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S-8-A-3

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

10-12-14

86AA 597891

Certified that the document is admitted to registration. The signature sheet / sheets and the enforcement sheet / sheets attached with this document's are the part of this document

Registrar GTS. 7(2)  
North 24-Parganas  
District  
(B.B.R.)

10 DEC 2014

23 DEC 2014

### CONVEYANCE

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

*Ashu* Manik

*Ashu*

Manik

N.C. NO. 1508/14  
15/12/14

*10/12*

SL. NO. 39567 DATE 26 NOV 2014

NAME .....

ADD .....

AMT 10/-



Anibas Bhattacharya

VOTY  
3520

DHANSHILK HEIGHTS PRIVATE LIMITED

DHANSHILK HOUSING PRIVATE LIMITED

Anibas Bhattacharya

Authorised Signatory



VOTY  
3517

Manik Ch. Loides

Shashi

MOUSUMI GHOSH  
LICENSED S. MP VENDOR  
KOLKATA REGISTRATION OFFICE



REGISTRY U/S 7(2)  
North 2, Paschim  
Barnack  
(KOLKATA-4)

10 DEC 2014

Honble Justice  
to Late: - C. R. Mitra  
Rovill - Katarua  
Khandas, kut-19  
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 Housing 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 AAECD5503C**], represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Police Station Park Street, Kolkata-700016
- 3.3 **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

(collectively **Purchasers**, includes successors-in-interest).

Vendor and Purchasers 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 *bastu* (homestead) measuring 5 (five) decimal [equivalent to 3.0303 (three point zero three zero three) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1594, **together with** structures erected thereon measuring 100 (one hundred) square feet, 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 (**Said Property**), more fully described in the **Schedule** below 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 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 Purchasers 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

Manik



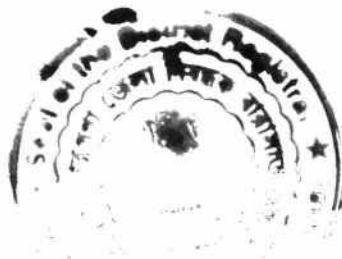


Registry UTS 7(2)  
North 24 Parganas  
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(S.S.R.-4)  
10 DEC 2014

- 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 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 *bastu* (homestead) measuring 10 (ten) decimal, more or less, being the entirety of R.S. Dag No. 762, corresponding L.R. Dag No. 1594, 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:

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Registry D/S. 7(2)  
North 24-Parganas  
District  
(D.S.R.-4)

10 DEC 2014

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	1594	231 and 529	10	5	<b>Larger Property</b>
Nirmalendu Baishya	762	1594	231 and 529	10	5	
<b>Total:</b>					<b>10</b>	

- 5.1.10 **Ownership of Soma Das:** In the above mentioned circumstances, Soma Das became the sole, undisputed and absolute owner of land measuring 5 (five) decimal, more or less, out of the Larger Property (**Soma's Property**), free from all encumbrances.
- 5.1.11 **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. 09876 for the year 2014, Soma Das sold, conveyed and transferred the Said Property out of the Soma's Property to Manik Chandra Ruidas *alias* Manik Ruidas (the Vendor hereinabove).
- 5.1.12 **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.
- 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 Purchasers.
- 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.

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Registered by DTB. 7(2)  
North 24-Parganas  
Birsat  
(S.S.-4)

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- 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

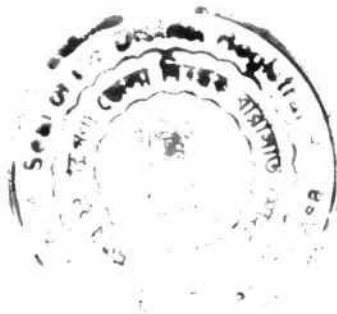
- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchasers 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 Purchasers 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 *bastu* (homestead) measuring 5 (five) decimal [equivalent to 3.0303 (three point zero three zero three) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S.

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REGISTERED BY U.S. 7(2)  
North 24, Hercules  
Barrat  
(U.S.A.)

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Dag No. 762, corresponding L.R. Dag No. 1594, **together with** structures erected thereon measuring 100 (one hundred) square feet, 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 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.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.8,33,166/- (Rupees eight lac thirty three thousand one hundred and sixty six) paid by the Purchasers 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 Purchasers 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.

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 Purchasers.

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North 24-Parganas  
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10 DEC 2014

- 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 Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' 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 Purchasers, 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, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** The Vendor covenants, confirms and declares that the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 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 Purchasers 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.

Manik





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Barrett  
(D.S.R.-4)

10 DEC 2014

**Schedule  
(Said Property)**

Land classified as *bastu* (homestead) measuring 5 (five) decimal [equivalent to 3.0303 (three point zero three zero three) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1594, **together with** structures erected thereon measuring 100 (one hundred) square feet, 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 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:

<i>Mouza</i>	R.S. <i>Dag</i> No.	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	762	1594	231 and 529	10	5	Bina Baisya

Manik





Regd. No. 7(2)  
North 24-Parganas  
Barrack  
(R.S.R.-4)

10 DEC 2014



9. Execution and Delivery

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

Manik Ch. Ruidas  
[Manik Chandra Ruidas]  
[Vendor]

Manik

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  
DHANSILK HOUSING PRIVATE LIMITED  
Anirban Bhattacharya  
Authorized Signatory  
[Purchasers]

Drafted By

Shuvadip Chakraborty  
SHUVADIP CHAKRABORTY

Advocate  
Enroll. No. 184/2014

Witnesses:

Signature Tadas Mr. Das

Signature Anirban

Name TADAS MR. DAS

Name Anirban

Father's Name Dr. Ajit Das

Father's Name late. e.B. Mitra

Address Dr. S.N. 1st bye lane, Netaji's Foods

Address Katania, Ubaraha, Cal - 119



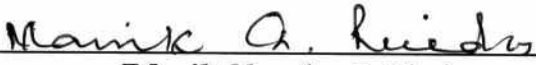
Registrar JTS. 7(2)  
North 24-Parganas  
Barasat  
(R.B.R.-4)

10 DEC 2014

**Receipt of Consideration**

Received from the within named Purchasers the within mentioned sum of **Rs.8,33,166/-** (**Rupees eight lac thirty three thousand one hundred and sixty six**) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above.

<b>Mode</b>	<b>Date</b>	<b>Bank</b>	<b>Amount (Rs.)</b>
Pay Order No. '003694'	01.12.2014	Axis Bank Limited, Nimta Branch	1,30,952/-
Pay Order No. '003695'	01.12.2014	Axis Bank Limited, Nimta Branch	2,43,815/-
Pay Order No. '036131'	13.09.2014	Axis Bank Limited, Nimta Branch	1,19,048/-
Pay Order No. '003699'	01.12.2014	Axis Bank Limited, Nimta Branch	32,918/-
RTGS UTR No. UTIBH143350982 03 (Part)	01.12.2014	Axis Bank Limited, Nimta Branch	59,524/-
Pay Order No. '003696'	01.12.2014	Axis Bank Limited, Nimta Branch	2,46,909/-
		<b>Total:</b>	<b>8,33,166/-</b>

  
Manik Chandra Ruidas  
 [Manik Chandra Ruidas]  
 [Vendor]

**Witnesses:**

Signature Tapas K. Das

Name TAPAS KR. DAS

Signature Ashu

Name Ashu



ಇನ್‌ಚಾರ್ಜ್ UTS. 7(2)  
ಸುಪ್ರೀಂ-ಕೋರ್ಟ್  
2014  
(18.12.14)

10 DEC 2014

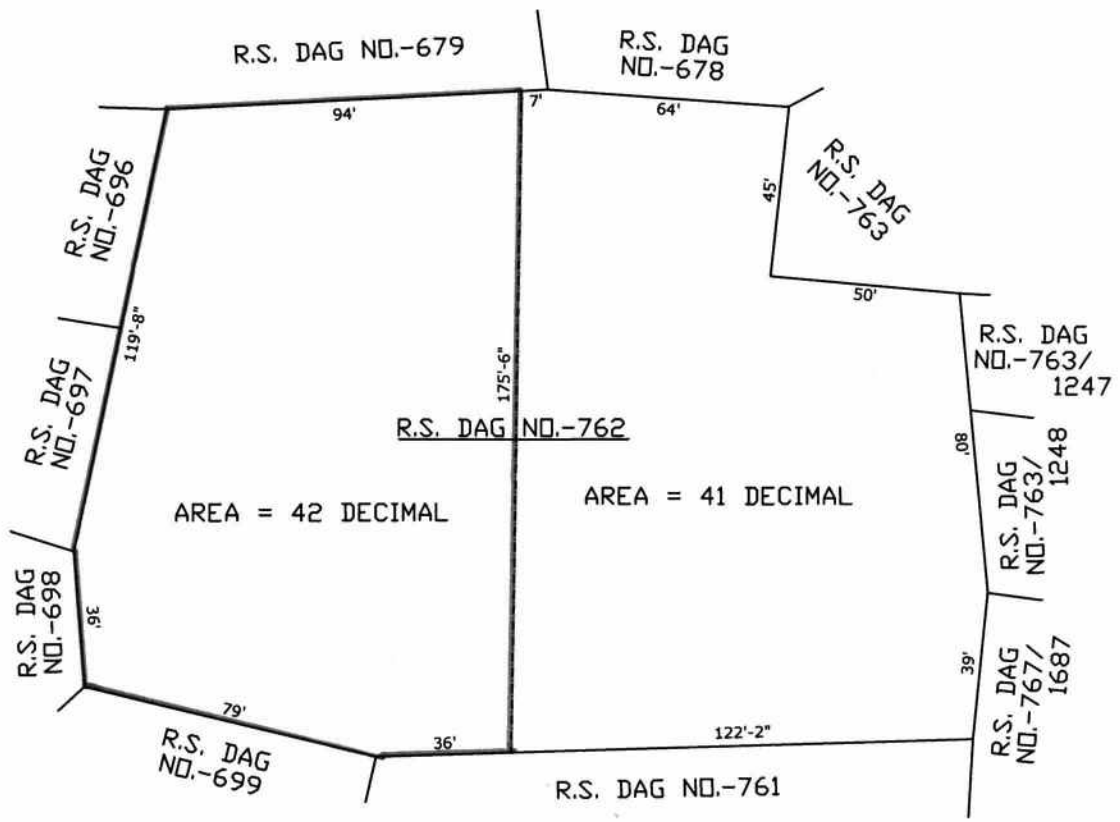
Plan

SITE PLAN OF R.S. DAG NO.- 762 CORRESPONDING L.R. DAG NO.- 1594, 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"



**DHANSILK HEIGHTS PRIVATE LIMITED**  
**DHANSILK HOUSING PRIVATE LIMITED**  
*Ambar Bhattacharya*  
 [Stamp] / Authorised Signatory

*Manik C. Reedes*

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :

LEGEND : 5.0000 DECIMAL EQUIVALENTS TO 3.0303 COTTAH UNDIVIDED BASTU LAND WITHIN DIVIDED DEMARCATED 42 DECIMAL OUT OF 83 DECIMAL LAND IN R.S. DAG NO. 762 CORRESPONDING L.R. DAG NO. 1594














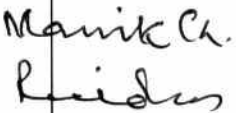




















SHOWN THUS :



Registrar of Companies, 7(2)  
North 24-Parganas  
Barasat  
(S.B.A. of)

10 DEC 2014

## 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



Registrar W/S. 7(2)  
North 24-Parganas  
Barasat  
(B.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 Ch. Suidas  
10/12/2014

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 ক্ষেত্র

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 - 09883 of 2014**  
**(Serial No. 10628 of 2014 and Query No. 1501L000024681 of 2014)**

**On 10/12/2014**

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

Presented for registration at 20.20 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.

Auth Signatory, Dhansilk Housing Pvt Ltd, 101 Park St 2nd Floor, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Alope 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.-9,30,000/-

Certified that the required stamp duty of this document is Rs.- 46510 /- 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)**

( Supriya Chatterjee )  
DISTRICT SUB-REGISTRAR





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

**Endorsement For Deed Number : I - 09883 of 2014**  
**(Serial No. 10628 of 2014 and Query No. 1501L000024681 of 2014)**

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:**

Amount by Draft

Rs. 10258/- is paid , by the draft number 221465, Draft Date 20/12/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 23/12/2014

( Under Article : A(1) = 10219/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 23/12/2014 )

**Deficit stamp duty**

Deficit stamp duty Rs. 46500/- is paid , by the draft number 221464, Draft Date 20/12/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 23/12/2014

( Supriya Chatterjee )  
DISTRICT SUB-REGISTRAR

( Supriya Chatterjee )  
DISTRICT SUB-REGISTRAR





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 55  
Page from 696 to 713  
being No 09883 for the year 2014.



*(Signature)*

(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 Housing Pvt. Ltd. & Anr.  
... Purchasers**

**CONVEYANCE**

**Land Measuring  
5 (five) decimal  
Portion of  
R.S. Dag No. 762 corresponding L.R. Dag No. 1594  
*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