

11686/2012 Regd No. KDA 48

I-13407/12
Saha & Ray

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

3232 अन्तिम कृपा पश्चिम बंगाल WEST BENGAL

11AA 893582



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-1, Kolkata

CONVEYANCE

1. Date: 29th September 2012
2. Place: Kolkata
3. Parties:
 - 3.1 Ajoy Kumar Baishya, son of Late Hermab Kumar Baishya alias Heramba Baishya, residing at Baishya Para, Village Patulia, Post Office Patulia, Police Station Khardah, District North 24 Parganas

676 26.9.12 2012
কাল
তারিখ
কর্তা-মি. সত্যেন্দ্র কুমার
অতিরিক্ত এ.ডি.এস. আর অফিস, কোচা ১০ ০০



Panmali Jain
মি. সত্যেন্দ্র কুমার



e-6906

DEVPUJAN ENCLAVE PRIVATE LIMITED

Panmali Jain

Director / Authorized Signatory



e-6907

Ajay Kumar Baisya



e-6908

Bijoy Baisya



e-6909

Pravali Baisya



Pravali

- 3.2 **Bijoy Baishya**, son of Late Hermab Kumar Baishya *alias* Heramba Baishya, residing at Baishya Para, Village Patulia, Post Office Patulia, Police Station Khardah, District North 24 Parganas
- 3.3 **Pravati Baishya**, daughter of Late Prabir Kumar Baishya, residing at Baishya Para, Village Patulia, Post Office Patulia, Police Station Khardah, District North 24 Parganas
- 3.4 **Binoy Baishya**, son of Late Birendra Baishya, residing at Baishya Para, Village Patulia, Post Office Patulia, Police Station Khardah, Kolkata-700119, District North 24 Parganas [PAN BKXPB1909F]
- 3.5 **Kabita Sen**, daughter of Late Birendra Baishya and wife of Mihir Sen, residing at Baishya Para, Village Natunpalli, Post Office Titagarh, Police Station Khardah, District North 24 Parganas
- 3.6 **Ratna Saha**, daughter of Late Birendra Baishya and wife of Ranjit Saha, Dumdum Cantonment, Post Office Rabindra Nagar, Police Station Dumdum, District North 24 Parganas

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

And

- 3.7 **Devpujan 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, represented by its authorized signatory, Paras Mal Jain, son of Late Pushraj Jain, of 2nd Floor, 101 Park Street, Police Station Park Street, Kolkata-700016
(**Purchaser**, includes successors-in-interest)

Vendors 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 *sali* (agricultural) measuring 9 (nine) decimal [equivalent to 5.445 (five point four four five) *cottah*], more or less, out of 121 (one hundred and twenty one) decimal, being the portion of R.S. *Dag* No. 754, corresponding L.R. *Dag* No. 1705, recorded in L.R. *Khatian* No. 349/1, 497/2 and 923, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet* (**PGP**), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below and the said R.S. *Dag* No. 754 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

 e-6910

LT/y Ralua Saha
by the Pen of Anir.

 e-6911

১০/১০/১২

 e-6912

১০/১০/১২





S/o Lt Chittaranjan Halder
Po-vill - Palutia
Baishya Para
24 Tagore Nagar (N)
Bisnui


ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
29 SEP 2012

5. Background, Representations, Warranties and Covenants

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

5.1.1 **Deed of Partition:** By a Deed of Partition in Bengali Language (*Bantan Patra*) dated 19th November, 1964, registered in the Office of the Sub-Registrar, Barackpore, in Book No. I, Volume No. 77, at Pages 36 to 49, being Deed No. 5694 for the year 1964, Heramba Kumar Baishya *alias* Hermab Kumar Baishya, Birendra Kumar Baishya with other co-owners *inter alia* partitioned in metes and bound their all properties out of which (1) Heramba Kumar Baishya *alias* Hermab Kumar Baishya became the absolute owner of land classified as *sali* (agricultural) measuring 50 (fifty) decimal [equivalent to 30.2498 (thirty point two four nine eight) *cottah*], more or less, out of 121 (one hundred and twenty one) decimal, being the portion of R.S. *Dag* No. 754 (**Heramba's Property**) And (2) Birendra Kumar Baishya became the owner of land classified as *sali* (agricultural) measuring 71 (seventy one) decimal [equivalent to 42.9548 (forty two point nine five four eight) *cottah*], more or less, out of 121 (one hundred and twenty one) decimal, being the portion of R.S. *Dag* No. 754 (**Birendra's Property**). Heramba's Property and Birendra's Property (collectively **Mother Property**). The Said Property is a portion of the Mother Property and the subject matter of this conveyance.

5.1.2 **Demise of Heramba Kumar Baishya *alias* Hermab Kumar Baishya:** On or about 29th June, 2000, Heramba Kumar Baishya *alias* Hermab Kumar Baishya, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving, his wife, Prativa Baishya, his 2 (two) sons, namely, Ajoy Kumar Baishya (Vendor No. 3.1 hereinabove) and Bijoy Baishya (Vendor No. 3.2 hereinabove) and his only daughter, Usha Baishya, as his only legal heirs and heiresses, who jointly and in equal shares inherited the right, title and interest of Late Heramba Kumar Baishya *alias* Hermab Kumar Baishya in Heramba's Property comprised in the Mother Property, free from all encumbrances.

5.1.3 **Demise of Usha Baishya:** On or about 26th June, 2007, Usha Baishya, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind her surviving, her only daughter, Pravati Baishya (Vendor No. 3.3 hereinabove), as her only legal heiress, who inherited the right, title and interest of Late Usha Baishya in Heramba's Property comprised in the Mother Property, free from all encumbrances.

5.1.4 **Demise of Prativa Baishya:** On or about 1st August, 2007, Prativa Baishya, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind her surviving, her 2 (two) sons, namely, Ajoy Kumar Baishya (Vendor No. 3.1 hereinabove) and Bijoy Baishya (Vendor No. 3.2 hereinabove) and his only grand daughter, Pravati Baishya (Vendor No. 3.3 hereinabove), as her only legal heirs and heiress, who jointly and in equal shares inherited the right, title and interest of Late Prativa Baishya in Heramba's Property comprised in the Mother Property. Thus, Ajoy Kumar Baishya (Vendor No. 3.1 hereinabove), Bijoy Baishya (Vendor No. 3.2 hereinabove) and Pravati Baishya (Vendor No. 3.3 hereinabove) became the joint owners of Heramba's Property comprised in the Mother Property, free from all encumbrances.

5.1.5 **Demise of Birendra Kumar Baishya:** On or about 21st June, 1972, Birendra Kumar Baishya, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving, his wife, Deb Rani Baishya, his only son, Binoy Baishya (Vendor No. 3.4 hereinabove) and his 2 (two) daughters, namely, Kabita Sen



ADDITIONAL REGISTRAR
OF ASSAM, DISPUR, KOLKATA
29 SEP 2012

(Vendor No. 3.5 hereinabove) and Ratna Saha (Vendor No. 3.6 hereinabove), as his only legal heir and heiresses, who jointly and in equal shares inherited the right, title and interest of Late Birendra Kumar Baishya in Birendra's Property comprised in the Mother Property, free from all encumbrances.

- 5.1.6 **Demise of Deb Rani Baishya:** On or about 9th November, 1997, Deb Rani Baishya, a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind her surviving, her only son, Binoy Baishya (Vendor No. 3.4 hereinabove) and her 2 (two) daughters, namely, Kabita Sen (Vendor No. 3.5 hereinabove) and Ratna Saha (Vendor No. 3.6 hereinabove), as her only legal heir and heiresses, who jointly and in equal shares inherited the right, title and interest of Late Deb Rani Baishya in Birendra's Property comprised in the Mother Property. Thus, Binoy Baishya (Vendor No. 3.4 hereinabove), Kabita Sen (Vendor No. 3.5 hereinabove) and Ratna Saha (Vendor No. 3.6 hereinabove) became the joint owners of Birendra's Property comprised in the Mother Property, free from all encumbrances.
- 5.1.7 **Absolute Ownership of Vendors:** In the circumstances mentioned above, the Vendors have become the undisputed and absolute owner of the Said Property comprised in the Mother Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the 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 Vendors.
- 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 Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.



7
ADDITIONAL REGISTRAR
OF COMPANIES, CUTTACK
7-9-SEP-2012

- 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, *debttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the 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, 4th 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 Vendors and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the 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 Vendors 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 Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being, land classified as *sali* (agricultural) measuring 9 (nine) decimal [equivalent to 5.445 (five point four four five) *cottah*], more or less, out of 121 (one hundred and twenty one) decimal, being the portion of R.S. *Dag* No. 754, corresponding L.R. *Dag* No. 1705, recorded in L.R. *Khatian* No. 349/1, 497/2 and 923, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore,



ADDITIONAL RECEIPT
OF ASSURANCE - 11.11.11
29 SEP 2012

District North 24 Parganas, more fully described in the **Schedule** below and the said R.S. Dag No. 754 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.4,48,956/- (Rupees four lac forty eight thousand nine hundred and fifty six) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

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

- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

- 8.1.2 **Absolute:** absolute, irreversible and perpetual.

- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

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

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

- 8.2.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors about the correctness of the Vendors' title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify.

- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.


- 8.3 **Delivery of Possession:** *khas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendors 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 Vendors, with



1
ADDITIONAL REGISTRAR
GRANTING FIRM REGISTRATION
29 SEP 2012

regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and its successors-in-interest and 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 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the 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 encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize 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 Vendors undertake to co-operate with the Purchaser in all respect for causing mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the 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.
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ADDITIONAL REGISTRAR
OF PARTIAL DISABILITY
29 SEP 2012

**Schedule
(Said Property)**

Land classified as *sali* (agricultural) measuring 9 (nine) decimal [equivalent to 5.445 (five point four four five) *cottah*], more or less, out of 121 (one hundred and twenty one) decimal, being the portion of R.S. *Dag* No. 754, corresponding L.R. *Dag* No. 1705, recorded in L.R. *Khatian* No. 349/1, 497/2 and 923, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below and the said R.S. *Dag* No. 754 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. *Dag* No.700
- On the East** : By R.S. *Dag* No.755
- On the South** : By R.S. *Dag* No. 753
- On the West** : By R.S. *Dag* Nos. 750 and 749

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






4
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
29 SEP 2012

9. Execution and Delivery

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

<u>Ajoy Kumar Baishya</u> [Ajoy Kumar Baishya]	<u>Bijoy Baishya</u> [Bijoy Baishya]
<u>Pravati Baishya</u> [Pravati Baishya]	<u>Binoy Baishya</u> [Binoy Baishya]
<u>20,3167 C.S.N</u> [Kabita Sen]	 [Ratna Saha]

[Vendors]

27.04.2021 Ratna Saha
 taken in presence of me
 Ajoy Kumar

Paramall Jain
 [Devpujan Enclave Private Limited]
 [Authorized Signatory]
 [Purchaser]

Drafted by:

Jautush Chaudhuri
 Advocate
 High Court Calcutta

Witnesses:

Signature: Ajoy Kumar
 Name: Ajoy Kumar
 Father's Name: A.C.R. Mukherjee
 Address: Po. Vill. Palulua
Baisyapara 24 Parganas (N)

Signature: Binoy Baishya
 Name: Binoy Baishya
 Father's Name: Rabindra Baishya
 Address: Po. Palulua P.S. Khurdah
24 Parganas (N)



4
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
29 SEP 2012

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.4,48,956/-** (**Rupees four lac forty eight thousand nine hundred and fifty six**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Pay Order No. 001771	28.09.2012	AXIS Bank, Nimta Branch	2,05,882/-
By Pay Order No. 001772	28.09.2012	AXIS Bank, Nimta Branch	50,000/-
By Pay Order No. 001773	28.09.2012	AXIS Bank, Nimta Branch	50,000/-
By Pay Order No. 001774	28.09.2012	AXIS Bank, Nimta Branch	80,769/-
By Pay Order No. 001775	28.09.2012	AXIS Bank, Nimta Branch	62,305/-
		Total	4,48,956/-

Ajoy Kumar Baishya
[Ajoy Kumar Baishya]

Bijoy Baishya
[Bijoy Baishya]

Pravati Baishya
[Pravati Baishya]

[Signature]
[Binoy Baishya]

20,300 (STN)
[Kabita Sen]

[Stamp]
[Ratna Saha]
LTI of Ratna Saha
taken by me
Ajoy Kumar Baishya

[Vendors]

Witnesses:Signature [Signature]Name: Aloke KumarSignature [Signature]Name: Avijit Baishya



4
ADDITIONAL REGISTRAR
OF ASSURANCES II, KOLKATA
29 SEP 2012

**SITE PLAN OF R.S. DAG NO.- 754, CORRESPONDING L.R. DAG NO.- 1705,
L.R. KHATIAN NO.- 349/1, 497/2 & 923 MOUZA - PATULIA, J.L. NO.- 4, P.S.
- KHARDAH, UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24
PARGANAS**



Total Area in Dag No.754 is 121 Decimal



[Handwritten signature]
20/2/07 13/5/2



CTI of Ratna Saha
taken by me.
Aruna K. Saha

DEVPUJAN ENCLAVE PRIVATE LIMITED

[Handwritten signature]
Pranmall Jaim

Director / Authorised Signatory
[Handwritten signature]
Ajay Kumar Bagra
Bijoy Baiya

NAME & SIGNATURE OF THE VENDORS :

NAME & SIGNATURE OF THE PURCHASER/S :

**LEGEND : 4.0000 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 121
DECIMAL OF R.S. DAG NO.- 754, L.R. DAG NO.- 1705.**


































SHOWN THUS : ☐



7
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

29 SEP 2012














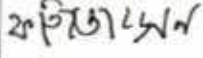











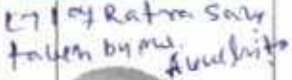











SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	<p>Ajay Kumar Baisya</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p>Biju Baisya</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p>Pravati Baisya</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
29 SEP 2012












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



7
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
29 SEP 2012

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
 <i>Paramall Jain</i>						
	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	





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

Endorsement For Deed Number : I - 13407 of 2012
(Serial No. 11686 of 2012)

On

Payment of Fees:

On 29/09/2012

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

Presented for registration at 17.59 hrs on :29/09/2012, at the Private residence by Paras Mal Jain
Claimant.

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

Execution is admitted on 29/09/2012 by

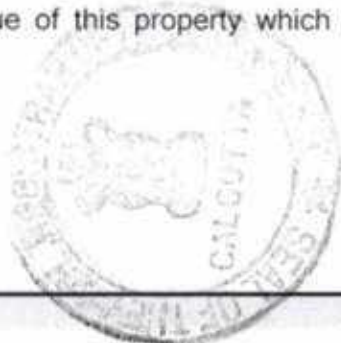
1. Ajoy Kumar Baishya, son of Late H K Baishya , Baishya Para, Village Patulia, Thana:-Khardaha, P.O.
:-Patulia ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Bijoy Baishya, son of Late H K Baishya , Baishya Para, Village Patulia, Thana:-Khardaha, P.O.
:-Patulia ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Pravati Baishya, daughter of Late P K Baishya , Baishya Para, Village Patulia, Thana:-Khardaha, P.O.
:-Patulia ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
4. Binoy Baishya, son of Late B Baishya , 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
5. Kabita Sen, wife of Mihir Sen , Baishya Para, Village Natunpalli, Thana:-Khardaha, P.O. :-Titagarh
District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
6. Ratna Saha, wife of Ranjit Saha , Dum Dum Cantonment, Thana:-Dum Dum, P.O. :-Rabindranagar
District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
7. Paras Mal Jain
Authorised Signatory, Devpujan Enclave Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street,
P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.
By Profession : Others

Identified By Alope Mitra, son of Late C R Mitra, Patulia , Baishya Para, Thana:-Khardaha, P.O.
:-Patulia ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

On 03/10/2012

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.-5,11,668/-



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

25/10/2012 13:41:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 13407 of 2012
(Serial No. 11686 of 2012)

Certified that the required stamp duty of this document is Rs.- 25603 /- and the Stamp duty paid as:
Impresive Rs.- 20/-

On 25/10/2012

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 Cash

Rs. 0.00/-, on 25/10/2012

Amount by Draft

Rs. 5719/- is paid , by the draft number 039415, Draft Date 10/10/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 25/10/2012

-(Under Article : A(1) = 5621/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 25/10/2012)

Deficit stamp duty

Deficit stamp duty Rs. 25603/- is paid03944010/10/2012State Bank of India, DALHOUSIE SQUARE, received on 25/10/2012

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



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

Dated this 29th day of September, 2012

Between

**Ajoy Kumar Baishya & Ors.
... Vendors**

And

**Devpujan Enclave Private Limited
... Purchaser**

CONVEYANCE

Portion of
R.S. Dag No. 754
L.R. Dag No. 1705
Mouza Patulia
Police Station Khardah
District North 24 Parganas


Saha & Ray

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 54
Page from 4736 to 4754
being No 13407 for the year 2012.




(Duil chandra Saha) 08-November-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal