

Deed No. 10751/2016

KDH/256



5123/16

10751  
5586/2016



8.13 पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

97AA 273732

10/6/16  
10.6.16  
awo.  
0-738714/16.  
M.V. = 26, 12, 500/  
Additional Registrar of  
Assurances-IV, Kolkata



Certified that the Document is admitted to Registration. The Signatures and the endorsement on the document are the part thereof.

23 NOV 2016

Additional Registrar  
of Assurance-IV, Kolkata  
16 JUN 2016

e. no. 1462/16  
JG 250-  
JG 200  
450-

14/6/16

Ashoke Krishna Dasgupta

CONVEYANCE

1. Date: 10<sup>th</sup> June 2016
2. Place: Kolkata
3. Parties

Ashoke Krishna Dasgupta

172092

**SAHA & RAY**

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

*→ by order of the Court*

NAME.....  
ADD.....  
Rs.....  
- 7 MAR 2016  
**SURANJAN MUKHERJEE**  
Licensed Stamp Vendor  
C. C. Court  
282, K. S. Roy Road, Cal-1

- 7 MAR 2016  
- 7 MAR 2016

*[Signature]*  
**ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA**  
10 JUN 2016

- 3.1 **Ashoke Krishna Baisya**, son of Late Ananta Kumar Baisya, by faith Hindu, by occupation Service, nationality Indian, residing at Baishya Para, Village Patulia, Post Office Patulia, Kolkata-700119, Police Station Khardah, District North 24 Parganas [**PAN BBBPB6904M**] (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **Asthhuja Complex Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2<sup>nd</sup> Floor, 101, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN AALCA3617N**], represented by its authorized signatory, **Dibyendu Shekhar Das**, son of Nani Gopal Das, by faith Hindu, nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN BCZPD6675C**] (**Purchaser**, includes successors-in-interest).

Vendor and Purchaser 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 *danga* (highland) measuring 4.5375 (four point five three seven five) decimal [equivalent to 2.75 (two point seven five) *cottah*], more or less, out of 56 (fifty six) decimal, being a portion of demarcated Plot Nos. 10 and 11, comprised in R.S. *Dag* No. 768, corresponding L.R. *Dag* No. 1587, recorded in L.R. *Khatian* No. 2346, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Sodepore (formerly Barackpore), District North 24 Parganas (collectively **Said Property**) **together with** the right to ingress and egress through the 8' (eight feet) wide common passages in the east and west, more fully described in the **Schedule** below and the said Plot Nos.10 and 11 are jointly delineated and demarcated on the **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 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 has made the following representations and given the following warranties to the Purchaser regarding title:

- 5.1.1 **Ownership of Binode Bala Baishya:** By a Deed of Partition in Bengali language (*Bantannani*) dated 19<sup>th</sup> November, 1964, registered in the Office of the Sub-Registrar, Barrackpore, North 24 Parganas, in Book No. I, Volume No. 77, at Pages 36 to 49, being Deed No. 5694 for the year 1964, (1) Heramba Kumar Baishya, son of Harinath Baishya as first party therein (2) Birendra Kumar Baishya, son of Harinath Baishya as second party therein (3) Nilendu Kumar Baishya, son of Harinath Baishya, Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya, son of Harinath Baishya and Santosh Kumar Baishya *alias* Santosh Kumar Baisya, son of Harinath Baishya, collectively third party and (4) Binode Bala Baishya, wife of

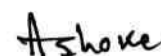




ADDITIONAL REGISTRAR  
OF ASSURANCES - IV, KOLKATA  
10 JUN 2016

Harinath Baishya, jointly partitioned *inter alia* land measuring 59 (fifty nine) decimal, being the entirety of R.S. *Dag* No. 768, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barrackpore (presently Sodepur), District North 24 Parganas (**Mother Property**) and pursuant thereto Binode Bala Baishya became the sole and absolute owner of the Mother Property, free from all encumbrances.

- 5.1.2 **Mutation of Binode Bala's Property:** Binode Bala Baishya got her name recorded in the records of Block Land and Land Reforms Office, Barrackpore II, in respect of land classified as *danga* (highland) measuring 56 (fifty six) decimal, more or less, being the entirety of L.R. *Dag* No. 1587 (which was curved out of R.S. *Dag* No. 768), *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Sodepore (formerly Barrackpore), District North 24 Parganas (**Binode Bala's Property**), in L.R. *Khatian* No. 2346, free from all encumbrances.
- 5.1.3 **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 Kumar Baishya (2) Nilendu Kumar Baishya and (3) Santosh Kumar Baishya *alias* Santosh Kumar Baisya and her only daughter, Gouri Baishya *alias* Gouri Baisya, as her only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Binode Bala Baishya in Binode Bala's Property, free from all encumbrances.
- 5.1.4 **Demise of Nilendu Kumar Baishya:** On 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 Kumar Baishya and (2) Santosh Kumar Baishya *alias* Santosh Kumar Baisya, and his only sister, Gouri Baishya *alias* Gouri Baisya, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Nilendu Kumar Baishya in Binode Bala's Property, free from all encumbrances.
- 5.1.5 **Ownership of Bimalendu & Ors.:** By virtue of the Hindu Succession Act (1) Bimalendu Kumar Baishya *alias* Bimal Kumar Baishya (2) Santosh Kumar Baishya *alias* Santosh Kumar Baisya and (3) Gouri Baishya *alias* Gouri Baisya (collectively **Bimalendu & Ors.**) became the joint and absolute owners of Binode Bala's Property, free from all encumbrances.
- 5.1.6 **Formation of Plots:** Bimalendu & Ors., for commercial exploitation of the Binode Bala's Property, jointly formed several plots of land and decided to transfer such plots to any intending purchaser for valuable consideration. The Said Property is a forming part of such plots and also a forming part of Binode Bala's Property.
- 5.1.7 **Sale to Susama Baishya:** By a Deed of Conveyance dated 25<sup>th</sup> September, 2012, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 26, at Pages 626 to 640, being Deed No. 10254 for the year 2012, Bimalendu & Ors. jointly sold, conveyed and transferred their right, title and interest in the entirety of Plot Nos. 10 and 11 being land measuring 9.0750 (nine point zero seven five zero) [equivalent to 5 (five) *cottah* 8 (eight) *chittack*] out of Binode Bala's Property (collectively **Said Plots**), in favour of Sushama Baishya, free from all encumbrances.

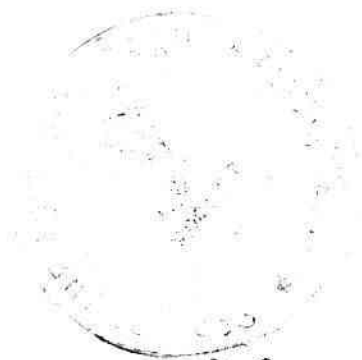




- 5.1.8 **Sale to Vendor:** By a Deed of Conveyance dated 21<sup>st</sup> June, 2013, registered in the Office of Additional District Sub-Registrar, Barrackpore, in Book No. I, CD Volume No. 20, at Pages 1902 to 1915, being Deed No. 06246 for the year 2013, Sushama Baishya sold, conveyed and transferred her right, title and interest in entirety of the Said Plots, in favour of Ashoke Krishna Baisya (the Vendor herein), free from all encumbrances. The Said Property is a part and portion of the Said Plots and is also the subject matter of this conveyance.
- 5.1.9 **Absolute Ownership of Vendor:** In the abovementioned circumstances the Vendor has become the sole and absolute owner of the Said Property out of Larger Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances 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 the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does 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 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 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 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, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *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.



Ashoke



10 JUN 2016

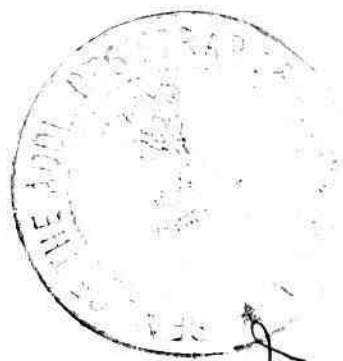
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, 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 Vendor 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:** 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 Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor 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 Vendor 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 Vendor directly to the Purchaser 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 Purchaser for mutually agreed consideration and the Second Company 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, more fully described in the **Schedule** below, being land classified as *danga* (highland) measuring 4.5375 (four point five three seven five) decimal [equivalent to 2.75 (two point seven five) *cottah*], more or less, out of 56 (fifty six) decimal, being a portion of the Said Plots, comprised in R.S. *Dag* No. 768, corresponding L.R. *Dag* No. 1587, recorded in L.R. *Khatian* No. 2346, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Sodepore (formerly Barackpore), District North 24 Parganas **together with** the right to ingress and egress through the 8' (eight feet) wide common passages in the west and east and the Said Plots are jointly delineated and demarcated on the **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 Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.



10 JUL 1964

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.26,12,500/- (Rupees twenty six lac twelve thousand and five hundred) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as 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, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *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 by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue 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 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 assigns by reason of any claim made by any third parties with respect to the title of the Vendor.

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 to the Purchaser.

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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.





ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
10 JUN 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 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 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 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 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 highland to 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 the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining highland 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 highland to 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 him, 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 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.

Ashoke



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
10 JUN 2016



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

Land classified as *danga* (highland) measuring 4.5375 (four point five three seven five) decimal [equivalent to 2.75 (two point seven five) *cottah*], more or less, out of 56 (fifty six) decimal, being a portion of the Said Plots i.e. demarcated Plot Nos. 10 and 11, comprised in R.S. *Dag* No. 768, corresponding L.R. *Dag* No. 1587, recorded in L.R. *Khatian* No. 2346, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Sodepore (formerly Barackpore), District North 24 Parganas **together with** the right to ingress and egress through the 8' (eight feet) wide common passages in the west and east and the Said Plots are jointly delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : Plot Nos. 7 and 8  
**On the East** : 8 (eight) feet wide common passage  
**On the South** : R.S. *Dag* No. 770  
**On the West** : 8 (eight) feet wide common passage

**Together also 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.

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 Recorded Owner</b>
Patulia	768	1587	2346	56	4.5375	Binode Bala Baishya



Ashoka



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
10 JUN 1970

**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)  
(Vendor)

ASTBHUJA COMPLEX PRIVATE LIMITED

Rayendra Bhatnagar  
Director / Authorised Signatory

(Purchaser)

**Drafted By**

Shuvadi Chakraborty  
(Shuvadi) Chakraborty)

Advocate

High Court, Calcutta

F/184/14

**Witnesses:**

Signature Sudip Dutta Chowdhury

Name: Sudip Dutta Chowdhury

Father's Name: Dilip Dutta Chowdhury

Address: Bangkim Pally (Dakshin), Near  
Dipali Sagha Math, Madhyamgram  
Municipality, Ward No. 10, Post Office &  
Police Station Madhyamgram, Kolkata-  
700129 Madhyamgram

Signature Atopita Baisya

Name Atopita Baisya

Father's Name Late - Pabitra Majumder

Address patulia Baisya  
para. old Calcutta  
post. KOL-119.



30 JUN 2010

### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.26,12,500/-** (**Rupees twenty six lac twelve thousand and five hundred**) 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 (in Rs.)
Cheque No. 023270 (Part)	01.07.2015	Axis Bank Limited, Nimta Branch, Kolkata	5,00,000/-
Cheque No. 023274 (Part)	10.02.2016	Axis Bank Limited	7,50,000/-
Cheque No. <u>023273</u> (Part)	<u>10.02.2016</u>	Axis Bank Limited	5,00,000/-
Demand Draft No. 123628 (Part)	09.06.2016	Axis Bank Limited, Kolkata Branch	8,62,500/-
<b>Total:</b>			<b>26,12,500/-</b>

Ashoke

*Ashoke Krishna Baisya*

(Ashoke Krishna Baisya)  
(Vendor)

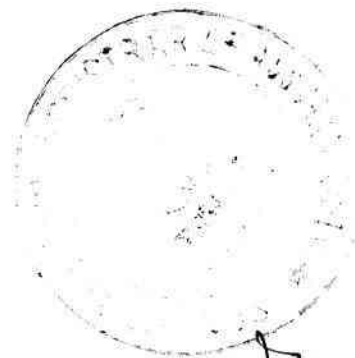
**Witnesses:**

Signature Sudip Dutta Chowdhury

Name: Sudip Dutta Chowdhury

Signature Anpita Baisya

Name Anpita Baisya



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
10 JUN 2010

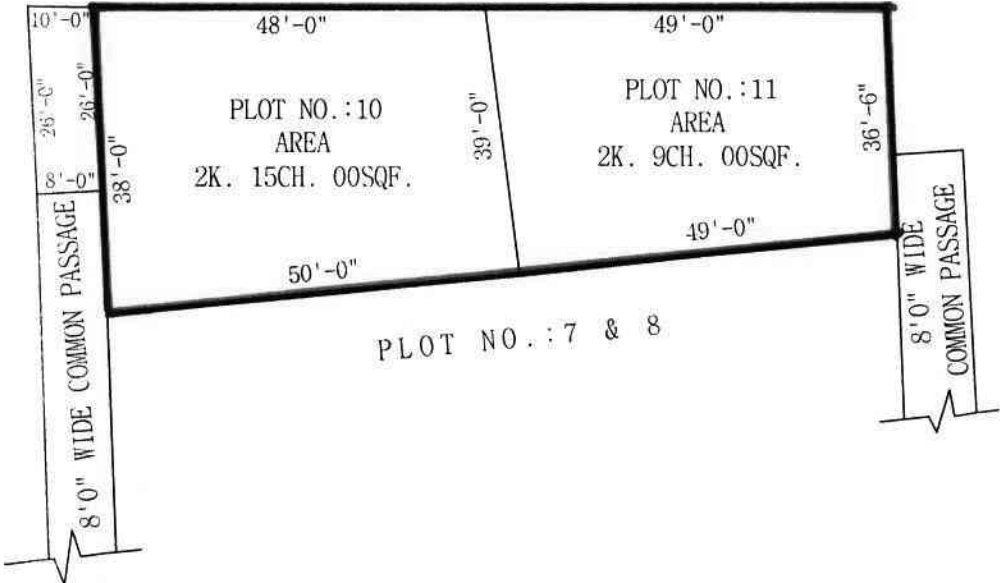
Plan

SITE PLAN OF R.S. DAG NO.- 768 CORRESPONDING L.R. DAG NO.- 1587,  
L.R. KHATIAN NO.- 2346, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA,  
UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS

Total Area in Dag No.768 is 56 Decimal



R . S . DAG NO . 770



ASTBUHA COMPLEX PRIVATE LIMITED

*Dibyendu Sengupta*  
Director / Authorised Signatory

*Ashoke Krishna Boinya*

NAME & SIGNATURE OF THE VENDOR :

NAME & SIGNATURE OF THE PURCHASER :

LEGEND : 9.0750 DECIMAL EQUIVALENT TO 5.5000 COTTAH DIVIDED AND  
DEMARCATED DANGA LAND OUT OF 56 DECIMAL IN R.S. DAG  
NO. 768 CORRESPONDING L.R. DAG NO. 1587.

































SHOWN THUS:



9  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
10 JUN 2010



# SPECIMEN FORM TEN FINGER PRINTS

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

Dhyendu Sengupta

Ashoke  
Krishna  
Bairya



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
10 JUN 2010



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
CDK2316859



নির্বাচকের নাম : অশোক কৃষ্ণ বৈশ্য

Elector's Name : Ashoke Krishna Baisya

পিতার নাম : অনন্ত কুমার বৈশ্য

Father's Name : Ananta Kumar Baisya

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 08/09/1957  
Date of Birth

Ashoke Krishna Baisya

CDK2316859

ঠিকানা:  
পাতুলিয়া পাতুলিয়া পাতুলিয়া বরহা উত্তর 24 পরগনা  
700119

Address:  
PATULIYAPATILIA PATULIYA  
KHARDAHA NORTH 24 PARGANAS  
700119



Date: 27/02/2009

109-বর্ডার নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি


Facsimile Signature of the Electoral  
Registration Officer for  
109-Khardaha Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ডেটার সিনে নাম  
ভেদে ও একই মন্ত্রকের নতুন সঠিক পরিচয়পত্র পাওয়ার  
জন্য নিম্নেই ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.



1080461



Additional Registrar of  
Assurances, IV, Kolkata

  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

**IDENTITY CARD** CKW3258837  
পরিচয় পত্র

**Elector's Name** Sudip Dutta Chowdhury  
নির্বাচকের নাম সুদীপ দত্ত চৌধুরী  
**Father's Name** Dilip Dutta Chowdhury  
পিতার নাম দিলীপ দত্ত চৌধুরী

**Sex** M  
লিঙ্গ পুরুষ  
**Age as on 1.1.2002** 18  
১.১.২০০২-এ বয়স ১৮

Sudip Dutta Chowdhury

Address:  
 Bangkimpally Dakshin 20 Barasat North 24 Parganas  
 743275

ঠিকানা :  
 বঙ্কিমপল্লী দক্ষিণ, বরাসতগঞ্জ ১০ বারাসাত উত্তর ২৪ পরগণা ৭৪৩২৭৫

Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক নিবন্ধন অফিসার

Assembly Constituency: 90-Barasat  
 বিধানসভা নির্বাচন কেন্দ্র : ৯০-বারাসাত

District: North 24 Parganas      ফেলা: উত্তর ২৪ পরগণা  
 Date: 07.08.2002      তারিখ: ০৭.০৮.২০০২



*Sudip Dutta Chowdhury*

Additional Registrar of  
 Assurances-IV, Kolkata






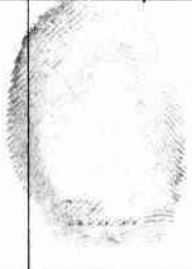
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000738714/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Ashoke Krishna Baisya Baishya Para, Village Patulia, P.O:- Patulia, P.S:- Khardaha, District:- North 24-Parganas, West Bengal, India, PIN - 700119	Seller		3192 	Ashoke Krishna Baisya 10-06-2016
2	Dibyendu Shekhar Das Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [Astbhuja Complex Private Limited ]		3169 	Dibyendu Shekhar Das 10/06/16
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Sudip Dutta Chowdhury Son of Dilip Dutta Chowdhury Madhyamgram, Bankim Pally (South), P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN - 700129	Ashoke Krishna Baisya, Dibyendu Shekhar Das		Sudip Dutta Chowdhury 10/6/16	

(Asit Kumar Joarder)

ADDITIONAL REGISTRAR  
OF ASSURANCE

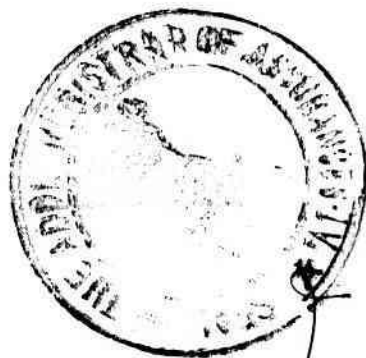
OFFICE OF THE A.R.A. -  
IV KOLKATA



**ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA**  
10 JUN 2010



Kolkata, West Bengal



10 JUN 2016

## Major Information of the Deed

Deed No :	I-1904-10751/2016	Date of Registration	11/23/2016 1:55:27 PM
Query No / Year	1904-0000738714/2016	Office where deed is registered	
Query Date	31/05/2016 6:57:32 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Jautush Chaudhuri 7C, K. S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831268507, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 26,12,500/-	Rs. 26,12,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,30,655/- (Article:23)	Rs. 28,830/- (Article:A(1), E, M(a), M(b), I)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Gram Panchayat: PATULIA, Mouza: Patulia

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1587	LR-2346	Bastu	Danga	4.5375 Dec	26,12,500/-	26,12,500/-	Property is on Road
<b>Grand Total :</b>					<b>4.5375Dec</b>	<b>26,12,500 /-</b>	<b>26,12,500 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Ashoke Krishna Baisya</b> Son of Ananta Kumar Baisya Baishya Para, Village Patulia, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BBBPB6904M, Status :Individual, Executed by: Self, Date of Execution: 10/06/2016 , Admitted by: Self, Date of Admission: 10/06/2016 ,Place : Pvt. Residence

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Astbhuja Complex Private Limited</b> 2nd Floor, 101, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AALCA3617N, Status :Organization



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Dibyendu Shekhar Das</b> Son of Nani Gopal Das Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BCZPD6675C, Status : Representative, Representative of : Astbhuja Complex Private Limited (as Authorized Signatory)

**Identifier Details :**

Name & address	
Sudip Dutta Chowdhury Son of Dilip Dutta Chowdhury Madhyamgram, Bankim Pally (South), P.O:- Madhyamgram, P.S:- Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN - 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Ashoke Krishna Baisya, Dibyendu Shekhar Das	

**Endorsement For Deed Number : I - 190410751 / 2016****On 10-06-2016****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 20:13 hrs on 10-06-2016, at the Private residence by Dibyendu Shekhar Das ,

**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 26,12,500/-

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

Execution is admitted on 10/06/2016 by Ashoke Krishna Baisya, Son of Ananta Kumar Baisya, Baishya Para, Village Patulia, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by Profession Service

Identified by Sudip Dutta Chowdhury, , , Son of Dilip Dutta Chowdhury, Madhyamgram, Bankim Pally (South), P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Business

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

Execution is admitted on 10-06-2016 by Dibyendu Shekhar Das, Authorized Signatory, Astbhuja Complex Private Limited, 2nd Floor, 101, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016



Indetified by Sudip Dutta Chowdhury, , Son of Dilip Dutta Chowdhury, Madhyamgram, Bankim Pally (South), P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Business



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 16-06-2016**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 28,830/- ( A(1) = Rs 28,732/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 28,830/-

Description of Draft

1. Draft(8554-16) No: 016096000442, Date: 13/06/2016, Amount: Rs.28,830/-, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,30,645/- and Stamp Duty paid by Draft Rs 1,30,645/-, by Stamp Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 172092, Amount: Rs.10/-, Date of Purchase: 07/03/2016, Vendor name: S MUKHERJEE

Description of Draft

1. Draft(8554-16) No: 016095000442, Date: 13/06/2016, Amount: Rs.1,30,645/-, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

**On 23-11-2016**

**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 of Indian Stamp Act 1899.



**Asit Kumar Joarder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 389882 to 389906  
being No 190410751 for the year 2016.

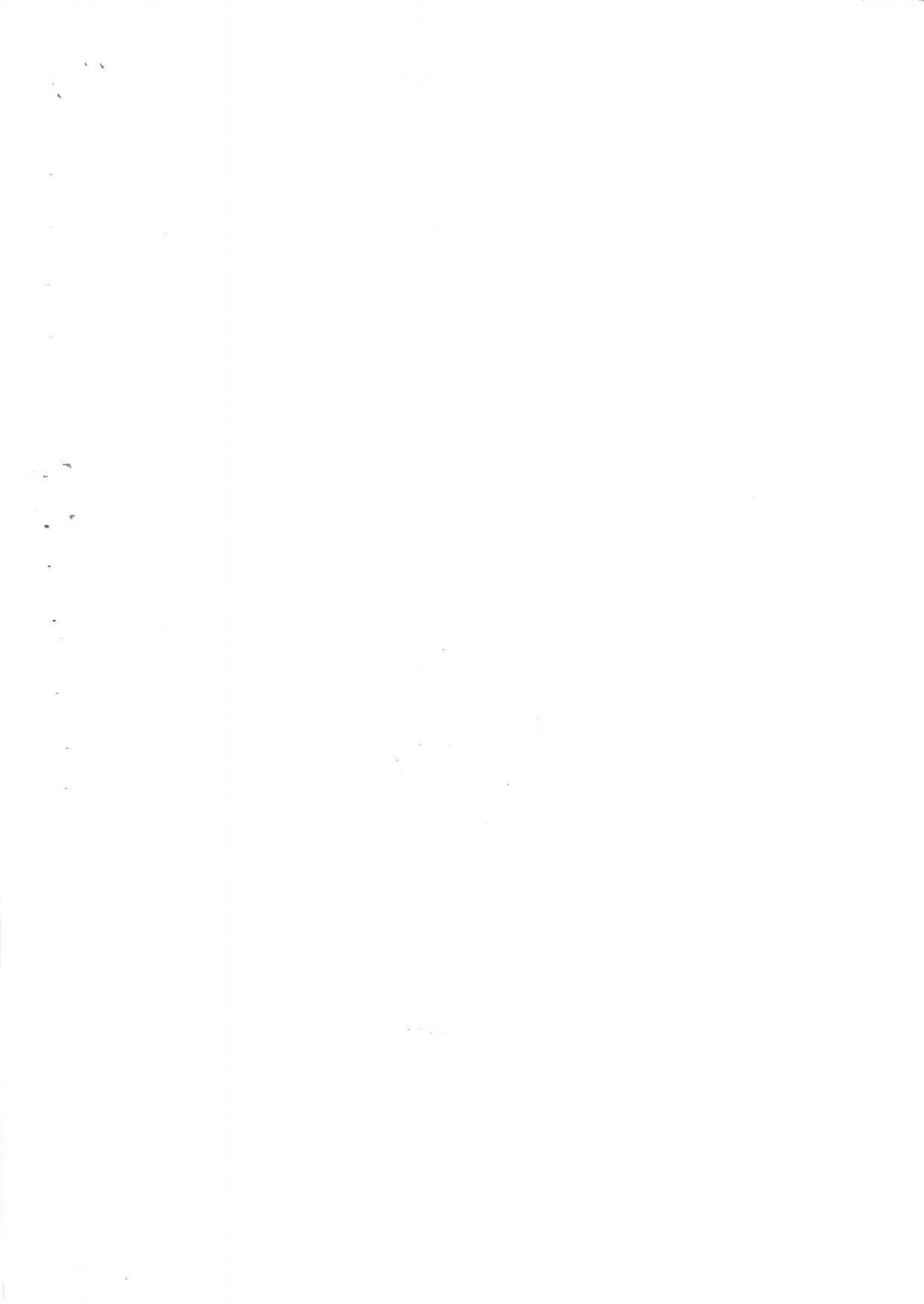


*Al*

Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.11.23 14:13:56 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 23-11-2016 14:13:56  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)



Dated this 10<sup>th</sup> day of June, 2016

**Between**

**Ashoke Krishna Baisya  
...Vendor**

**And**

**Astbluja Housing Private Limited  
...Purchaser**

**CONVEYANCE**

4.5375 (four point five three seven five) decimal  
Portion of R.S. *Dag* No. 768  
L.R. *Dag* No. 1587  
*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