

11936/2012

Serial No. K045

I-13435/12

Saha & Ray

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

13AA 452333

Additional Registrar of Assurances II, Kolkata



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

26.10.12

CONVEYANCE

1. Date: 29th September 2012

2. Place: Kolkata

3. Parties:

3.1 Rabindra Baishya, son of Late Ramesh Baishya, residing at Baishya Para, Village Patulia, Post Office Patulia, Police Station Khardah, District North 24 Parganas

date

James W. Smith

e-6902



Authorised Signatory
e- 6903

Rachindra Baisya

e-6904

Maya Baishya.

e-6905

5/5/2021 (Sat)

Arigit Baisya
510 Rabintra Baisya
PO. Paluhia, P.S. Kharchalah
Kot - 119, 24 Parganas (N)
Business



ADDITIONAL REGIONAL
OF ASSURANCES II, KOLKATA

29 SEP 2012

3.2 **Maya Baishya**, wife of Nanigopal Baishya, residing at Baishya Para, Village Patulia, Post Office Patulia, Police Station Khardah, District North 24 Parganas

3.3 **Alpana Sen nee Baishya**, wife of Dilip Sen, residing at Baishya Para, Village Patulia, Post Office Patulia, Police Station Khardah, District North 24 Parganas

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

And

3.4 **Power Point Realty Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 101, Park Street, Police Station Park Street, Kolkata-700016 [PAN AAFCP8479E], represented by its authorized signatory, Subrata Chakraborti, son of Satinath Chakraborti, 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 63 (sixty three) decimal, being the portion of R.S. *Dag* No. 750, corresponding L.R. *Dag* No. 1703, recorded in L.R. *Khatian* No. 667, *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. 750 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.

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 **First Purchase by Ramesh Chandra Baishya:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 12th July, 1956, registered in the Office of the Sub-Registrar, Barackpore, in Book No. I, Volume No. 68, at Pages 140 to 142, being Deed No. 6143 for the year 1956, Ramesh Chandra Baishya purchased from Moktar Mondal, Abdul Sattar Mondal and Ajiman Bibi, land classified as *sali* (agricultural) measuring 45 (forty) decimal [equivalent to 27.225 (twenty seven point two two five) *cottah*], more or less, out of 63 (sixty three) decimal, being the portion of R.S. *Dag* No. 750, recorded in R.S. *Khatian* No. 127, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, District 24 Parganas (**First Property**), free from all encumbrances and for the consideration mentioned therein.

dash



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29 SEP 2012

- 5.1.2 **Second Purchase by Ramesh Chandra Baishya:** By a Deed of Conveyance in Bengali Language (*Kobala*) dated 29th November, 1957, registered in the Office of the Sub-Registrar, Barackpore, in Book No. I, Volume No. 78, at Pages 254 to 256, being Deed No. 5947 for the year 1957, Ramesh Chandra Baishya purchased from Lutfar Rahaman Mondal, land classified as *sali* (agricultural) measuring 18 (eighteen) decimal [equivalent to 10.89 (ten point eight nine) *cottah*], more or less, out of 63 (sixty three) decimal, being the portion of R.S. *Dag* No. 750, recorded in R.S. *Khatian* No. 127, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, District 24 Parganas (**Second Property**), free from all encumbrances and for the consideration mentioned therein.
- 5.1.3 **Ownership of Mother Property:** By virtue of the Deeds of Conveyance mentioned in clauses 5.1.1 and 5.1.2 above, Ramesh Chandra Baishya became the absolute and undisputed owner of the First Property and the Second Property (collectively **Mother Property**), free from all encumbrances. The Said Property is a part and portion of the Mother Property and subject matter of this conveyance.
- 5.1.4 **Mutation:** Ramesh Chandra Baishya, applied for mutation of the Mother Property in the record of rights, got his name mutated in L.R. *Khatian* No. 667.
- 5.1.5 **Demise of Ramesh Chandra Baishya:** On or about 12th November, 1991, Ramesh Chandra Baishya, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving, his wife, Nilima Baishya, 1 (one) son, Rabindra Baishya (Vendor No. 3.1 hereinabove) and 2 (two) daughters, namely, Maya Baishya (Vendor No. 3.2 hereinabove) and Alpana Sen *nee* Baishya (Vendor No. 3.3 hereinabove), as his only legal heir and heiresses, who jointly and in equal shares inherited the right, title and interest of Late Ramesh Chandra Baishya in the Mother Property, free from all encumbrances.
- 5.1.6 **Demise of Nilima Baishya:** On or about 23rd December, 2006, Nilima Baishya, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind her surviving, her 1 (one) son, Rabindra Baishya (Vendor No. 3.1 hereinabove) and 2 (two) daughters, namely, Maya Baishya (Vendor No. 3.2 hereinabove) and Alpana Sen *nee* Baishya (Vendor No. 3.3 hereinabove), as her only legal heir and heiresses, who jointly and in equal shares inherited the right, title and interest of Late Nilima Baishya 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 out of 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



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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.
- 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



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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 63 (sixty three) decimal, being the portion of R.S. *Dag* No. 750, corresponding L.R. *Dag* No. 1703, recorded in L.R. *Khatian* No. 667, *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 R.S. *Dag* No. 750 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*, *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.

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:

Done



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- 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, 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 Vendors, with 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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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 63 (sixty three) decimal, being the portion of R.S. *Dag* No. 750, corresponding L.R. *Dag* No. 1703, recorded in L.R. *Khatian* No. 667, *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. 750 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. 749
- On the East** : By R.S. *Dag* Nos. 754 and 753
- On the South** : By R.S. *Dag* No. 751
- On the West** : By R.S. *Dag* Nos. 743 and 744.

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.

The details of the Said Property are tabulated below:

| <i>Mouza</i> | R.S <i>Dag</i> No. | L.R. <i>Dag</i> No. | L.R. <i>Khatian</i> No. | Total Area of <i>Dag</i> (in decimal) | Total Area sold (in decimal) | Name of the Recorded Owner |
|--------------|--------------------------|---------------------------|-------------------------------|---|---------------------------------------|-------------------------------------|
| Patulia | 750 | 1703 | 667 | 63.00 | 9.00 | Ramesh Chandra Baishya |
| | | | | Total | 9.00 | |

Handwritten signature



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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.

Rabindra Baishya

[Rabindra Baishya]

Maya Baishya

[Maya Baishya]

Alpana Sen (nee Baishya)

[Alpana Sen nee Baishya]
[Vendors]

Sudipto Chakraborty

[Power Point Realty Private Limited]
[Authorized Signatory]
[Purchaser]

Drafted by:

Jayush Chaudhuri

Advocate

High Court Calcutta

Baptarshi

Witnesses:

Signature: him

Name: Avijit Baisya

Father's Name: Rabindra Baisya

Address: PO - Palulia P.S Khardah

Kol-119, 24 Bregamas (N)

Signature: Alone

Name: Alone Mitra

Father's Name: Mr. C.R. Mitra

Address: PO-vill - Palulia, Baisya Para

P.S. Khardah 24 Bregamas (N)



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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. 001770 | 28.09.2012 | AXIS Bank, Nimta Branch | 4,48,956/- |
| | | Total | 4,48,956/- |

Rabindra Baishya

[Rabindra Baishya]

Maya Baishya

[Maya Baishya]

Alpana Sen nee Baishya

[Alpana Sen nee Baishya]
[Vendors]

Witnesses:

Signature

Avijit Baishya

Name:

Avijit Baishya

Signature

Aloke Mishra

Name:

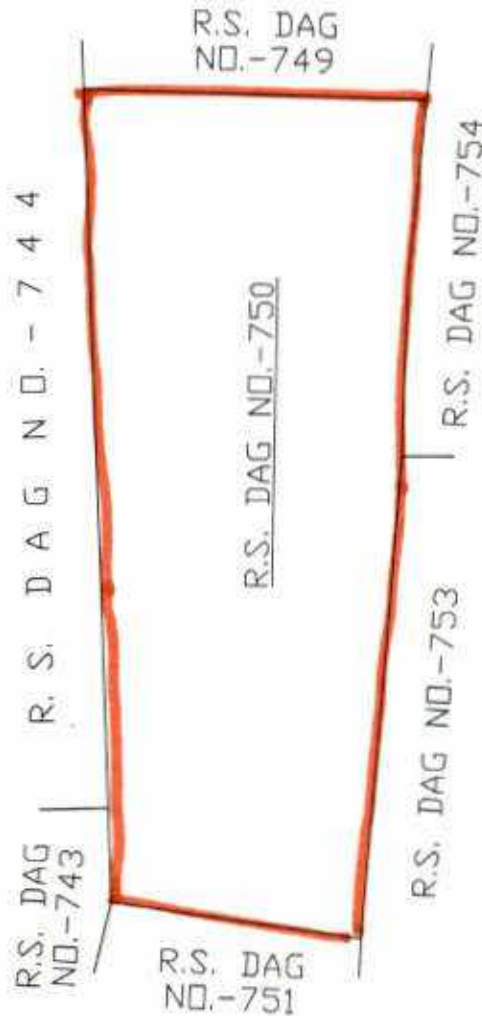
Aloke Mishra



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**SITE PLAN OF R.S. DAG NO.- 750, CORRESPONDING L.R. DAG NO.- 1703,
L.R. KHATIAN NO.- 667, MOUZA - PATULIA, J.L. NO.- 4, P.S. - KHARDAH,
UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS**

Total Area in Dag No.750 is 63 Decimal



৬৭০০০০ ডেসিমাল

Robindev Bais

Maya Baidya.

Power Point Realty Private Limited

Sudipto Chatterjee

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :

**LEGEND : 9.0000 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 63
DECIMAL OF R.S. DAG NO.- 750, L.R. DAG NO.- 1703.**

SHOWN THUS: ☐



AGENCY - LINDSAY WARR
OF ASSURANCE & INSURANCE
29 SEP 2012

SPECIMEN FORM TEN FINGER PRINTS

| | |
|---------|--|
| Sl. No. | Signature of the executants and/or purchaser Presentants |
|---------|--|



Subroto Chandra Bose

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| Little | Ring | Middle (Left Hand) | Fore | Thumb |
| | | | | |
| Thumb | Fore | Middle (Right Hand) | Ring | Little |



Rabinendra Baishya

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| Little | Ring | Middle (Left Hand) | Fore | Thumb |
| | | | | |
| Thumb | Fore | Middle (Right Hand) | Ring | Little |


































Maya Baishya

| | | | | |
|--------|------|------------------------|------|--------|
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| Little | Ring | Middle (Left Hand) | Fore | Thumb |
| | | | | |
| Thumb | Fore | Middle (Right Hand) | Ring | Little |



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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 |

Amarnath
CSA



OF ASSAM - KOLKATA
29 SEP 2012



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

Endorsement For Deed Number : I - 13435 of 2012
(Serial No. 11936 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 15.35 hrs on :29/09/2012, at the Private residence by Subrata Chakraborti ,Claimant.

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

Execution is admitted on 29/09/2012 by

1. Rabindra Baishya, son of Late Ramesh Baishya , Baishya Para, Patulia, Village:Patulia, Thana:-Khardaha, P.O. :-Patulia ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Maya Baishya, wife of Nani Gopal Baishya , Baishya Para, Patulia, Village:Patulia, Thana:-Khardaha, P.O. :-Patulia ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Alpana Sen Nee Baishya, wife of Dilip Sen , Baishya Para, Patulia, Village:Patulia, Thana:-Khardaha, P.O. :-Patulia ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
4. Subrata Chakraborti
Authorised Signatory, Power Point Realty 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 Avijit Baisya, son of Rabindra Baisya, Kol, Thana:-Khardaha, P.O. :-Patulia ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119, By Caste: Hindu, By Profession: Business.

On 06/10/2012

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.-6,57,864/-

Certified that the required stamp duty of this document is Rs.- 32913 /- and the Stamp duty paid as: Impressive Rs.- 20/-



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

(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 - 13435 of 2012
(Serial No. 11936 of 2012)

On 26/10/2012

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 26/10/2012

Amount by Draft

Rs. 7325/- is paid , by the draft number 039426, Draft Date 10/10/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 26/10/2012

(Under Article : A(1) = 7227/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 26/10/2012)

Deficit stamp duty

Deficit stamp duty Rs. 32913/- is paid 03944510/10/2012 State Bank of India, DALHOUSIE SQUARE,
received on 26/10/2012

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



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

Dated this 29th day of September, 2012

Between

**Rabindra Baishya & Ors.
... Vendors**

And

**Power Point Realty Private Limited
... Purchaser**

CONVEYANCE

Portion of
R.S. Dag No. 750
L.R. Dag No. 1703
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 55
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being No 13435 for the year 2012.



(Dulal chandra Saha) 16-November-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal