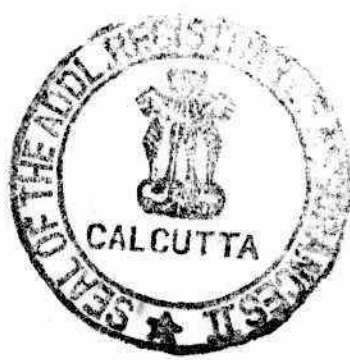
Rs. 6984/- is paid , by the draft number 846424, Draft Date 09/06/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 11/06/2014

( Under Article : A(1) = 6886/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 11/06/2014 )

**Deficit stamp duty**

Deficit stamp duty Rs. 31315/- is paid , by the draft number 846423, Draft Date 09/06/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 11/06/2014

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



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 ADDL. REGISTRAR OF ASSURANCES-II



- 3.1 **Ashit Sarkar alias Asit Sarkar**, son of Manoranjan Sarkar [PAN CNFPS2746R], presently residing at Patulia School Para, Post Office Patulia, Police Station Khardah, District North 24 Parganas and formerly residing at G/46, Patulia Government Quarter, Post Office Patulia, Police Station Khardah, District North 24 Parganas
- 3.2 **Mridula Sarkar alias Mridula Das Sarkar**, wife of Ashit Sarkar alias Asit Sarkar [PAN AGJPD4380R], presently residing at Patulia School Para, Post Office Patulia, Police Station Khardah, District North 24 Parganas and formerly residing at G/46, Patulia Government Quarter, Post Office Patulia, Police Station Khardah, District North 24 Parganas

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

**And**

- 3.3 **Coolhut Buildcon Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, 101, Park Street, Police Station Park Street, Kolkata-700016 [PAN AAFCC0099P], represented by its authorized signatory, **Asim Kumar Mondal**, son of Manoj Kumar Mondal, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.4 **Coolhut Builders Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, 101, Park Street, Police Station Park Street, Kolkata-700016 [PAN AAFCC0098N], represented by its authorized signatory, **Asim Kumar Mondal**, son of Manoj Kumar Mondal, of 99A, Park Street, Police Station Park Street, Kolkata-700016

(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 4.1323 (four point one three two three) decimal, more or less [equivalent to 2 (two) *cottah* and 8 (eight) *chittack*, more or less], out of 56 (fifty six) decimal **together with** the right to ingress and egress through the 8' (eight feet) wide common passage in the east and 12' (twelve feet) wide common passage in the north, being demarcated as Plot No. 8, comprised in R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, recorded in L.R. *Khatian* Nos. 508 and 2346, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat* (**PGP**), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below (**Said Property**) and the Said Property is delineated and demarcated on **Plan** annexed hereto and bordered in colour **Red** thereon and **together also with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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ADDITIONAL REGISTRAR  
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28 JUN 1954



## 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 Binode Bala's Property:** Binode Bala Baishya was the sole, absolute and recorded owner of land classified as *sahi* (agricultural) measuring 15.68 (fifteen point six eight) decimal, being a portion of R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, L.R. *Khatian* No. 2346, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Binode Bala's Property**), free from all encumbrances.

5.1.2 **Demise of Binode Bala Baishya:** On 12<sup>th</sup> January, 2001, Binode Bala Baishya, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind her surviving, her 3 (three) sons, namely, (1) Bimalendu Kumar Baishya *alias* Bimal Baishya (2) Nilendu Kumar Baishya and (3) Santosh Kumar Baishya *alias* Santosh Baishya, and her only daughter, Gouri Baishya, as her only legal heirs and heiress, who jointly and in equal shares inherited the right, title and interest of Late Binode Bala Baishya in Binode Bala's Property, free from all encumbrances.

5.1.3 **Demise of Nilendu Kumar Baishya:** On or about 20<sup>th</sup> January, 2005, Nilendu Kumar Baishya, a Hindu bachelor, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving, his 2 (two) brothers, namely, (1) Bimalendu Kumar Baishya *alias* Bimal Baishya and (2) Santosh Kumar Baishya *alias* Santosh Baishya, and his only sister, Gouri Baishya, as his only legal heirs and heiress, who jointly and in equal shares inherited the right, title and interest of Late Nilendu Kumar Baishya in Binode Bala's Property, free from all encumbrances.

5.1.4 **Ownership of Bimalendu & Ors.:** By virtue of the Hindu Succession Act (1) Bimalendu Kumar Baishya *alias* Bimal Baishya (2) Santosh Kumar Baishya *alias* Santosh Baishya and (3) Gouri Baishya (collectively **Bimalendu & Ors.**) became the joint and absolute owners of Binode Bala's Property, free from all encumbrances. Such ownership is tabulated in the chart below:

Name of Owner	R.S. <i>Dag</i> No.	L.R. <i>Dag</i> No.	Total Area in <i>Dag</i> (in decimal)	Area Inherited in <i>Dag</i> (in decimal)
Bimalendu Kumar Baishya <i>alias</i> Bimal Baishya	760	1588	56	5.2266
Santosh Kumar Baishya <i>alias</i> Santosh Baishya	760	1588	56	5.2267
Gouri Baishya	760	1588	56	5.2267

5.1.5 **Ownership of Bimalendu's Property:** Bimalendu Kumar Baishya *alias* Bimal Baishya is the sole, absolute and recorded owner of land classified as *sahi* (agricultural) measuring 3.5056 (three point five zero five six) decimal, being a portion of R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, L.R. *Khatian* No. 508, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District

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OF PATENT AND TRADEMARK  
OFFICE

Barackpore, District North 24 Parganas (**Bimalendu's Property**), free from all encumbrances.

- 5.1.6 **Ownership of Bimalendu Kumar Baishya:** Thus by virtue of the inheritance from his mother and by the record of rights Bimalendu Kumar Baishya *alias* Bimal Baishya became the owner of the property tabulated in the chart below:

Name of Owner	R.S. Dag No.	L.R. Dag No.	Total Area in Dag (in decimal)	Area Inherited in Dag (in decimal)	Area Owned in Dag (in decimal)
Bimalendu Kumar Baishya <i>alias</i> Bimal Baishya	760	1588	56	5.2266	3.5056

Therefore, Bimalendu Kumar Baishya *alias* Bimal Baishya became the sole and absolute owner of land classified as *sali* (agricultural) measuring 8.7322 (eight point seven three two two) decimal, being a portion of R.S. Dag No. 760, corresponding L.R. Dag No. 1588, L.R. *Khatian* Nos. 508 and 2346, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, free from all encumbrances.

- 5.1.7 **Formation of Plots:** Bimalendu & Ors., for commercial exploitation of R.S. Dag No. 760, corresponding L.R. Dag No. 1588, jointly and amicably formed several plots of land and decided to transfer such plots to any intending purchasers for valuable consideration. Among those several plots of land Bimalendu Kumar Baishya *alias* Bimal Baishya became the sole and absolute owner of *inter alia* the Said Property.
- 5.1.8 **Sale to Vendors:** By a Deed of Conveyance dated 25<sup>th</sup> May, 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 14, at Pages 4723 to 4740, being Deed No. 05482 for the year 2012, Bimalendu Kumar Baishya *alias* Bimal Baishya sold, conveyed and transferred his right, title and interest in the Said Property, in favour of the Vendors, free from all encumbrances.
- 5.1.9 **Absolute Ownership of Vendors:** In the abovementioned circumstances the Vendors have become the sole and absolute owners of the Said Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing,

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OF COMPANIES  
MADRAS

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, *debutter*, 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

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OF ASHOK NAGAR, CALCUTTA  
24 JUNE 1954

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 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 4.1323 (four point one three two three) decimal, more or less [equivalent to 2 (two) *cottah* and 8 (eight) *chittack*, more or less], out of 56 (fifty six) decimal **together with** the right to ingress and egress through the 8' (eight feet) wide common passage in the east and 12' (twelve feet) wide common passage in the north, being demarcated as Plot No. 8, comprised in R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, recorded in L.R. *Khatian* Nos. 508 and 2346, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below and the Said Property is delineated and demarcated on **Plan** annexed hereto and bordered in colour **Red** thereon and **together also with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,26,105/- (Rupees six lac twenty six thousand one hundred and five) 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, *debutter*, 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:

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ADDITIONAL REGISTRAR  
OF ASSESSMENT & REVENUE  
MONTANA  
2-6 JUN 1989



- 8.2.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors about the correctness of the Vendors' title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property 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 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 waive, surrender and give 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' name 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




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OF ASIA  
18 JUN 1954

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, 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.

Handwritten signatures and initials in the middle of the page. On the left, the name 'Asim' is written inside a circle. To the right, there are two more signatures: one that appears to be 'Asim' and another that is less legible, possibly 'Saha'.Handwritten signature and initials at the bottom right of the page. The signature appears to be 'Asim' and the initials below it are 'Saha'.



REVENUE DEPARTMENT  
OFFICE OF THE ADDL. COMMISSIONER  
- BANGALORE

**Schedule**  
**(Said Property)**

Land classified as *sali* (agricultural) measuring 4.1323 (four point one three two three) decimal, more or less [equivalent to 2 (two) *cottah* and 8 (eight) *chittack*, more or less], out of 56 (fifty six) decimal **together with** the right to ingress and egress through the 8' (eight feet) wide common passage in the east and 12' (twelve feet) wide common passage in the north, being demarcated as Plot No. 8, comprised in R.S. *Dag* No. 760, corresponding L.R. *Dag* No. 1588, recorded in L.R. *Khatian* Nos. 508 and 2346, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas and the Said Property is delineated and demarcated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By 12' (twelve feet) wide common passage in R.S. *Dag* No.760
- On the East** : By 8' (eight feet) wide common passage in R.S. *Dag* No.760
- On the South** : By Plot No. 9 in R.S. *Dag* No. 760
- On the West** : By portion of Plot No. 2 in R.S. *Dag* No. 760

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

The Said Property is tabulated in the Chart below:

<b>Mouza</b>	<b>R.S Dag No.</b>	<b>L.R. Dag No.</b>	<b>L.R. Khatian No.</b>	<b>Total Area of Dag (in decimal)</b>	<b>Total Area sold (in decimal)</b>	<b>Name of the Owner</b>
Patulia	760	1588	508 and 2346	56	4.1323	Ashit Sarkar <i>alias</i> Asit Sarkar and Mridula Sarkar <i>alias</i> Mridula Das Sarkar

Asim

Asim

Asim



ADDITIONAL REGISTRAR  
OF LAND REVENUE AND  
- 15 -

**9. Execution and Delivery**

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

*Ashit Sarkar*

[Ashit Sarkar alias Asit Sarkar]

*Mridula Das. (Sarkar)*

[Mridula Sarkar alias Mridula Das Sarkar]

[Vendors]

*Asim Kumar Mondal*

[Coolhut Buildcon Private Limited]

[Coolhut Builders Private Limited]

[Authorised Signatory]

[Purchasers]

Drafted By

*Shuvadip Chakraborty*  
Shuvadip Chakraborty, Advocate

**Witnesses:**

Signature *Manatah Prasad*

Name *Manatah Prasad*

Father's Name *het Suresh Ch. Bains*

Address *Patulia (Kolkata)*

*p.s. Kharsha Cal-119*

Signature *शरीश्वर पटव*

Name *शरीश्वर पटव*

Father's Name *पुसारी पटव*

Address *A. P. 3/1/25*

*कोल 119*



REGISTRAR GENERAL OF INDIA  
LUCKNOW  
- 5 JUN 1958



**Receipt and Memo of Consideration**

Received from the within named Purchasers the within mentioned sum of **Rs.6,26,105/- (Rupees six lac twenty six thousand one hundred and five)** 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.)	Favouring
Pay Order No. 393513	03.06.2014	Axis Bank Limited, Kolkata Branch	3,13,053/-	Ashit Sarkar <i>alias</i> Asit Sarkar
Pay Order No. 393514	03.06.2014	Axis Bank Limited, Kolkata Branch	3,13,052/-	Mridula Sarkar <i>alias</i> Mridula Das Sarkar
		<b>Total</b>	<b>6,26,105/-</b>	

Ashit Sarkar  
[Ashit Sarkar *alias* Asit Sarkar]

Mridula Sarkar (Sarkar)  
[Mridula Sarkar *alias* Mridula Das Sarkar]

[Vendors]

**Witnesses:**

Signature [Signature]

Name Manoj Kumar

Signature गणेश्वर पट्टा

Name गणेश्वर पट्टा

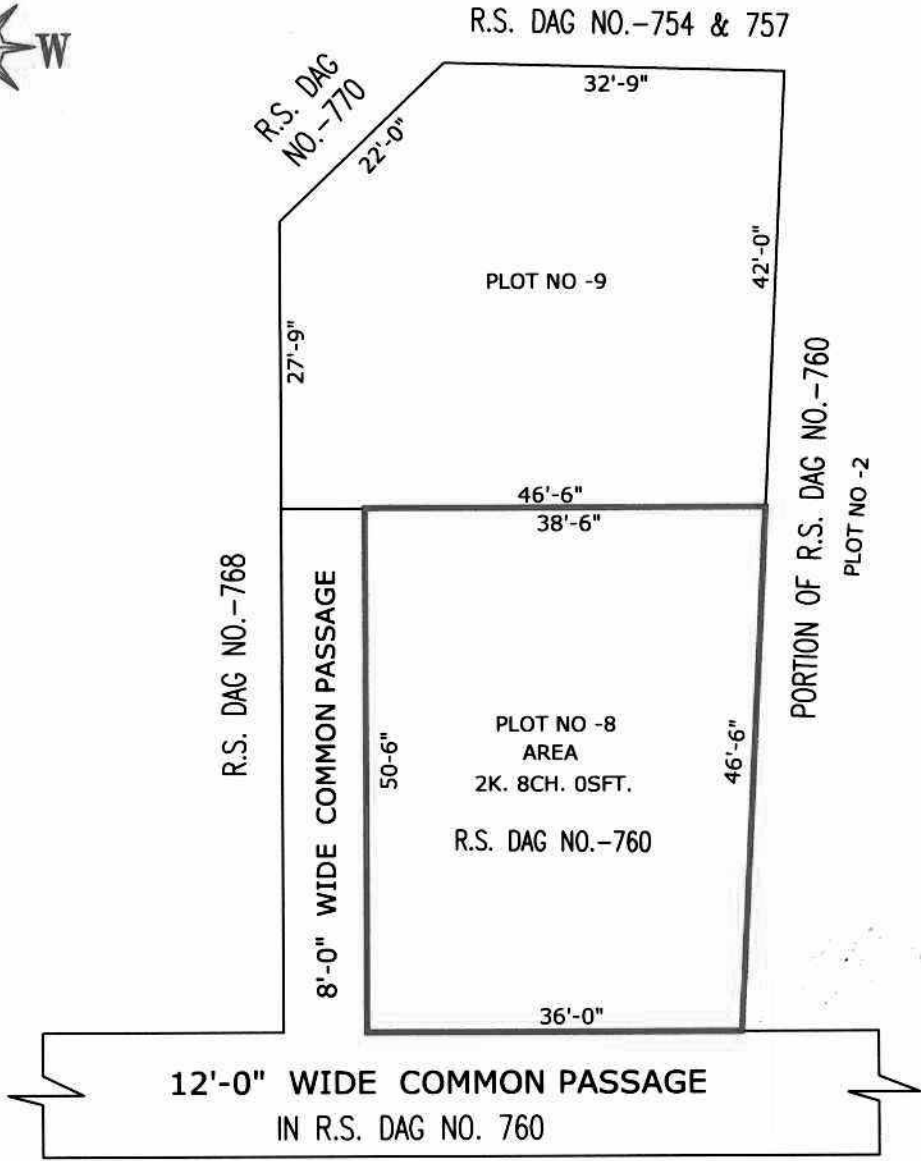


REPUBLIC OF THE PHILIPPINES  
OFFICE OF THE SECRETARY OF DEFENSE  
MANILA

Plan

**SITE PLAN OF R.S. DAG NO.- 760 CORRESPONDING L.R. DAG NO.- 1588,  
L.R. KHATIAN NO.- 508 & 2346, MOUZA- PATULIA, J.L. NO.- 4, P.S. -  
KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24  
PARGANAS**

Total Area in Dag No.760 is 56 Decimal



*Ashut Sarkar*  
*Mridula Das (Sarkar)*

COOLHUT BUILDCON PRIVATE LIMITED  
COOLHUT BUILDERS PRIVATE LIMITED  
*Asim Kumar Mondal*  
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR :

NAME & SIGNATURE OF THE PURCHASER :


































**LEGEND : 4.1323 DECIMAL EQUIVALENT TO 02K. 8CH. 0 SFT. DEMARCATED  
SHALI LAND OUT OF 56 DECIMAL IN R.S. DAG NO. 760  
CORRESPONDING L.R. DAG NO. 1588.**

SHOWN THUS:



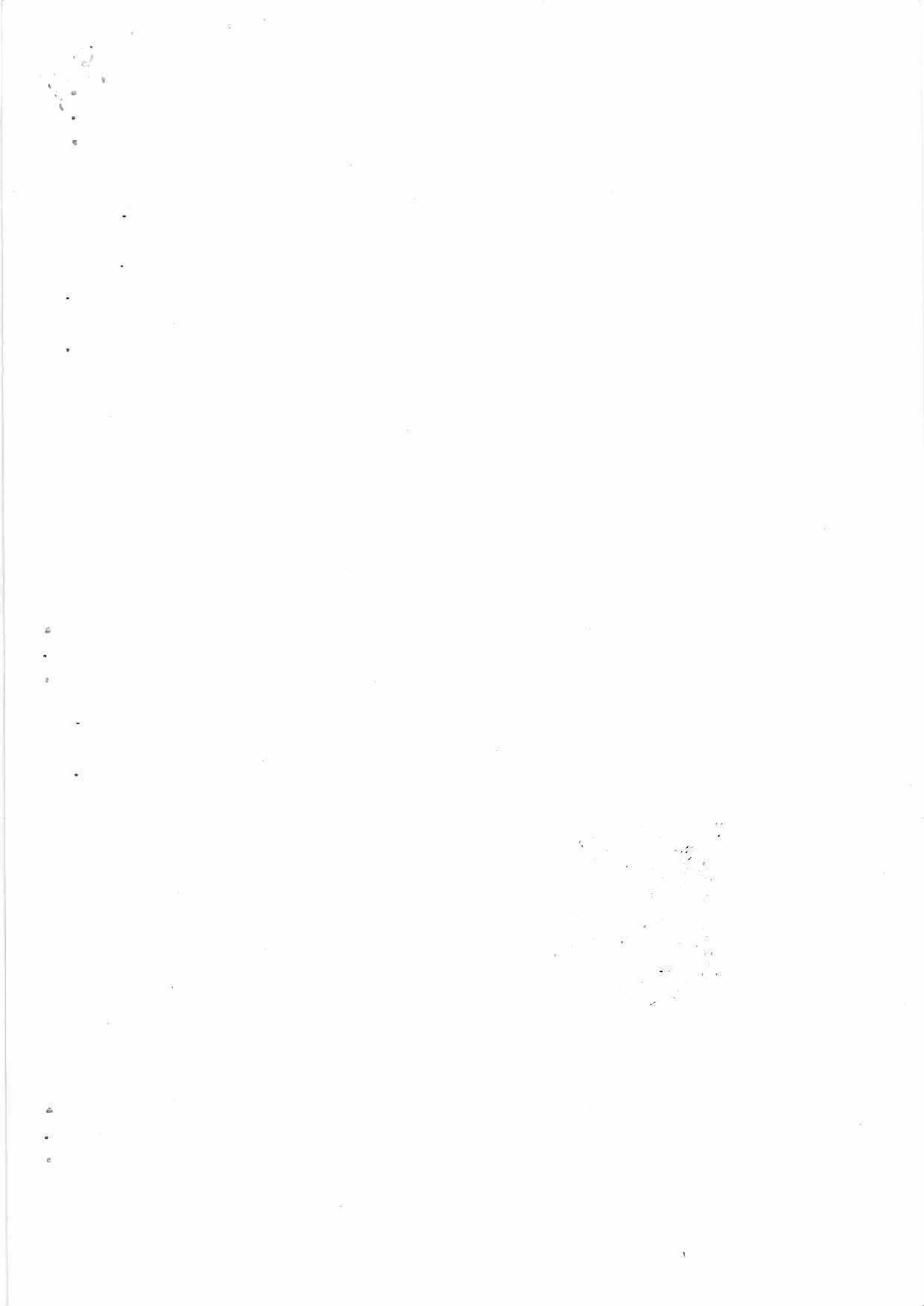
6 JUN 1977

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	<p><i>Asim Kumar Mondal</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p><i>Ashutosh Kumar</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p><i>Minakshi Das (Sankar)</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



ADDITIONAL SECRETARY  
OFFICE OF THE SECRETARY  
- 5 JUN 1948



Dated this 5<sup>th</sup> day of June, 2014

**Between**

**Ashit Sarkar *alias* Asit Sarkar & Anr.  
...Vendors**

**And**

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

**CONVEYANCE**

Plot No. 8  
Portion of R.S. Dag No. 760  
L.R. Dag No. 1588  
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 34  
Page from 1602 to 1618  
being No 07156 for the year 2014.



  
(Dulal chandra Saha) 14-June-2014  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal