

06511/2013

KDH/180

7303/2013



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

L 903543

M.V. 2335001

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: 10<sup>th</sup> May 2013
2. Place: Kolkata
3. Parties
  - 3.1 Ashoke Krishna Baisya alias Ashoke Krishna 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 BBBPB6904M) (Vendor, includes successors-in-interest)

Ashoke Baisya

Bisya

Ashoke

Anirban Bhattacharya



c-3740

SHIVPAWAN DEVELOPERS PRIVATE LIMITED

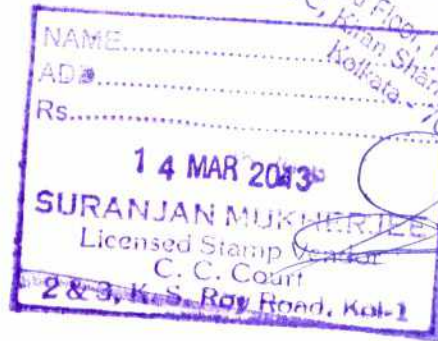
Anirban Bhattacharya  
Director / Authorised Signatory



c-3742

Ashoke Krishna Baisya

Maya Baisya  
D/o Lt Sumil Baran Baisya  
Old eal Rd - patulia  
700119  
House wife



14 MAR 2013

14 MAR 2013







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

**Endorsement For Deed Number : I - 07303 of 2013**  
**(Serial No. 06511 of 2013 and Query No. 1902L000014788 of 2013)**

**On 10/05/2013**

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

Presented for registration at 17.56 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. Ashoke Krishna Baisya Alias Ashoke Krishna 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 Developers Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Maya Baisya, daughter of Late Sunil Baran Baisya, Old Calcutta Road , Patulia, District:-Kolkata, WEST BENGAL, India, Pin :-700119, By Caste: Hindu, By Profession: House wife.

( 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.-23,35,000/-

Certified that the required stamp duty of this document is Rs.- 116770 /- and the Stamp duty paid as: Impresive Rs.- 50/-

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

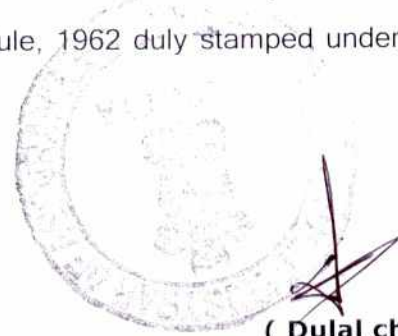
**On 22/05/2013**

**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





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

**Endorsement For Deed Number : I - 07303 of 2013**  
**(Serial No. 06511 of 2013 and Query No. 1902L000014788 of 2013)**

Rs. 25772/- is paid , by the draft number 757513, Draft Date 17/05/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 22/05/2013

( Under Article : A(1) = 25674/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 22/05/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 116770/- is paid , by the draft number 757514, 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





**And**

- 3.2 **Shivpawan Developers 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 AASCS6849Q**), represented by its authorized signatory, Anirban Bhattacharya, son of Giridhari Bhattacharya, of 2<sup>nd</sup> 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 *danga* (highland) measuring 10 (ten) decimal equivalent to 6.0606 (six point zero six zero six) *cottah*, more or less [out of 50 (fifty) decimal equivalent to 30.303 (thirty point three zero three) *cottah*, more or less], being a portion of R.S. *Dag* No. 743, corresponding L.R. *Dag* No. 1702, recorded in L.R. *Khatian* No. 17, *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 *Dag* No. 743 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**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:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 16<sup>th</sup> October, 1962, registered in the Office of the Sub-Registrar, Barrackpore, in Book No. I, Volume 69, at pages 94 to 97, being Deed No. 5413 for year 1962, Ananta Kumar Baisya purchased from Purna Sashi Biswas and 8 (eight) others, land classified as *danga* (highland) measuring 50 (fifty) decimal equivalent to 30.303 (thirty point three zero three) *cottah*, more or less, being the entirety of R.S. *Dag* No. 743, recorded in R.S. *Khatian* Nos. 76 and 121, *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 and for the consideration mentioned therein.

- 5.1.2 **Demise of Ananta Kumar Baisya:** On 10<sup>th</sup> April, 2004, Ananta Kumar Baisya (whose wife pre-deceased him), 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 (Vendor hereinabove), Manik Baisya, Amalendu Baisya and Anukul Baishya, as his only legal heirs, who jointly and in equal shares, inherited the right, title and interest of Late Ananta Kumar Baisya in the Mother Property, free from all encumbrances. Thus, Ashoke Krishna Baisya (Vendor hereinabove) became the absolute owner of the Said Property out of the Mother Property.

Bisya Ashok

6  
ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
10 MAY 2013





- 5.1.3 **Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole, absolute and undisputed owner of the Said Property, free from all encumbrances.
- 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, *debentures*, 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.

1370  
Aishwarya

ADDITIONAL REGISTRAR  
OF ASSURANCES & KOLKATA  
10 MAY 1989



- 5.2.11 **Release of Further Claims:** By executing this Deed of Conveyance in favour of the Purchaser the Vendor has released and relinquished all his right, title and interest over R.S. *Dag* No. 743 and the Vendor shall not make any further claims to the Purchaser in respect of R.S. *Dag* No. 743.

## 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 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 4<sup>th</sup> Floor, B-401, City Centre, Salt Lake, Kolkata-700064 and (2) Chitra Baisya, wife of Ashoke Krishna Baisya, 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 *danga* (highland) measuring 10 (ten) decimal equivalent to 6.0606 (six point zero six zero six) *cottah*, more or less [out of 50 (fifty) decimal equivalent to 30.303 (thirty point three zero three) *cottah*, more or less], being a portion of R.S. *Dag* No. 743, corresponding L.R. *Dag* No. 1702, recorded in L.R. *Khatian* No. 17, *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 *Dag* No. 743 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.23,35,000/- (Rupees twenty three lac and thirty five thousand) paid by the Purchaser

*Biswajit* *Chakrabarty*



h  
ADDITIONAL REGISTRAR  
OF REGISTRATIONES-II, KOLKATA  
16 MAY 2019



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.

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.

*Boya* *Abhol*

ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
10 MAY 2019

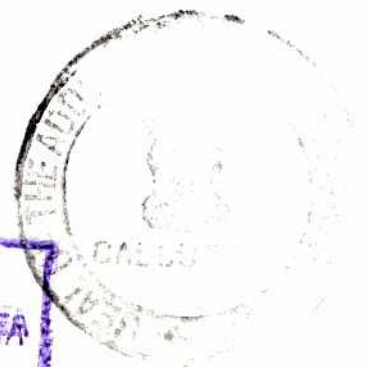




- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof 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 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.

*Bijay* *Ashish*

1  
ADDITIONAL REGISTRAR  
OF ASSURANCES-II KOLKATA  
10 MAY 2019



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

Land classified as *danga* (highland) measuring 10 (ten) decimal equivalent to 6.0606 (six point zero six zero six) *cottah*, more or less [out of 50 (fifty) decimal equivalent to 30.303 (thirty point three zero three) *cottah*, more or less], being a portion of R.S. *Dag* No. 743, corresponding L.R. *Dag* No. 1702, recorded in L.R. *Khatian* No. 17, *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 *Dag* No. 743 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. 744

**On the East** : By R.S. *Dag* No. 751 and 750

**On the South** : By R.S. *Dag* No. 742 and 740

**On the West** : By R.S. *Dag* No. 737 and 737/1661

**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>	<i>L.R. Khatian Nos.</i>	<b>Total Area of Dag (in decimal)</b>	<b>Total Area sold (in decimal)</b>	<b>Name of the Recorded Owner</b>
Patulia	743	1702	17	50.00	10.00	Ananta Kumar Baisya
				<b>Total</b>	<b>10.00</b>	

R.S. 743  
Ananta Kumar Baisya



ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
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.

Ashoke Krishna Baisya  
(Ashoke Krishna Baisya alias  
Ashoke Krishna Baishya)  
[Vendor]

**Shivpawan Developers Private Limited**

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

**Witnesses:**

Signature Rina Baisya  
Name Rina Baisya  
Father's Name Sri Bhuban Mallick  
Address Old Calcutta Road.  
Baisya Para Lalulie  
Kolkata - 119

Signature [Signature]  
Name Judip Dutta Chowdhury  
Father's Name Judip Dutta Chowdhury  
Address Madhyam Ganga, Bantibally (S)  
Kelkolā - 129

ADDITIONAL REGISTRAR  
OF ASSURANCES-W, KOLKATA  
10 MAY 2013





**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.23,35,000/-** (**Rupees twenty three lac and thirty five thousand**) towards full and final payment of the Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Pay Order No. 002304	08.05.2013	Axis Bank Limited	9,50,000/-
By Pay Order No. 002305	08.05.2013	Axis Bank Limited	9,50,000/-
By Pay Order No. 002306	08.05.2013	Axis Bank Limited	4,35,000/-
<b>Total:</b>			<b>23,35,000/-</b>

Ashoke Krishna Baisya  
(Ashoke Krishna Baisya alias  
Ashoke Krishna Baishya)  
[Vendor]

**Witnesses:**

Signature Rina Baisya

Name Rina Baisya

Signature [Signature]

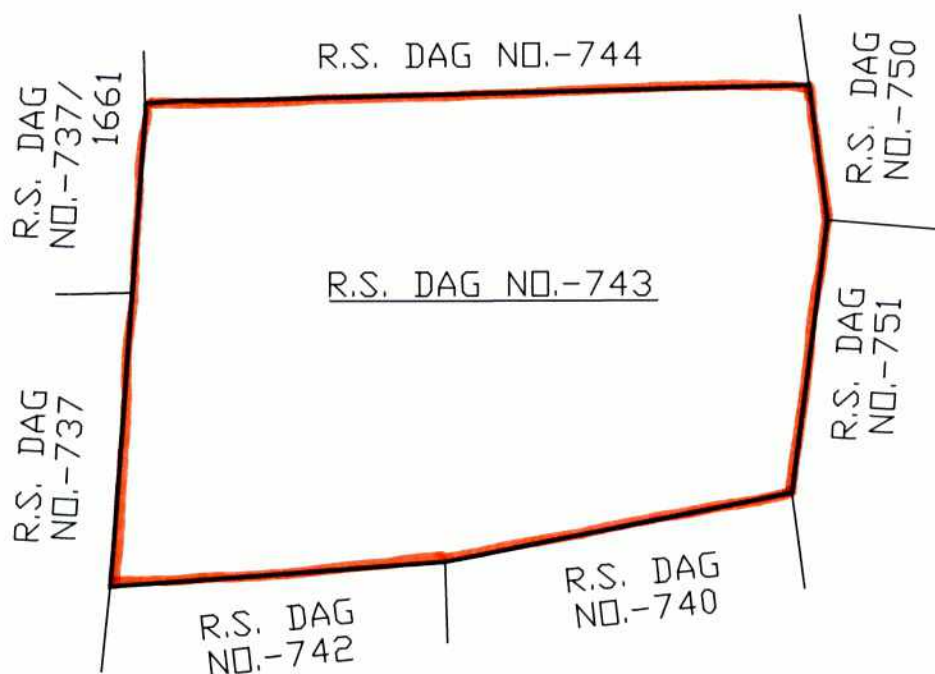
Name Sudip Kumar Choudhary



SITE PLAN OF R.S. DAG NO.- 743 CORRESPONDING L.R. DAG NO.-1702,  
L.R. KHATIAN NO.- 17, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA,  
UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS



Total Area in Dag No.743 is 50 Decimal



*Ashoke Krishna Baisya*  
Ashoke krishna Baisya

Shivpawan Developers Private Limited

*Anirban Bhattacharya*  
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :

LEGEND : 10.0000 DECIMAL UNDIVIDED SHARE OF DANGA LAND OUT OF 50  
DECIMAL OF R.S. DAG NO.- 743 CORRESPONDING L.R. DAG NO.- 1702.

SHOWN THUS :




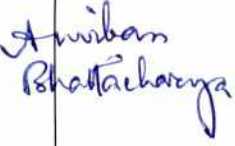






















1

ADDITIONAL REGISTRAR  
OF ASSURANCE IN KOLKATA  
10 MAY 2013





## SPECIMEN FORM TEN FINGER PRINTS

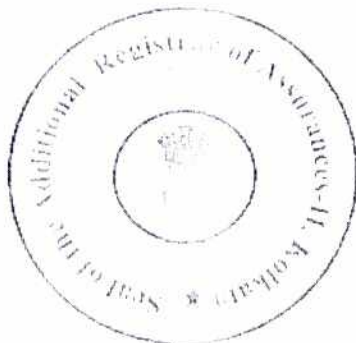
Sl. No.	Signature of the executants and/or purchaser Presentants					
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left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

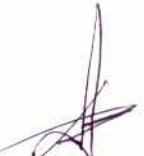




Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 23  
Page from 7052 to 7066  
being No 07303 for the year 2013.



  
(Dulal chandra Saha) 31-May-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal





Dated this 10<sup>th</sup> day of May, 2013

**Between**

**Ashoke Krishna Baisya *alias*  
Ashoke Krishna Baishya  
... Vendor**

**And**

**Shivpawan Developers Private Limited  
... Purchaser**

**CONVEYANCE**

Portion of  
R.S. Dag No. 743  
L.R. Dag No. 1702  
Mouza Patulia  
District North 24 Parganas

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