

06507/2013

KDH/185

7307/2013



पश्चिम बंगाल WEST BENGAL

L 903546

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

Additional Registrar
of Assurances-II, Kolkata

CONVEYANCE

1. **Date:** 10th May 2013
2. **Place:** Kolkata
3. **Parties**
 - 3.1 **Amalendu Baisya alias Amalendu Baishya**, son of Late Ananta Kumar Baisya, residing at Baishya Para, Village Patulia, Post Office Patulia, Police Station Khardah, Kolkata-700119, District North 24 Parganas (PAN AEAPB7436D)
(Vendor, includes successors-in-interest)

Amalendu Baisya
ARhall

Amalendu

Amalendu

158371

Anirban Bhattacharya



c- 3740

SHIVPAWAN ENCLAVE PRIVATE LIMITED

Anirban Bhattacharya
Director / Authorized Signatory



14 MAR 2013

14 MAR 2013



c- 3745

Anandender Baisya

Lucky Baisya

D/o - Anandender Baisya

Old Lalbatta Rd.

Baisya Para

Patalia, Pin - 700119

Service





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

Endorsement For Deed Number : I - 07307 of 2013
(Serial No. 06507 of 2013 and Query No. 1902L000014842 of 2013)

On 10/05/2013

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

Presented for registration at 18.00 hrs on :10/05/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 10/05/2013 by

1. Amalendu Baisya Alias Amalendu Baishya, son of Late A K Baisya , Baishya Para, Village Patulia, Kol, Thana:-Khardaha, P.O. :-Patulia, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119, By Caste Hindu, By Profession : Others
2. Anirban Bhattacharya
Authorised Signatory, Shivpawan Enclave Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
By Profession : Others
Identified By Lucky Baisya, daughter of Amalendu Baisya, Old Calcutta Road , Baisya Para, District:-Kolkata, WEST BENGAL, India, Pin :-700119, By Caste: Hindu, By Profession: Service.

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

On 11/05/2013

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.-21,00,000/-

Certified that the required stamp duty of this document is Rs.- 105020 /- and the Stamp duty paid as: Impresive Rs.- 50/-

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

On 22/05/2013

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



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

22/05/2013 15:05:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 07307 of 2013
(Serial No. 06507 of 2013 and Query No. 1902L000014842 of 2013)

Rs. 23187/- is paid , by the draft number 757517, Draft Date 17/05/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 22/05/2013

(Under Article : A(1) = 23089/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 22/05/2013)

Deficit stamp duty

- Deficit stamp duty Rs. 105020/- is paid , by the draft number 757516, Draft Date 17/05/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 22/05/2013

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



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

22/05/2013 15:05:00

EndorsementPage 2 of 2

And

- 3.2 **Shivpawan Enclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 101, Park Street, Police Station Park Street, Kolkata-700016 (**PAN AASCS6851Q**), represented by its authorized signatory Anirban Bhattacharya, son of Giridhari Bhattacharya, of 2nd Floor, 101, Park Street, Police Station Park Street, Kolkata-700016 (**Purchaser**, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *bastu* (homestead) measuring 2.4063 (two point four zero six three) decimal equivalent to 1.4583 (one point four five eight three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5758 (seventeen point five seven five eight) *cottah*, more or less], along with portion of R.T. Shed structure measuring 400 (four hundred) square feet, situates, lying at and being a portion of Plot No. 1 and which is also a portion of R.S. *Dag* No. 737, corresponding L.R. *Dag* No. 1661, recorded in L.R. *Khatian* No. 1066, *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 demarcated Plot No. 1 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon (collectively **Said Property**) **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:
- 5.1.1 **Ownership of Mother Property:** Bagala Prabha Devi was the recorded owner of land classified as *bastu* (homestead) measuring 29 (twenty nine) decimal equivalent to 17.5758 (seventeen point five seven five eight) *cottah*, more or less, being the entirety of R.S. *Dag* No. 737, recorded in R.S. *Khatian* No. 816, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Mother Property**), free from all encumbrances.
- 5.1.2 **Demise of Bagala Prabha Devi:** Bagala Prabha Devi, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving his 5 (five) sons, namely, Ashutosh Baishya, Ashoke Krishna Baisya, Manik Baisya, Amalendu Baisya (Vendor hereinabove) and Anukul Baishya, as his only legal heirs, who jointly and in equal shares, inherited the right, title and interest of Late Bagala Prabha Devi in the Mother Property, free from all encumbrances.
- 5.1.3 **Record of Rights and Ownership of Amalendu Baisya:** The legal heirs of Bagala Prabha Devi, i.e. Ashutosh Baishya, Ashoke Krishna Baisya, Manik Baisya, Amalendu Baisya (Vendor hereinabove) and Anukul Baishya got their names mutated in the record of rights under L.R. *Khatian* Nos. 1065, 1064, 1067, 1066 and 1068

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ADDITIONAL REGISTRAR
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respectively. Thus the ownership of Asutosh Baisya, Ashoke Krishna Baisya, Manik Baisya, Amalendu Baisya (Vendor hereinabove) and Anukul Baishya in the Mother Property is tabulated below:

R.S. Dag No.	L.R. Dag No.	L.R. Khatian No.	Total Area in Dag (in decimal)	Area Owned in Dag (as per share) (in decimal)	Name of Recorded Owner
737	1661	1065	29	5.8	Asutosh Baisya
737	1661	1064	29	5.8	Ashoke Krishna Baisya
737	1661	1067	29	5.8	Manik Baisya
737	1661	1066	29	5.8	Amalendu Baisya
737	1661	1068	29	5.8	Anukul Baishya

Thus by virtue of the record of rights Amalendu Baisya became the absolute owner of 5.8 (five point eight) decimal out of the Mother Property, free from all encumbrances.

- 5.1.4 **Deed of Partition:** By a Deed of Partition in Bengali Language (*Bantanpatra*) dated 23rd March, 1992 (**Said Partition**), registered in the Office of the Additional District Sub-Registrar, Barrackpore, in Book No. I, Volume No. 41, at Pages 247 to 258, being Deed No. 1903 for the year 1992, Asutosh Baisya, Ashoke Krishna Baisya, Manik Baisya, Amalendu Baisya (Vendor hereinabove) and Anukul Baishya partitioned the Mother Property in metes and bound amongst themselves and since then the parties enjoying and possessing their allocated share in the Mother Property. Thus after the Said Partition, ownership of Asutosh Baisya, Ashoke Krishna Baisya, Manik Baisya, Amalendu Baisya (Vendor hereinabove) and Anukul Baishya have been distributed as per the share tabulated in the chart below:

Name of Owners	R.S. Dag No.	L.R. Dag No.	Total Area in Dag (in decimal)	Area Owned in Dag (as per share) (in decimal)	Plot Nos. as per Said Partition
Ashutosh Baishya	737	1661	29	6.1875	Plot No. 2
Ashoke Krishna Baisya	737	1661	29	6.2906	Plot No. 5
Manik Baisya	737	1661	29	5.5687	Plot No. 4
Amalendu Baisya	737	1661	29	7.2187	Plot No. 1
Anukul Baishya	737	1661	29	3.3000	Plot No. 3

- 5.1.5 **Ownership of Amalendu's Property:** By virtue of the Said Partition Amalendu Baisya became the absolute and undisputed owner of land measuring 7.2187 (seven point two one eight seven) decimal out of the Mother Property (**Amalendu's Property**), though he has not yet been corrected the record of right which has already been recorded under L.R. *Khatian* No. 1066. The Said Property is a portion of Amalendu's Property and is also the subject matter of this conveyance.
- 5.1.6 **Ownership of Said Property:** In the abovementioned circumstances, the Amalendu Baisya, the Vendor hereinabove, has become the sole, absolute and undisputed owner of the Said Property, free from all encumbrances.



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- 5.2 **Representations, Warranties and Covenants by Vendor:** The Vendor represents, warrants and covenants as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does 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 Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will



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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:** (1) Maa Amba Infrastructure Private Limited, having its office at 4th Floor, B-401, City Centre, Salt Lake, Kolkata-700064 and (2) Narayan Chandra Das, son of Late Makhan Lal Das, residing at Baishya Para, Village Patulia, Post Office Patulia, Police Station Khardah, Kolkata-700119, District North 24 Parganas (collectively **First Parties**) had contractual transferable interest and/or right in the Said Property. Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata-700007 (**Second Party**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor and to cause the First Parties to surrender all their rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendor and the compensation to be paid to the First Parties as well as the profit of the Second Party. Pursuant to the above, the Second Party is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Parties, the First Parties surrendered all their rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Party also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, being land classified as *bastu* (homestead) measuring 2.4063 (two point four zero six three) decimal equivalent to 1.4583 (one point four five eight three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5758 (seventeen point five seven five eight) *cottah*, more or less], along with portion of R.T. Shed structure measuring 400 (four hundred) square feet, situates, lying at and being a portion of Plot No. 1 and which is also a portion of R.S. *Dag* No. 737, corresponding L.R. *Dag* No. 1661, recorded in L.R. *Khatian* No. 1066, *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 demarcated Plot No. 1 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor 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.19,54,182/- (Rupees nineteen lac fifty four thousand one hundred and eighty two) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.



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- 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 or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendor under this Conveyance and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue or not complied with at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and/or assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and/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 Vendor to the Purchaser.
- 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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted





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OF ADVANCEMENT PROGRAM
10 MAY 2013



later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the Vendor holds and owns any land contiguous to the Said Property and such land is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.

- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that **(1)** the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly **(a)** consents to the same and **(b)** appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and **(2)** the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly **(a)** consents to the same, notwithstanding the nature of use and classification of any land held or owned by the Vendor contiguous to the Said Property being and remaining agricultural and **(b)** appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and/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)

Land classified as *bastu* (homestead) measuring 2.4063 (two point four zero six three) decimal equivalent to 1.4583 (one point four five eight three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5758 (seventeen point five seven five eight) *cottah*, more or less], along with portion of R.T. Shed structure measuring 400 (four hundred) square feet, situates, lying at and being a portion of Plot No. 1 and which is also a portion of R.S. *Dag* No. 737, corresponding L.R. *Dag* No. 1661, recorded in L.R. *Khatian* No. 1066, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barackpore, District North 24 Parganas and the said demarcated Plot No. 1 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*Dag* No.737/1661 & 737/1663
On the East : By R.S*Dag* No. 743
On the South : By Property of M/s Megapix Complex Private Limited in R.S. *Dag* No. 737
On the West : By Road

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor 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>	<i>R.S. Dag No.</i>	<i>L.R. Dag No.</i>	Total Area of <i>Dag</i> (in decimal)	Total land sold (in decimal)	Total Structure area sold (in square feet)	Name of the Owner
Patulia	737	1661	29.00	2.4063	400	Amalendu Baisya
			Total	2.4063	400	






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ADDITIONAL REGISTRAR
JAGMOHAN CHANDRA S. KOLIKATA
10 MAY 2013

9. Execution and Delivery

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

Amalendu Baisya.
(Amalendu Baisya *alias* Amalendu Baishya)
[Vendor]

Shivpawan Enclave Private Limited

Anirban Bhattacharya
[Anirban Bhattacharya]
[Authorized Signatory]
[Purchaser]

Witnesses:

Signature Maya Baisya
Name Maya Baisya
Father's Name Lt Sunil Baran Baisya
Address Old Cal Rd. Patulia
700119

Signature [Signature]
Name Sudip Dutta Chowdhury
Father's Name Dilip Dutta Chowdhury
Address Hoshayangan, Basulin Palya (S)
46/1-129




Handwritten signature or mark.

10 MAY 2013

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.19,54,182/-** (**Rupees nineteen lac fifty four thousand one hundred and eighty two**) 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.)
By Pay Order No. 002322 (Part)	08.05.2013	Axis Bank Limited	19,54,182/-
		Total:	19,54,182/-


(Amalendu Baisya alias Amalendu Baishya)
[Vendor]

Witnesses:

Signature Maya Baisya

Name Maya Baisya

Signature 

Name Sudip Dutta Chowdhury

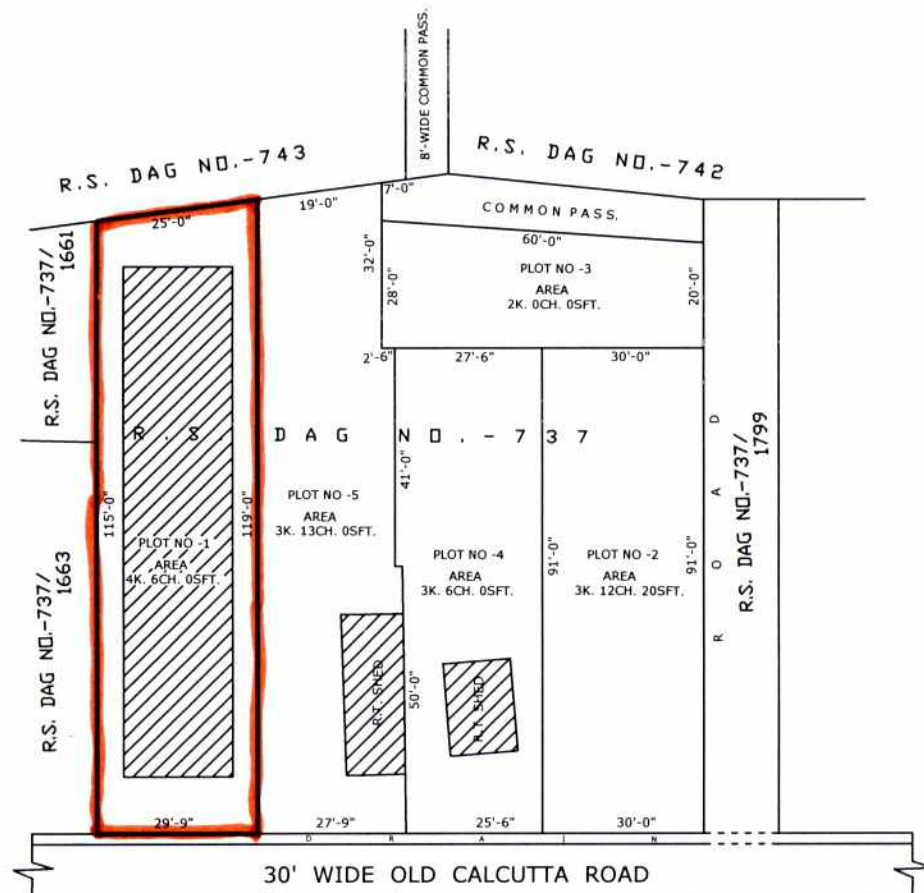


10 MAY 2013

SITE PLAN OF R.S. DAG NO.- 737, CORRESPONDING L.R. DAG NO.- 1661,
L.R. KHATIAN NO.- 1066, MOUZA - PATULIA, J.L. NO.- 4, P.S. -KHARDAH,
UNDER KHARDAH MUNICIPALITY, WARD NO. 3 DIST. - NORTH 24
PARGANAS



Total Area in Dag No.737 is 29 Decimal



Amalendu Baisya
Amalendu Baisya

Shivpawan Enclave Private Limited

Anilban Bhattacharya
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :


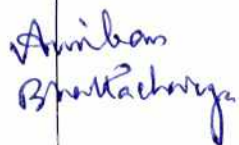











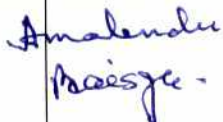










LEGEND : 2.4063 DECIMAL LAND OUT OF DIVIDED AND DEMARCATED
7.2188 DECIMAL IN R.S. DAG NO. 737 CORRESPONDING L.R.
DAG NO. 1661.

SHOWN THUS:



10 MAY 2013

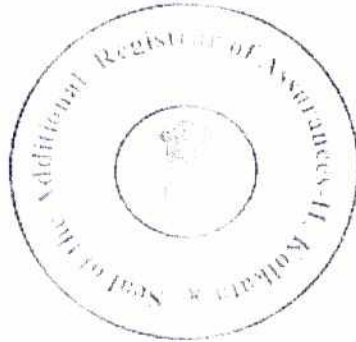
SPECIMEN FORM TEN FINGER PRINTS


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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
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(Dulal chandra Saha) 31-May-2013
ADDL. REGISTRAR OF ASSURANCES II
Office of the A.R.A. - II KOLKATA
West Bengal

Dated this 10th day of May, 2013

Between

Amalendu Baisya *alias* Amalendu Baishya
... Vendor

And

Shivpawan Enclave Private Limited
... Purchaser

CONVEYANCE

Portion of
R.S. Dag No. 737
L.R. Dag No. 1661
Mouza Patulia
District North 24 Parganas

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