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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certify that this document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are the part of this document.

l  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

08 AUG 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this day of 31<sup>st</sup> July 2014 (Two Thousand Fourteen).

BETWEEN

500/-

25 JUL 2014

No. 30410 Rs. Date

Name: Sadik Ali Dhali Advocate

Address: HIGH COURT  
Calcutta - 700 001

Vendor: Subhankar Das  
Alipur Collectorate. 24 Pgs (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Comr. St - 27

**ARTS ACRE FOUNDATION**, a Public Charitable Trust, having its registered office at BH 167 Sector-II, Salt Lake City, Kolkata-700091, PAN No. AACTA1426C, duly constituted and/or settled by its Trustees  
**(1) SHUVAPRASANNA BHATTACHARYA**, son of Late Dr. G.H. Bhattacharya, residing at BH-167 Salt Lake, Sector-II, Kolkata-700091,  
**(2) SHIPRA BHATTACHARYA**, wife of Sri Shuvaprasanna Bhattacharya, residing at BH-167 Salt Lake, Sector-II, Kolkata-700091,  
**(3) ARUN KUMAR PODDAR**, son of Late B.P. Poddar, residing at 2, Gurusaday Road, Kolkata-700019, **(4) HARSHAVARDHAN NEOTIA**, son of Sri Vinod Neotia, residing at 7/2 Queens Park, Kolkata-700019, **represented by Shri Chandra Prakash Kakarania**, son of Late P.L. Kakarania, the **Constituted Attorney of the aforesaid Trust**, hereinafter called and referred to as the **VENDOR** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include the successors in office of the aforesaid Trust, executors, administrators and assigns) of the **FIRST PART**.

**AND**

**PRATIBHA NIKETAN PVT. LTD.**, a company registered under the Companies Act, 1956 (Act 1 of 1956) having its registered office at Loknath Park, Near Chinar Park, Rajarhat, New Town Road, Kolkata-700157, PAN No. AAACP2160R, represented by its Authorised Signatory **MOTIAR RAHAMAN MONDAL S/O-Rahamatulla Mondal**, by faith Islam, by occupation business, residing at Dasdrone, P.O.-R.Gopalpur, P.S.-Baguiati, Kolkata-700136, PAN No. AELPM1151K, hereinafter referred to as **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to include its successors in business, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

**BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED (BAHDL)**, a company registered under the Companies Act, 1956 (Act 1 of 1956), having its registered office at Vishwakarma Building, 86C, Topsia Road (South), Kolkata-700046, PAN No. AABCBO977F, **represented by its Authorised Signatory Mr. AMIT KHEMKA**, son of Shew Shankar Khemka by faith Hindu, by occupation Business, residing at CE-30, 4<sup>th</sup> Floor, Salt Lake, P.S.-Bidhannagar North, Kolkata-700064, PAN No. AFQPK9847N, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or

repugnant to the context be deemed to include its successors in business, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

**WHEREAS** one Upendra Nath Roy Chowdhury was the original recorded owner and absolutely seized and possessed of and sufficiently well entitled to all that piece and parcel of Sali land measuring an area of 0.16 and 0.25 acre of land being R.S. Plot No. 2048 and 2049, under R.S. Kh. No. 684 and 168 respectively at Mouza-Gopalpur, J.L. No. 2, R.S. No. 140, P.S.-Rajarhat, Dist-North 24 Parganas and was in peaceful possession of the land.

**AND WHEREAS** during such enjoyment of the property, the aforesaid Upendra Nath Roy Chowdhury died intestate leaving behind (1) Raj Kumar Roy Chowdhury, (2) Sri. Nripendra Nath Roy Chowdhury (3) Shib Narayan Roy Chowdhury and (4) Smt. Gouri Som, as the legal heirs of the property left by him and were in possession of the land with absolute right, title and interest on the land.

**AND WHEREAS** during such enjoyment of the property, the aforesaid (1) Raj Kumar Roy Chowdhury and others transferred the said above land to Smt. Monimala Roy by executing a Deed of Gift registered at the office of the D.R. Alipore, Book No. 1, Vol. No. 48, Pages 121 to 127, Being No. 961 for the year 1967, dated 07.03.1967 and accordingly said Monimala Roy was in possession of the land with absolute right, title and interest on the land.

**AND WHEREAS** during such enjoyment of the property, the aforesaid Monimala Roy transferred an area of 16 decimal and 17.6 decimal of land comprised in L.R. Plot No. 2048 and 2049, under L.R. Kh. No. 556 respectively at Mouza-Gopalpur, J.E. No. 2, R.S. No. 140, within the limits of Rajarhat Gopalpur Municipality, P.S.-Airport, Dist-North 24 Parganas, to (1) Smt. Shipra Bhattacharyya (2) Sri Abhijit Guha (3) Sri Manindra Rajbangshi, (4) Sri Ashoke Mallick (5) Smt. Madhumita Bose (6) Sri Somnath Sinha (7) Sri Shuvaprasanna Bhattacharya, (8) Sri Sekhar Roy and (9) Sri Pranab Foujdar by executing nine Bengali Kobalas being Deed Nos. 12499 for the year 1983 dated 27.12.1983, 12498 for the year 1983 dated 27.12.1983, 12497 for the year 1983 dated 27.12.1983, 12496 for the year 1983 dated 27.12.1983, 12495 for the year 1983 dated 27.12.1983, 12494 for the year 1983 dated 27.12.1983, 12493 for the year 1983 dated 27.12.1983, 12492 for the year 1983 dated 27.12.1983 and 12491 for the year 1983 dated 27.12.1983 registered in office of A.D.S.R. Cossipore Dum Dum and were in possession of the land peacefully.

**AND WHEREAS** during such enjoyment of the property, after acquiring the same in the aforesaid manner, the aforesaid Smt. Shipra Bhattacharyya and others as above, executed a Deed of Public Trust namely "ARTSACRE" and vested the said immovable property along with other moveable property infavour of the said Trust being Deed No. 1145 for the year 1984 dated 24.02.1984 and also empowered the Trustees of Arts Acre to do various things and acts as recited in the said Trust Deed dated 24.02.1984. The said land more fully described in the First Schedule hereto and hereinafter referred to as the "FIRST LAND".

**AND WHEREAS** one Bimal Sardar was the original recorded owner and was absolutely seized and possessed of and/or otherwise well and sufficiently entitled to all that the piece and parcel of "Sali" land measuring an area of 42 decimal of land being R.S. & L.R. Plot No. 2050, under L.R. Kh. No. 2590 at Mouza-Gopalpur, J.L. No. 2, R.S. No. 140, P.S.-Rajarhat, Dist-North 24 Parganas (more fully described in the Second Schedule hereto and hereinafter referred to as the "SECOND LAND").

**AND WHEREAS** during such enjoyment of the Second Land as "raiyat", the aforesaid Bimal Sardar transferred the Second Land (as stated above, measuring an area of 42 decimal more or less) to "ARTSACRE", the Public Charitable Trust as mentioned above by executing a Deed of Conveyance on 2<sup>nd</sup> December, 1996 which was registered at the office of the A.D.S.R. Bidhannagar, being No. 396 for the year 1996 and accordingly the said Trust, i.e. Arts Acre, was put in possession of the Second Land by the said Mr. Bimal Sardar with absolute right, title and interest on the Second Land.

**AND WHEREAS** upon execution and registration of the Deed of Transfer dated 2<sup>nd</sup> December, 1996 the said "ARTSACRE" the Public Trust, thus became the absolute owner of the Second Land being R.S. Plot No. 2050 measuring an area of 42 decimal, Mouza-Gopalpur, J.L. No. 2, R.S. No. 140, P.S.-Rajarhat, Dist-North 24 Parganas and was in khas possession of the Second Land peacefully.

**AND WHEREAS** the "ARTSACRE" thus become the absolute owner of the First Land measuring 33.6 decimal more or less and more fully described in the First Schedule hereto together with the structures standing /built thereon and also the Second Land measuring 42 decimal, more or less and more fully described in the Second Schedule hereto, together with all structures standing / built thereon aggregating to a total land area of 75.6 decimal more or less.

**AND WHEREAS** "ARTSACRE" the Public Trust, while enjoying the Said above Property with absolute right, title and interest on the Said above Property free from all encumbrances, by a resolution dated 26<sup>th</sup> September, 2007 and by a further resolution dated 2<sup>nd</sup> July 2008 resolved to convey and/or sale the whole of the Said Property belonging to Arts Acre, the trust, to "ARTSACRE FOUNDATION", another registered Public Charitable Trust.

**AND WHEREAS** the said Arts Acre, thereafter, transferred the Said above Property to the said Arts Acre Foundation, another registered Public Charitable Trust, by executing a registered Deed of transfer on 23.10.2007 being Deed No. 6665 for the year 2007 registered in the office of ARA-II Kolkata and the said Arts Acre Foundation is now owning and possessing the Said above Property peacefully upon payment of land revenue after having got its name mutated and recorded the same in the record of rights maintained at the office of the BL&LRO Rajarhat under L.R. Khatian No. 6453.

**AND WHEREAS** during such enjoyment of the Said above Property the said ARTSACRE FOUNDATION by a resolution dated 26<sup>th</sup> August, 2008 resolved to convey and or sale the whole of the Said Property and proposed to transfer the same to Bengal Ambuja Housing Development Limited ("BAHDL"), the Confirming Party herein, for valuable consideration and BAHDL has agreed to purchase the same.

**AND WHEREAS** in terms of the said proposal, the said ARTSACRE FOUNDATION on 15.09.2008, upon receipt of the part consideration money from BAHDL, executed a registered Agreement for Sale in favour of Bengal Ambuja Housing Development Limited (BAHDL) for the valuable consideration and on the terms and conditions as mentioned in the said Agreement for Sale registered in the office of A.R.A.-II, Kolkata, in Book No. 1, CD Vol. No. 9, Pages-10516 to 10529 being No. 04184 for the year 2009 and the said registered agreement for sale dated 15.09.2008 is hereinafter referred to as the "SAID AGREEMENT FOR SALE".

**AND WHEREAS** at the same time the said ARTSACRE FOUNDATION also executed a registered Power of Attorney in favour of one Mr. C.P. Kakarania (hereinafter referred to as the "SAID ATTORNEY") for the purpose of transfer of the Said Property of the said Arts Acre Foundation to Bengal Ambuja Housing Development Limited (BAHDL) or to its nominees as recited in the Deed of the Power of Attorney which was registered in the office of A.R.A.-III, Kolkata, Book No.-IV, CD Vol. No. 4, Pages- 3078 to 3086 being no. 02643 for the year

2009 dated 15.09.2008 and the said registered power of attorney is hereinafter referred to as the "SAID POWER OF ATTORNEY".

**AND WHEREAS** for their various other reasons, said Bengal Ambuja Housing Development Limited (BAHDL) decided not to proceed further regarding purchase of the Said above Property in agreement for sale and instead decided to nominate Pratibha Niketan Pvt. Ltd. and others private limited companies to purchase the Said above Property measuring a total 75.6 decimal of land and for the purpose, requested the Said Attorney of the Vendor under the Said Power Of Attorney to divide the total land in to 9 (nine) separate scheme plots to execute and register the Sale Deed (s) in favour of Pratibha Niketan Pvt. Ltd. and others.

**AND WHEREAS** out of the said above property Bengal Ambuja Housing Development Limited (BAHDL), the Confirming Party herein, nominated **Pratibha Niketan Pvt. Ltd.** the purchaser herein, requested the Said Attorney of the Vendor under the Said Power of Attorney to execute and register a Sale Deed in favour of the Purchaser herein, in respect of the land measuring an area of **5 Cottah 5 Chittack 8 Sq.ft.**, a little more or less **8.8 decimal** as mentioned in the third schedule herein and hereinafter referred to as "THE SAID PROPERTY" at a fixed price of Rs.2688445/- (Twenty Six lakh Eighty Eight thousand Four hundred and Forty Five) only, to be paid to the Confirming Party amounting Rs. 2572043/- and to the vendor Rs. 116402/-, the amount receivable by the Vendor from the Confirming Party in terms of the Said Agreement for Sale dated 15.09.2008 for the Said Property being conveyed and/or transferred hereunder.

**AND WHEREAS** for the purpose of sale of the Said Property, the vendor has represented to the Purchaser as follows:

- a) That excepting the vendor and the Confirming Party nobody else has any right, title, interest, claim or demand whatsoever or howsoever over and in respect of the Said Property.
- b) That the Said Property is free from all encumbrances, charges, liens, lispendens, scheme, alignment, attachment, trusts whatsoever or howsoever.
- c) That the vendor does not hold any excess land as per ceiling prescribed under Section 14 M of the West Bengal Land Reforms Act, 1955 on U/S-6 (1) W.B. E.A. Act, 1953 and/or under the provisions of ULCR Act, 1976 which Act does not apply to the Vendor.
- d) That the Said Property is not subject to any notice of acquisition or requisition and not acquired in any Land Acquisition Proceeding.

- c) That no case is pending against the vendor in any court of law in respect of the Said Property.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the Said Agreement For Sale and in consideration of the total sum of Rs.2688445/- (Twenty Six lakh Eighty Eight thousand Four hundred and Forty Five) only, well and truly paid by the Purchaser to the Vendor and the Confirming Party (in the manner agreed upon and/or as more fully described in the Memorandum of Consideration given below) on or before the execution of these presents and that being the full and entire price of the Said Property and the receipt whereof the Vendor and the Confirming Party and each of them do hereby admit and acknowledge to have received as per Memo of Consideration hereunder written and on and from the same and every part thereof the Vendor doth hereby acquit release and forever discharge the said Purchaser as well as the Said Property hereby conveyed and the Vendor doth hereby grant, convey, transfer, sale, assure and assign to and unto the said Purchaser and/or its successors in business, executors, representatives, administrators and assigns **ALL THAT** the Said Property, being a piece and parcel of "Sali" land, measuring an area of 8.8 decimal, more or less, lying and situate at L.R. Dag No. 2049 under L.R. Kh. No. 6453, Mouza-Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 2998, A.D.S.R. Bidhannagar, P.S.-Airport, Dist-North 24 Parganas, more fully and clearly written and described in the **THIRD SCHEDULE** hereunder written **OR HOWSOEVER** otherwise the Said Property and hereditaments thereof now are or have to before was/were situated butted and bounded called, known and numbered described or distinguished together with all paths, passages, ways, sewers, drains, walls, water courses and all other former rights, liberties, benefits, privileges, advantages, easements, appendages, appurtenances, whatsoever of the Said Property belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions, remainder or remainders thereto and the rents, issues and profits thereof and all the estate, right, interest, title, claim, and demand whatsoever both at law and equity of the Vendor upon the Said Property and every part thereof and all the Deeds, pattahs, writings evidences of Title whatsoever relating to the Said Property and every part thereof which now are or may hereafter be in the custody, power, control or possession of the vendor or the Confirming Party or any person or persons from whom the vendor or the Confirming Party may procure the same without any lawful action or suit **TO**



**HAVE AND TO HOLD** the Said Property and hereditaments so to be unto and to the use of the said Purchaser absolutely and forever from all encumbrances and the Vendor doth hereby covenant with the Purchasers **THAT NOT WITH STANDING** any act, things, Deeds, matter or things whatsoever made done or executed or knowingly suffered to the contrary the Vendor now has good right, full power and absolute authority to grant, transfer, convey, sell or expressed intended so to be unto and to the use of the said Purchaser in the manner aforesaid and delivered vacant and peaceful khas possession thereof, simultaneously with the execution of these presents and that the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the Said Property or every part thereof by mutating its name in the record of rights and on payment of land revenue at the office of the Revenue Inspector and on payment of Taxes to the Rajarhat Gopalpur Municipality on getting its name duly mutated and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully and equitably claiming from under or in trust for the vendor or any predecessors in title and that free from and clear and freely and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and kept the Purchaser indemnify from or against or charges, estate, encumbrances, erected by the vendor or by any of their predecessors in title and that free from all encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully and equitably claiming any estate or interest upon the Said Property or any part thereof from under or in trust for the vendor shall or will from time to time or at all times hereafter at the costs and request of the Purchaser do or execute all such acts, deeds, things, matters whatsoever for further and more perfectly assuring and conveying the Said Property and hereditaments to and unto the said Purchaser as shall or may be reasonably required. The vendor further declare that the property intended to be sold hereunder has not been previously sold, leased, mortgages or gifted at any time and there is no charges, liens or lispensens whatsoever and there are no cases, suit or proceedings or cases pending before any Court of Law in respect of the Said Property and there is no Bargadar in the Said Property and that if any error or omission appears in the recital of this Deed then the Vendor at the requests and costs of the Purchaser shall do and execute or cause to be executed any Deed or Deeds of rectification or any supplementary Deed and Affidavit in favour of the Purchaser.

AND IT IS FURTHER AGREED by and between the Parties that the Vendor shall pay and or cause the Confirming Party to pay all due/ taxes including Municipal taxes, land revenue and or any other outgoings in respect of the Said Property till the date of execution and registration of these presents and all such payments subsequent to the date hereof shall be and shall always be to the account of the Purchaser.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**(First Land)**

**FIRST BLOCK**

All that the piece and parcel of land, having an area of 16 decimals, comprised in R.S. Khatian No. 684 corresponding to L.R. Khatian No. 556, R.S/L.R. Dag No. 2048 together with all structures erected thereon measuring more or less 144.17 Square Metres, within Rajarhat Gopalpur Municipality, P.S. Airport (formerly Airport Dum Dum), Mouza Gopalpur, J.L. No. 2, R.S No. 140, Touzi No. 2998, A.D.S.R.-Bidhannagar, District 24 Parganas (North) and butted and bounded by:

On the North : By R.S/L.R. Dag No. 2989 and R.S/L.R. Dag No. 2983

On the South : By Public Road

On the East : By Public Road

On the West : By the Boundary wall of the Airport.

**SECOND BLOCK**

All that the piece and parcel of land, having an area of 17.6 decimals, comprised in R.S. Khatian No. 168, corresponding to L.R. Khatian No. 556, R.S./L.R. Dag No. 2049, together with all structures erected thereon measuring 156.54 Square Meters,

more or less, within Rajarhat Gopalpur Municipality, P.S. Airport (formerly Airport, Dum Dum), Mouza Gopalpur, J.L. No. 2, R.S. 140, Touzi No. 2998, A.D.S.R.-Bidhannagar, District 24 Parganas (North) and butted and bounded by:

On the North : By portions of R.S./L.R.Dag No.2047 and No. 2050

On the South : By Public Road

On the East : By portions of R.S./L.R. Dag No. 2050

On the West : By remaining portion of R.S./L.R. Dag No. 2049

The First Block and the Second Block of land measuring a total of 33.6 decimals is, collectively referred to as the "**First Land**" in this Deed of Conveyance.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

**(Second Land)**

All that the piece and parcel of land measuring 42 decimals, more or less comprised in R.S. Khatian No. 467, corresponding to L.R. Khatian No. 2590, R.S./L.R. Dag No. 2050, together with all structures erected thereon measuring more or less, 211.83 Square Meters, within Rajarhat Gopalpur Municipality, P.S. Airport (formerly Airport Dum Dum), Mouza Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 2998, A.D.S.R. Bidhannagar, District -North 24 Parganas and butted and bounded by:

On the North : By a Part of R.S./L.R Dag No. 2050

On the South : By Public Road

On the East : By a Part of R.S./L.R Dag No. 2050

On the West : By a Part of R.S./L.R Dag No. 2049

**:-THE THIRD SCHEDULE ABOVE REFERRED TO:-**

**(Said Property)**

I. All that the piece and parcel of land, having an area of **5 Cottah 5 Chittack 8 Sq.ft.**, a little more or less **8.8 decimal** comprised in **R.S. Khatian No. 168** corresponding to present **L.R. Khatian No. 6453, R.S/L.R. Dag No. 2049** being **Scheme Plot -A**, together with all tiles shed structures erected thereon measuring more or less 200 Square feet, within Rajarhat Gopalpur Municipality, <sup>2<sup>nd</sup></sup> Niranjan Pally, Ward No. 6, P.S. Airport (formerly Airport Dum Dum), **Mouza Gopalpur, J.L. No. 2, R.S. No. 140, Touzi No. 2998, A.D.S.R. Bidhannagar, District- North 24 Parganas** The said plot of land is specifically delineated in the map or plan annexed herewith together with all easement rights and marked by "**RED**" border and the same is treated as an integral part of these presents and the annual rent is Rs. 20/- per decimal to be paid to the Collector, North 24 Parganas which is butted and bounded in the manner following:-

*Mahmudul Alam*

On the North : By Part of R.S/L.R. Dag No. 2050

On the South : By 23 ft. Wide Public Road

On the East : By a Part of R.S/L.R. Dag No. 2049

On the West : By 23 ft. Wide Public Road

IN WITNESS WHEREOF the parties hereto of the one and other parts here unto set and subscribed their respective hands and seals, this day the ... 31.11.2014.

**SIGNED, SEALED & DELIVERED:**

In the Presence of following:

For Arts Aare Foundation  
Chennappa R. Kemana  
Constituted Attorney  
**SIGNATURE OF THE VENDOR**

PRAIBHA NIKETAN PRIVATE LIMITED  
Matian Rahaman Mondal.

Authorized Signatories  
**SIGNATURE OF THE PURCHASER**

For Bengal Aare Foundation  
J. Shree  
Authorized Sign

**SIGNATURE OF THE CONFIRMING PARTY**

**WITNESSES:-**

- 1) Nirmal Das.  
490/3, Shyamnagar Road  
Kolkata - 700055
- 2) Debroy Deb  
6C, Dwiggans Lane  
Kolkata - 700027

Drafted by:

Sadik Ali Dhali  
**Sadik Ali Dhali**  
Advocate  
High Court, Calcutta F-646/13

MEMO OF CONSIDERATION

(1)

**RECEIVED** the aforementioned sum of Rs.2688445/- (Twenty Six lakh Eighty Eight thousand Four hundred and Forty Five) only, out of which Rs. 116402/- (One lakh Sixteen thousand Four hundred Two) only to have paid by the purchaser to the Vendor herein, the consideration amount as per Memo of consideration mentioned hereunder: -

P.O. No.	Date	Bank	Branch	Amount
024536	25.07.2014	AXIS BANK LIMITED	LAKETOWN KOL-700089	Rs.116402/-

(Rupees One lakh Sixteen thousand Four hundred Two) only,

For Arts Aare Foundation  
Chennu R. Kanna  
Constituted Attorney  
**SIGNATURE OF THE VENDOR**

**WITNESSES:-**

1) Nirmal Das  
19/13, Shyamnagar Road  
Kolkata-700055

2) Debraj Dey  
6C Dwipara Lane  
Kolkata-700027

Drafted by:

Sadik Ali Dhali  
**Sadik Ali Dhali**  
Advocate  
High Court, Calcutta

**MEMO OF CONSIDERATION**

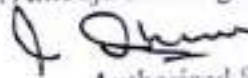
(2)

**RECEIVED** the aforementioned sum of Rs.2688445/- (Twenty Six lakh Eighty Eight thousand Four hundred and Forty Five) only, out of which Rs. 2572043/- (Twenty five lakh Seventy two thousand and Forty three) only to have paid by the purchaser to the Confirming Party herein, the consideration amount as per Memo of consideration mentioned hereunder: -

RTGS No.	Date	Bank	Branch	Amount
UTIBH 14211083604	30.07.2014	AXIS BANK LIMITED	LAKETOWN KOL-700089	Rs. 2572043/-

(Rupees Twenty five lakh Seventy two thousand and Forty three) only,

For Bengal Ambuja Housing Dev. Ltd.



Authorised Signatory

**SIGNATURE OF THE CONFIRMING PARTY****WITNESSES:-**

1) Nirmal Das,  
49/13, Shyamnagar Road  
Kolkata - 700055

2) Debajyoti Das  
6C, Dwargona Lane  
Kolkata - 700027

Drafted by:

Sadik Ali Dhali  
**Sadik Ali Dhali**  
Advocate  
High Court, Calcutta

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name CHANDAN PRAKASH KAKARANIA

Signature Chandan P. Kakarania

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name Motian Rehman Mondal

Signature Motian Rehman Mondal

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name ANIL KUMAR

Signature A. Kumar

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

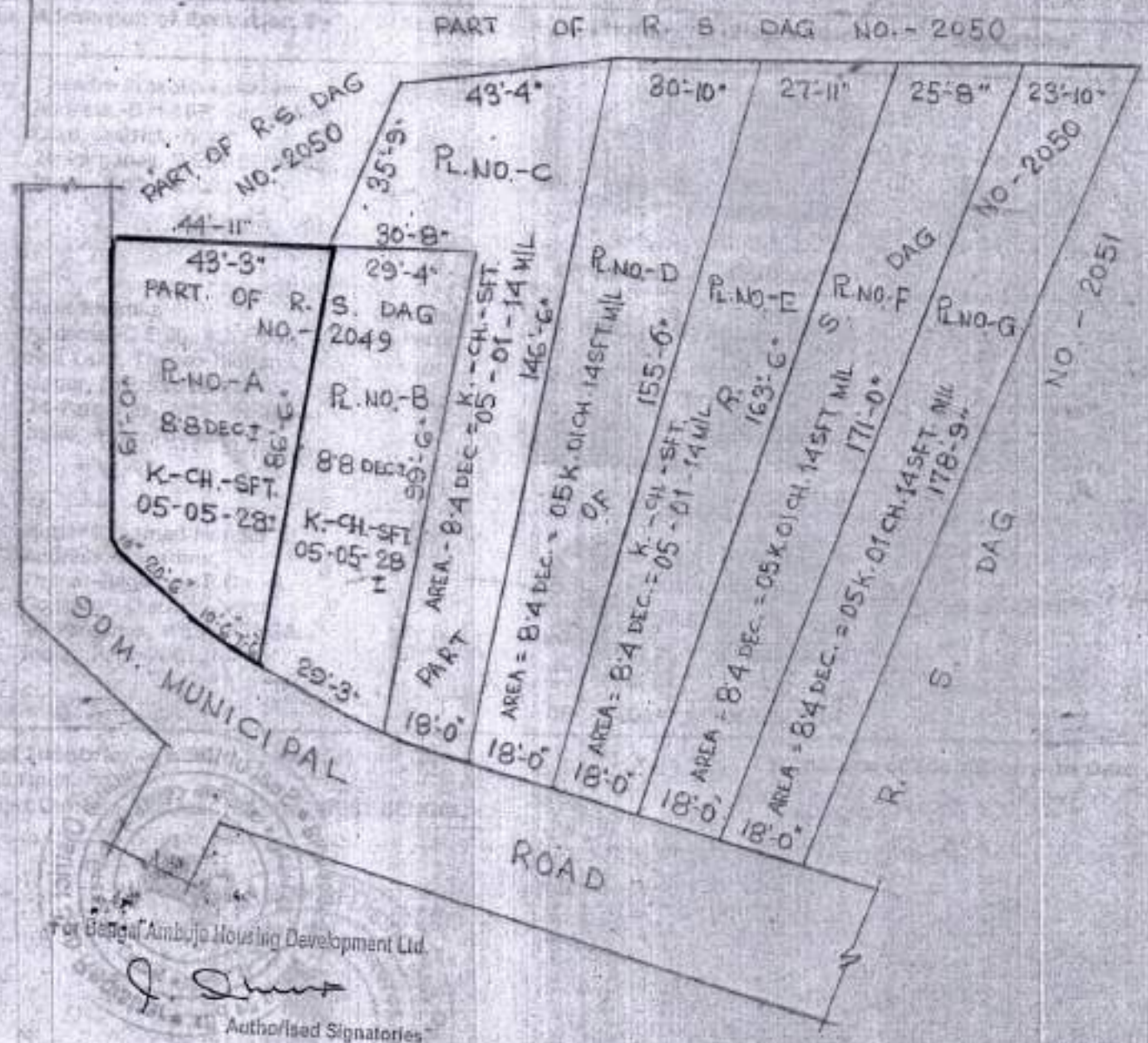
Signature .....



**SITE PLAN OF**  
 PART OF R.S. & LR DAG NOS - 2049 & 2050 R.S. KH NOS -  
 168 & 467 LR. KH. NO. - 6453 AT MOUZA - GOPALPUR J.L.  
 NO. - 2 R.S. NO. - 140 TOUZI NO. - 2998 WARD NO. - 6 UNDER  
 RAJARHAT GOPALPUR MUNICIPALITY P.S. - AIR PORT DIST. - NORTH  
 24-PGS. SCALE: - 1" = 33'-0" FT.

AREA OF LAND OF R. NO. - "A" OF R.S DAG NO. - 2049(P) = 8'8" DEC = 05-05-28 K.-CH-SFT  
 MORE OR LESS SHOWN IN RED BORDER.

PURCHASER: - PRATIBHA NIKETAN PVT. LTD.  
 VENDOR: - ARTS ACRE FOUNDATION



For Bengal Ambuja Housing Development Ltd.  
 J. Shrivastava  
 Authorised Signatories

For Arts Acre Foundation  
 Chandra R. Karan  
 Consulting Attorney

PRATIBHA NIKETAN PRIVATE LIMITED  
 Madan Pratap Mahto  
 Authorised Signatories  
 J. Narayan  
 Barasat  
 KOL-124  
 25/7/14

Kolkata-700064, PAN No. AFQPK9847N, hereinafter referred to as the CONFIRMING PARTY (which term or expression shall unless excluded by or

**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas**  
**Signature / LTI Sheet of Serial No. 02295 / 2014, Deed No. (Book - I , 02286/2014)**

**I . Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Motiar Rahaman Mondal Dasdrone, Thana:-Baguiati, P.O. :-R. Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136	 08/08/2014	 LTI 08/08/2014	<i>Motiar Rahaman Mondal</i> 8/8/14

**II . Signature of the person(s) admitting the Execution at Office.**

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chandra Prakash Kakarania Address -B H 167, Sec 2, Salt Lake, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700091	Attorney	 08/08/2014	 LTI 08/08/2014	<i>Chandra P. Kakarania</i>
2	Amit Khemka Address -C E 30, 4th Floor, Salt Lake, Thana:-Bidhan Nagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064	Confirming Party	 08/08/2014	 LTI 08/08/2014	<i>Amit Khemka</i>
3	Motiar Rahaman Mondal Address -Dasdrone, Thana:-Baguiati, P.O. :-R. Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136	Self	 08/08/2014	 LTI 08/08/2014	<i>Motiar Rahaman Mondal</i>

**Name of Identifier of above Person(s)**  
 Sadik Ali Dhali  
 High Court Calcutta, District:-Kolkata, WEST BENGAL,  
 India,

**Signature of Identifier with Date**  
*Sadik Ali Dhali*  
 8.8.14



**08 AUG 2014**

*(Goutam Sinha, Royke City)*  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**Office of the A.D.S.R. BIDHAN NAGAR**



**Government Of West Bengal**  
**Office Of the A.D.S.R. BIDHAN NAGAR**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 02286 of 2014**  
**(Serial No. 02295 of 2014 and Query No. 1504L000004678 of 2014)**

**On 08/08/2014**

**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, 4, 53 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. 29600/- is paid , by the draft number 123505, Draft Date 28/07/2014, Bank Name State Bank of India, CHINAR PARK, RAJARHAT, received on 08/08/2014
  - Rs. 28300/- is paid , by the draft number 123551, Draft Date 06/08/2014, Bank Name State Bank of India, CHINAR PARK, RAJARHAT, received on 08/08/2014
- ( Under Article : A(1) = 29568/- B = 28292/- ,E = 14/- ,Excess amount = 26/- on 08/08/2014 )

**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.-26,88,445/-

Certified that the required stamp duty of this document is Rs.- 161328 /- and the Stamp duty paid as: Impressive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty

- Rs. 13830/- is paid , by the draft number 123502, Draft Date 28/07/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 08/08/2014
- Rs. 49000/- is paid , by the draft number 123471, Draft Date 28/07/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 08/08/2014
- Rs. 49000/- is paid , by the draft number 123470, Draft Date 28/07/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 08/08/2014
- Rs. 49000/- is paid , by the draft number 123472, Draft Date 28/07/2014, Bank : State Bank of India, CHINAR PARK, RAJARHAT, received on 08/08/2014

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

Presented for registration at Kolkata on :08/08/2014, at the Office of the A.D.S.R. BIDHAN NAGAR by Motiar Rahman Moudal

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

Admission is admitted on 08/08/2014 by



*(Signature)*  
 Addl. District Sub-Registrar  
 Bidhannagar, (Salt Lake City)

**( Goutam Sinha Roy )**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

08/2014 16:41:00

EndorsementPage 1 of 2

Kolkata-700064, PAN No. AFQPK9847N, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or



**Government Of West Bengal**  
Office Of the A.D.S.R. BIDHAN NAGAR  
District:-North 24-Parganas

**Endorsement For Deed Number : I - 02286 of 2014**  
**(Serial No. 02295 of 2014 and Query No. 1504L000004678 of 2014)**

1. Amit Khemka  
Authorised Signatory, Bengal Ambuja Housing Development Ltd., Vishwakarma Building 86 C, Topsia Road(s), District:-Kolkata, WEST BENGAL, India, Pin :-700046.  
By Profession : Business
2. Motiar Rahaman Mondal  
Authorised Signatory, Pratibha Niketan Pvt. Ltd., Loknath Park Near Chiner Park, Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157.  
By Profession : Business  
Identified By Sadik Ali Dhali, son of . . . High Court Calcutta, District:-Kolkata, WEST BENGAL, India, .  
By Caste: Hindu, By Profession: Advocate.

**Executed by Attorney**

**Execution by**

1. Chandra Prakash Kakarania, son of Lt. P. L. Kakarania , B H 167, Sec 2, Salt Lake, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700091 By Caste Hindu By Profession: Others, as the constituted attorney of 1. Shuvaprasanna Bhattacharya( Arts Acre Foundation) 2. Shipra Bhattacharya( Arts Acre Foundation) 3. Arun Kr. Poddar( Arts Acre Foundation) 4. Harshavardhan Neotia( Arts Acre Foundation) is admitted by him.  
Identified By Sadik Ali Dhali, son of . . . High Court Calcutta, District:-Kolkata, WEST BENGAL, India, .  
By Caste: Hindu, By Profession: Advocate.

( Goutam Sinha Roy )  
ADDITIONAL DISTRICT SUB-REGISTRAR



**08 AUG 2014**

Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
( Goutam Sinha Roy )  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
EndorsementPage 2 of 2

08/08/2014 16:41:00

Kolkata-700064, PAN No. AFQPK9847N, hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 12035 to 12055  
being No 02286 for the year 2014.



(Goutam Sinha Roy) 11-August-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. BIDHAN NAGAR  
West Bengal



GOVERNMENT OF WEST BENGAL  
OFFICE OF THE BLOCK LAND AND LAND REFORMS OFFICER  
RAJARHAT, NORTH 24 PARGANAS.

1293  
Memo No. /BL & LRO/RHT/ 2015

Date: 17.04.2015

To:

Pratibha Niketan Pvt Ltd.  
Lokenath Park Near Chinar Park  
Rajarhat Newtown Rd, Kol-157

Sub: CERTIFICATE OF CONVERSION



Conversion Case No. 157 /BLRAJ/15

With reference to this prayer regarding the above subject permission is hereby accorded to change the character / classification of land or for conversion of land shown in the schedule below u/s 4C of the WBLR Act, 1955 subject to the following terms and conditions.

- 1) That the revenue as refixed below is to be paid by the applicant from the date of the order.
- 2) That the character of land shall not be changed or the land will not be used for any purpose other than the purpose as mentioned in Col. No. 6 of the schedule below except with the prior permission in writing of the collector u/s 4C of the W.B.L.R Act, 1955.
- 3) That the permission is without prejudice to any of the provision of chapter IIB of the W.B.L.R. Act, 1955.
- 4) That the permission is without prejudice to the Urban Land (Ceiling and Regulation) Act 1976 (33 of 1976).
- 5) That the permission is without prejudice to the W.B. Town and country (Planning and Development) Act 1976 (W.B. Act. XIII of 1976).
- 6) That the applicant/proprietor will apply to the Govt. for long term settlement of the land under usual terms and conditions on payments of rent and salami. If in future the land in question is found to be vested.
- 7) That the change of character of land or conversion of land will take effect from the date of the order.

Name of the P.S. and Mouza with J.L. No.	L. R. Khatian No.	Dag No.	Area (decimal)	Previous Classification	Classification after Conversion	Present Revenue
Rajarhat	1177B	2049	09 Dec	Sali	Bastu	As per Govt. Rule
Mouza - Gopalpur						
J.L. No. - 02						

*[Signature]*  
Collector  
u/s 4C of W.B.L.R. Act, 1955  
BL & LRO, Rajarhat  
North 24-Parganas

জেলা - উত্তর ২৪ পরগনা	খতিয়ান নং - ১১৭৭৮	[ ৫০৭০০২ ]				
মৌজা - গোপালপুর	জে.এল.নং - ২	খানা - রাণারহাট				
(১) রাজস্ব - ৩.০০ টাকা						
(২) জমির মোট পরিমাণ - ০.০৯ একর (৩) মোট দাগের সংখ্যা - ১						
(৪) অত্র স্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য				
নাম পিতা/স্বামী বিকানা	প্রতিভা লক্ষ্মণ প্রাঃ সাঃ রায়ত সোমনাথ পানক, চনার পানক, রাণারহাট, নউ টাউন ক্রান্ত কলকাতা - ৭০০১৫৭					
(৭) অত্র স্বত্বের নিজ দখলীয় জমি :						
দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের অধে অত্র স্বত্বের	দাগের অধে অত্র স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
২০৪৯	শাল		০.২৫	০.০৫২০	০.০৯	
			 Certified to be a true copy Authorised U/S 78 of the Indian Evidence Act-1872 20/01/15			
দাগের মোট সংখ্যা			এক দাগ	০.০৯		

Appl. Fee: Rs. 10, Authentication Fee: 1 x Rs. 10 = Rs. 10, Total: Rs. 20