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KDH/243 L 09866/14

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# भारतीय गैर न्यायिक



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रु.10

TEN  
RUPEES  
Rs.10

## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

10-12-14

86AA 597895

Certified that the document is admitted to registration. The signature sheet / charge and the articles of sale / deed / share attached with this document are the part of this document.

REGISTRY OF B. T. (R.)  
North 26-Paraganah  
Barasat  
(O.S.R.W.)

18 DEC 2014

23 DEC 2014

23 DEC 2014

### CONVEYANCE

1. Date: 10<sup>th</sup> December, 2014
2. Place: Kolkata
3. Parties

*Ashu Maank*

*Maank Ch.*

*Ashu*

*v. e. no. 1504/14  
10/12/14*

SL. NO. 39563 DATE 26 NOV 2014

NAME .....

ADD .....

AMT 10/-



Aniban Bhattacharya

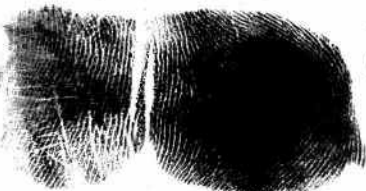
vet 9 / 3520

DHANSILK HEIGHTS PRIVATE LIMITED

Aniban Bhattacharya  
Authorized Signatory

Chak

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



vet 9 / 3517

Manik C. Kundu



Regd. No. U78 7(R)  
Part 2 - a gunde  
Kolkata  
(S.S.R.-4)

10 DEC 2014

Alone Mitra  
Do-late: e.R. Mitra  
P.O. No.:- Patuli  
Ubadah, Net-14  
Business.

- 3.1 **Manik Chandra Ruidas alias Manik Ruidas**, son of Late Shibu Ruidas, residing at Patulia, Kalitala, Post Office Patulia, Police Station Khardah, District North 24 Parganas [PAN ADHPR6780N] (**Vendor**, includes successors-in-interest)

**And**

- 3.2 **Dhansilk Heights Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, 101, Park Street, Police Station Park Street, Kolkata-700016 [PAN AAECD5504F], represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Police Station Park Street, Kolkata-700016 (**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 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 64 (sixty four) decimal, being a portion of R.S. *Dag* No. 762, corresponding to L.R. *Dag* No. 1591, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat* (**PGP**), Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas, more fully described in the **Schedule** below (**Said Property**) and the location of the Said Property is within the demarcated and delineated portion of R.S. *Dag* No. 762 in the **Plan** annexed hereto and bordered in colour **Red** thereon and **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

**5. Background, Representations, Warranties and Covenants**

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Rabai Ruidas:** Rabai Ruidas was the sole, recorded and absolute owner of land classified as *danga* (highland) measuring 42 (forty two) decimal, more or less, out of 83 (eighty three) decimal, being a portion of C.S. *Dag* No. 762, which was recorded in C.S. *Khatian* No. 750, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barrackpore (presently Sodepur), District 24 Parganas (presently North 24 Parganas) (**Mother Property**), free from all encumbrances.
- 5.1.2 **Sale to Gangaram Shah:** By a Deed of Sale in Bengali language (*Bikroy Kobala*) dated 12<sup>th</sup> May, 1951, registered in the Office of the Sub-Registrar, Barrackpore, 24 Parganas, in Book No. I, being Deed No. 2135 for the year 1951, Rabai Ruidas sold, conveyed and transferred the entirety of the Mother Property to Gangaram Shah.
- 5.1.3 **Sale to Giribala Baishya:** By a Deed of Sale in Bengali language (*Bikroy Kobala*) dated 6<sup>th</sup> July, 1956, registered in the Office of the Sub-Registrar, Barrackpore, 24

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North 24th Avenue  
Berkeley  
(415) 841-4141

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Parganas, in Book No. I, Volume No. 64, at Pages 235 to 237, being Deed No. 6129 for the year 1956, Gangaram Shah sold, conveyed and transferred land measuring 17 (seventeen) decimal, more or less out of the Mother Property to Giribala Baishya.

- 5.1.4 **Sale to Paresh Chandra Baishya:** By a Deed of Sale in Bengali language (*Bikroy Kobala*) dated 6<sup>th</sup> July, 1956, registered in the Office of the Sub-Registrar, Barrackpore, 24 Parganas, in Book No. I, Volume No. 67, at Pages 160 to 162, being Deed No. 6128 for the year 1956, Gangaram Shah sold, conveyed and transferred land measuring 25 (twenty five) decimal, more or less out of the Mother Property to Paresh Chandra Baishya.
- 5.1.5 **Demise of Giribala Baishya and Paresh Chandra Baishya:** Giribala Baishya and Paresh Chandra Baishya, both Hindu, governed by *Dayabhaga* School of Hindu Law, died intestate leaving behind them surviving, their only daughter, Bina Baishya, as their only legal heiress, who inherited the right, title and interest of (1) Late Giribala Baishya and (2) Paresh Chandra Baishya in the Mother Property, free from all encumbrances.
- 5.1.6 **Ownership of Bina Baishya:** In the above mentioned events and circumstances Bina Baishya became the sole and absolute owner of the Mother Property, free from all encumbrances.
- 5.1.7 **Segregation of C.S./R.S. Dag No. 762:** The C.S./R.S. Dag No. 762 was segregated into L.R. Dag Nos. 1591, 1593 and 1594 by the Block Land and Land Reforms Office, Barrackpore II, North 24 Parganas.
- 5.1.8 **Ownership of Larger Property:** Bina Baisya mutated her name in the records of Block Land and Land Reforms Office, Barrackpore II, North 24 Parganas and became the sole, recorded and absolute owner of land classified as *danga* (highland) measuring 32 (thirty two) decimal, more or less, out of 64 (sixty four) decimal, being a portion of R.S. Dag No. 762, corresponding L.R. Dag No. 1591, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas (**Larger Property**), free from all encumbrances.
- 5.1.9 **Demise of Bina Baisya:** Bina Baisya, a Hindu, governed by *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving, her daughter, Soma Das and her son, Nirmalendu Baisya, as her only legal heir and heiress, who jointly and in equal shares inherited the right, title and interest of Late Bina Baisya in the Larger Property, free from all encumbrances. The ownership of the Larger Property is tabulated in the chart below:

Name of the Owner	R.S. Dag No.	L.R. Dag No.	Khatian Nos.	Total Area in Dag (in decimal)	Area Owned (in decimal)	Remarks
Soma Das	762	1591	231 and 529	64	16	Larger Property
Nirmalendu Baishya	762	1591	231 and 529	64	16	
<b>Total:</b>					<b>32</b>	

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- 5.1.10 **Ownership of Nirmalendu Baishya:** Nirmalendu Baishya, being one of the legal heirs of Bina Baishya became the sole and absolute owner of land measuring 16 (sixteen) decimal, more or less, out of the Larger Property (**Nirmalendu's Property**), free from all encumbrances.
- 5.1.11 **Demise of Nirmalendu Baishya:** Nirmalendu Baishya, a Hindu, governed by *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving, his wife, Nipa Baishya and his daughter, Evana Baishya, as his only legal heiresses, who jointly and in equal shares inherited the right, title and interest of Late Nirmalendu Baishya in the Nirmalendu's Property, free from all encumbrances. The ownership of the Nirmalendu's Property is tabulated in the chart below:

Name of the Owner	R.S. Dag No.	L.R. Dag No.	Khatian Nos.	Total Area in Dag (in decimal)	Area Owned (in decimal)	Remarks
Nipa Baishya	762	1591	231 and 529	64	8	<b>Nirmalendu's Property</b>
Evana Baishya	762	1591	231 and 529	64	8	
<b>Total:</b>					<b>16</b>	

- 5.1.12 **Ownership of Nipa Baishya:** In the above mentioned events and circumstances, Nipa Baishya became the sole, undisputed and absolute owner of Said Property, out of the Nirmalendu's Property, free from all encumbrances.
- 5.1.13 **Sale to Vendor:** By a Deed of Conveyance dated 10<sup>th</sup> December, 2014, registered in the Office of the District Sub-Registrar I, Barasat, North 24 Parganas, in Book No. I, being Deed No. 09865 for the year 2014, Nipa Baishya sold, conveyed and transferred the Said Property to Manik Chandra Ruidas *alias* Manik Ruidas (the Vendor hereinabove).
- 5.1.14 **Absolute Ownership of Vendor:** In the above mentioned circumstances, the Vendor has become the sole, undisputed and absolute owner of the Said Property, free from all encumbrances. The Said Property is the subject matter of this conveyance.
- 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.

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- 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*, 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.
- 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

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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 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 64 (sixty four) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1591, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas and the location of the Said Property is within the demarcated and delineated portion of R.S. *Dag* No. 762 in the **Plan** annexed hereto and bordered in colour **Red** thereon and **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.8,98,545/- (Rupees eight lac ninety eight thousand five hundred and forty five) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt 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*, 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:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.

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- 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 by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding 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 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnifies 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 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 attorneys 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 attorneys of the Vendor and empowers and authorizes the Purchaser to sign all papers and

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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.

- 8.8 **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.

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

Land classified as *danga* (highland) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 64 (sixty four) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1591, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas and the location of the Said Property is within the demarcated and delineated portion of R.S. *Dag* No. 762 in the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. *Dag* No. 679  
**On the East** : By R.S. *Dag* No. 762  
**On the South** : By R.S. *Dag* Nos. 761 and 699  
**On the West** : By R.S. *Dag* Nos. 698, 697 and 696

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

The Said Property is tabulated in the Chart below:

<b>Mouza</b>	<b>R.S. <i>Dag</i> No.</b>	<b>L.R. <i>Dag</i> No.</b>	<b>L.R. <i>Khatian</i> Nos.</b>	<b>Total Area of <i>Dag</i> (in decimal)</b>	<b>Total Area sold (in decimal)</b>	<b>Name of the Recorded Owner</b>
Patulia	762	1591	231 and 529	64	8	Bina Baisya

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9. Execution and Delivery

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

Manick C. Ruidas  
[Manick Chandra Ruidas]  
[Vendor]

Manick

Read over and explained the contents of this document by me to the Vendor in Bengali language, who after understanding the meaning and purport of this document, put his signature/left thumb impression in my presence.

Signature \_\_\_\_\_

DHANSILK HEIGHTS PRIVATE LIMITED  
Amban Bhattacharya  
Director / Authorised Signatory

[Purchaser]

Drafted By  
Shuvadip Chatterjee  
SHUVADIP CHATTERJEE

Advocate  
Enroll. No. 184/2014

Witnesses:

Signature Tarasur. Das.

Signature Arun

Name TARASUR. DAS.

Name Arun Mitra

Father's Name Ajit Das.

Father's Name Late. C.R. Mitra

Address 24, S.N. 1st Bylane  
Kolkata - 700066.

Address POB Nil - Fatuha  
Khandah - 841119




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10 DEC 2014

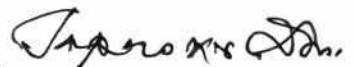
### Receipt of Consideration


Received from the within named Purchaser the within mentioned sum of **Rs.8,98,545/-** (**Rupees eight lac ninety eight thousand five hundred and forty five**) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above.

Mode	Date	Bank	Amount (Rs.)
Pay Order No. 003697	01.12.2014	Axis Bank Limited, Nimta Branch	7,53,097/-
Pay Order No. '003699'	01.12.2014	Axis Bank Limited, Nimta Branch	50,209/-
RTGS UTR No. UTIBH14335098 203 (Part)	01.12.2014	Axis Bank Limited, Nimta Branch	95,239/-
<b>Total:</b>			<b>8,98,545/-</b>

  
Manick Chandra Ruidas  
 [Manick Chandra Ruidas]  
 [Vendor]

**Witnesses:**

Signature   
 Name TAPAS K. DAS

Signature   
 Name A. K. Das



Registry UTS 7(2)  
North 2000 Arganas  
Barasat  
(022-4)

10 DEC 2014

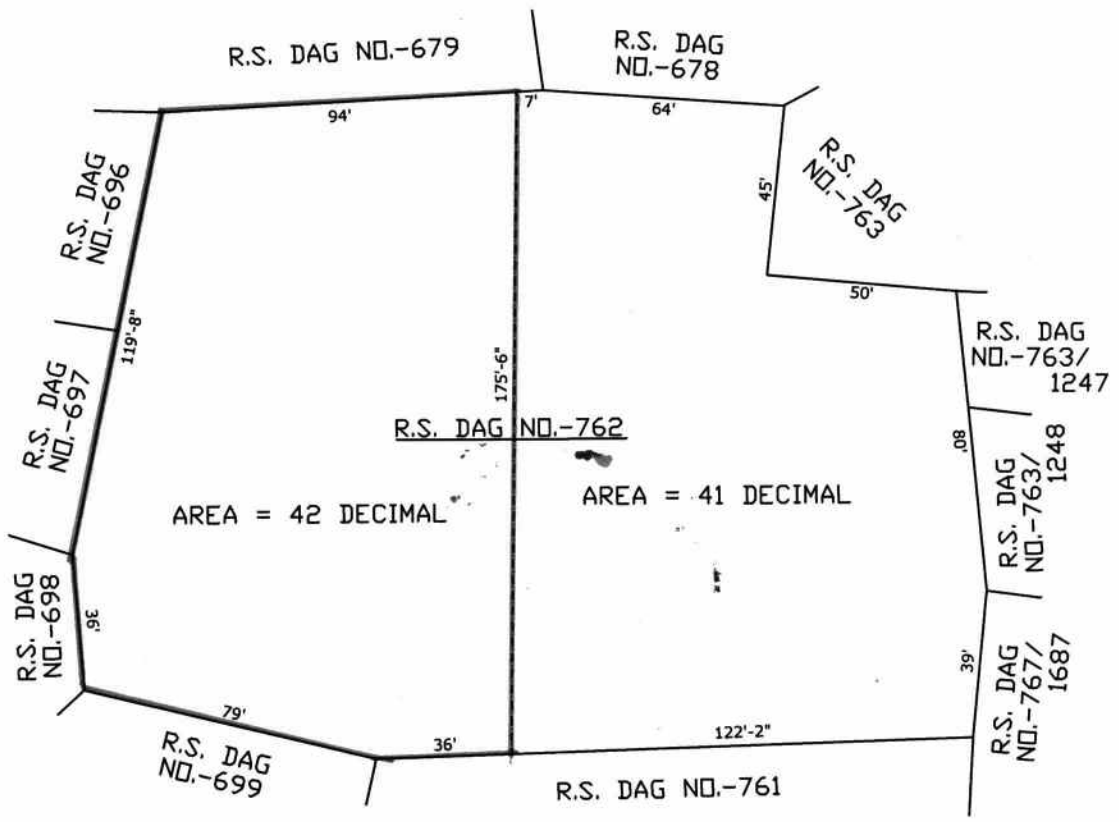
Plan

SITE PLAN OF R.S. DAG NO.- 762 CORRESPONDING L.R. DAG NO.- 1591, L.R. KHATIAN NO.- 231 & 529, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS

Total Area in Dag No.762 is 83Decimal



SITE PLAN  
SCALE-1"=50'-0"



Manik C. Ruedas

DHANSILK HEIGHTS PRIVATE LIMITED  
Amitabh Bhattadragi  
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S :

NAME & SIGNATURE OF THE PURCHASER/S :

LEGEND : 8.0000 DECIMAL EQUIVALENTS TO 4.8485 COTTAH UNDIVIDED DANGA LAND WITHIN DIVIDED DEMARCATED 42 DECIMAL OUT OF 83 DECIMAL LAND IN R.S. DAG NO. 762 CORRESPONDING L.R. DAG NO. 1591

































SHOWN THUS:



Registrar UTS. 7(B)  
North 24-Parganas  
Barasat  
(R.S.R.-6)

10 DEC 2014

## SPECIMEN FORM TEN FINGER PRINTS


Sl. No.	Signature of the executants and/or purchaser Presentants					
  <i>Anton Bhumrahay</i>	 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb	
	 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little	
	  <i>Manik C. Riedis</i>	 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





Registrar U70. 7(2)  
North 24-Parganas  
Barasat  
(D.S.R.-4)

10 DEC 2014



  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

**IDENTITY CARD** WB/20/134/243444  
পরিচয় পত্র



**Elector's Name** : RUIDAS MANIKCHANDRA  
নির্বাচকের নাম : রুইদাস মানিকচন্দ্র  
**Father/Mother/Husband's Name** : SHIBU  
পিতা/মাতা/স্বামীর নাম: শিবু  
**Sex** : M  
লিঙ্গ : পুরুষ  
**Age as on 1.1.1995** : 44  
১.১.১৯৯৫-এ বয়স : ৪৪

Manik C. Ruidas  
17/12/2014

Address PART NO.: 82  
PATULIA  
NORTH 24 - PARGANAS

ঠিকানা পাট নং: ৮২  
পাতুলিয়া  
উত্তর ২৪ - পরগনা

Facsimile Signature  
Electoral Registration Officer

নির্বাচক - নিবন্ধন আধিকারিক  
For **134-KHARDAHA** Assembly Constituency  
১৩৪-খড়দহ বিধানসভা নির্বাচন কেন্দ্র

Place : BARRACKPUR

স্থান : ব্যারাকপুর

Date : 01/03/95

তারিখ : ০১/০৩/৯৫





**Government Of West Bengal**  
**Office Of the D.S.R. - I NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 09866 of 2014**  
**(Serial No. 10627 of 2014 and Query No. 1501L000024669 of 2014)**

**On 10/12/2014**

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

Presented for registration at 20.10 hrs on :10/12/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 10/12/2014 by

1. Manik Chandra Ruidas Alias Manik Ruidas, son of Lt Shibu Ruidas , Patulia Kalitala, Thana:-Khardaha, P.O. :-Patulia, District:-North 24-Parganas, WEST BENGAL, India, By Caste Hindu, By Profession : Others
2. Anirban Bhattacharya  
Auth. Signatory, Dhansilk Heights Pvt Ltd, 101 Park St 2nd Floor, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Aloke Mitra, son of Lt C R Mitra, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Hindu, By Profession: Business.

( Supriya Chatterjee )  
DISTRICT SUB-REGISTRAR

**On 18/12/2014**

**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.-14,40,000/-

Certified that the required stamp duty of this document is Rs.- 72010 /- and the Stamp duty paid as: Impresive Rs.- 10/-

( Supriya Chatterjee )  
DISTRICT SUB-REGISTRAR

**On 23/12/2014**

**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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

  
( Supriya Chatterjee )  
DISTRICT SUB-REGISTRAR





**Government Of West Bengal**  
**Office Of the D.S.R. - I NORTH 24-PARGANAS**  
**District:-North 24-Parganas**

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**Endorsement For Deed Number : I - 09866 of 2014**  
**(Serial No. 10627 of 2014 and Query No. 1501L000024669 of 2014)**

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**Amount by Draft**

Rs. 15868/- is paid , by the draft number 221457, Draft Date 20/12/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 23/12/2014

( Under Article : A(1) = 15829/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 23/12/2014 )

**Deficit stamp duty**

Deficit stamp duty Rs. 72000/- is paid , by the draft number 221456, Draft Date 20/12/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 23/12/2014

( Supriya Chatterjee )  
DISTRICT SUB-REGISTRAR



*(Signature)*

( Supriya Chatterjee )  
DISTRICT SUB-REGISTRAR





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 55  
Page from 296 to 313  
being No 09866 for the year 2014.



6

(Supriya Chatterjee) 08-January-2015  
DISTRICT SUB-REGISTRAR  
Office of the D.S.R. - I NORTH 24-PARGANAS  
West Bengal





Dated this 10<sup>th</sup> day of December, 2014

**Between**

**Manik Chandra Ruidas *alias* Manik Ruidas  
... Vendor**

**And**

**Dhansilk Heights Pvt. Ltd.  
... Purchaser**

**CONVEYANCE**

**Land Measuring  
8 (eight) decimal  
Portion of  
R.S. Dag No. 762 corresponding L.R. Dag No. 1591  
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