1 30248/2014

BTN/112.



चुम बंगाल WEST BENGAL

70AA 214055

563200

CONVEYANCE

Date: 8th JANUARY, 2014

Place: Kolkata

Parties

Aniban Bhattachage



Amban Brantachyn

Amban Brantachyn

Anthorized Signalen



1 1 NOV 2013



Palarsh Chowdhury.



- 6 JAN 2014

SK. New alon onli SK. New Abdalo solver onli PO+PS. Dayarhed V- Bhalonda

oc - augmus



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

Endorsement For Deed Number: I - 00288 of 2014 (Serial No. 00248 of 2014 and Query No. 1902L000000287 of 2014)

On 08/01/2014

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

Presented for registration at 17.35 hrs on :08/01/2014, at the Private residence by Anirban Bhattacharya Claimant.

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

Execution is admitted on 08/01/2014 by

- 1. Palash Chowdhury, son of Late Amar Chowdhury, Garagari, Thana:-Rajarhat, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
- 2. Anirban Bhattacharya

Authorised Signatory, Alishan Supply Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin:-700016.

, By Profession : Others

Identified By Sk Nuralam Ali, son of Sk A S Ali, Bhatenda, Thana:-Rajarhat, P.O.:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

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

On 09/01/2014

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.

Payment of Fees:

Amount by Draft

Rs. 6291/- is paid, by the draft number 293227, Draft Date 07/01/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 09/01/2014

(Under Article: A(1) = 6193/-, E = 14/-, I = 55/-, M(a) = 25/-, M(b) = 4/- on 09/01/2014)

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.-5,63,202/-

Certified that the required stamp duty of this document is Rs.- 28180 /- and the Stamp duty paid as: Impresive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 28180/- is paid, by the draft number 29322, State Bank of India, DALHOUSIE SQUARE, received on 09/01/2014

Case DANGER III MAI

(Dula | chandraSaha)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 2

) 4 .
		•
		×
		(96)
<i>₹</i>		120
	9	
*		



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

Endorsement For Deed Number : I - 00288 of 2014 (Serial No. 00248 of 2014 and Query No. 1902L000000287 of 2014)

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



OF ASSUMMENT MOLKANA
9 JAN 2014

(Dula TindraSaha)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 2 of 2

•
•
S.
· •

3.1 **Palash Chowdhury**, son of Late Amar Chowdhury, residing at Village Garagari, Post Office Patharghata, PIN-700135, Police Station Rajarhat, District North 24 Parganas

(**Vendor**, which term and/or expression unless excluded by or repugnant to the context shall mean and include successors-in-interest)

And

3.2 Alishan Supply Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (PAN AAGCA3232R), represented by its authorized signatory, Anirban Bhattacharya, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

(**Purchaser**, which term and/or expression unless excluded by or repugnant to the context shall mean and include successors-in-interest).

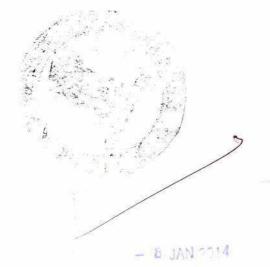
Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

- 4. Subject Matter of Conveyance
- 4.1 Said Property: Land classified as sali (agricultural) measuring 3.3000 (three point three zero zero zero) decimal equivalent to 1 (one) cottah 15 (fifteen) chittack and 42.48 (forty two point four eight) square feet, more or less [out of 75 (seventy five) decimal equivalent to 2 (two) bigha 5 (five) cottah 5 (five) chittack and 44.856 (forty four point eight five six) square feet, more or less], being a portion of R.S./L.R. Dag No.529, recorded in L.R. Khatian No.2206, Mouza Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Schedule** below and the said Dag No.529 is delineated and demarcated on the Plan annexed hereto and bordered in colour Red thereon (Said Property) together with right of easement on common passage having a width of 12 (twelve) feet appurtenant to the Said Property and together with all title, benefits, easements, authorities, claims, demands, usufructs and 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.
- 5. Background, Representations, Warranties and Covenants
- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:
- 5.1.1 Ownership of Shyamsundar Nath Sharma alias Shyamsundar Sharma: Shyamsundar Nath Sharma alias Shyamsundar Sharma was the sole owner of the Said Property.
- 5.1.2 **Purchase by Vendor:** By a Deed of Sale in Bengali language (*Kobala*) dated 3rd November, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, North 24 Parganas, in Book No. I, CD Volume No.12, at Pages 11892 to 11904, being Deed No.12999 for the year 2008, the Vendor purchased from

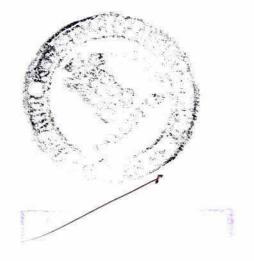
CEM .

Milm



- Shyamsundar Nath Sharma alias Shyamsundar Sharma, the entirety of the Said Property.
- 5.1.3 Mutation: The Vendor got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. Khatian No.2206, in respect of the Said Property.
- 5.1.4 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser 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 any Local Authority or Government or 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 and 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 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 whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 No Mortgage: No mortgage or charge has been created by the 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 free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *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.

Can



- B JAN 2014

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 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall 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 shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- Surrender/Transfer of Rights: R.S. Ispat Limited, having its office at B-401, 4th 6.2 Floor, City Centre, Salt Lake, Kolkata-700064 (First Company) had contractual transferable interest and/or right in the Said Property. Dreamland Plaza Limited, having its office at Room No.205, 2nd Floor, 10A, Hospital Street, Kolkata-700072 (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

- Hereby Made: The Vendor hereby sells, conveys and transfers to the Purchaser the 7.1 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 sali (agricultural) measuring 3.3000 (three point three zero zero) decimal equivalent to 1 (one) cottah 15 (fifteen) chittack and 42.48 (forty two point four eight) square feet, more or less [out of 75 (seventy five) decimal equivalent to 2 (two) bigha 5 (five) cottah 5 (five) chittack and 44.856 (forty four point eight five six) square feet, more or less], being a portion of R.S./L.R. Dag No.529, recorded in L.R. Khatian No.2206, Mouza Bhatenda, I.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said Dag No.529 is delineated and demarcated on the Plan annexed hereto and bordered in colour Red thereon together with right of easement on common passage having a width of 12 (twelve) feet appurtenant to the Said Property and together with all title, benefits, easements, authorities, claims, demands, usufructs and 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 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.5,63,202/- (Rupees five lac sixty three thousand two hundred and two) paid by the

Clark

Derak

- 6 JAN 1114

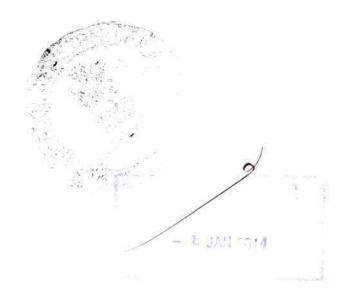
Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

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, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *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 by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, 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 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 claim made by any third parties with respect to the title of the Vendor provided such claims or demands do not pertain to the period on and from the date of this Conveyance.
- 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:** The Vendor has handed over *khas*, vacant, peaceful and physical possession of the Said Property 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

tanh

Deron



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 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 give up each and every one of the aforesaid rights.

- 8.6 No Objection to Mutation: 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 attorney 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 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 the same and (b) appoints the Purchaser as the constituted attorney 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. 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 and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to 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 sali (agricultural) measuring 3.3000 (three point three zero zero zero) decimal equivalent to 1 (one) cottah 15 (fifteen) chittack and 42.48 (forty two point four eight) square feet, more or less [out of 75 (seventy five) decimal equivalent to 2 (two) bigha 5 (five) cottah 5 (five) chittack and 44.856 (forty four point eight five six) square feet, more or less], being a portion of R.S./L.R. Dag No.529, recorded in L.R. Khatian No.2206, Mouza Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction

Lanh



of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.529 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North

: By land belonging to R.S./L.R. Dag Nos.548 and 530

On the East

: By land belonging to R.S./L.R. Dag No.477

On the South

: By land belonging to R.S./L.R. Dag Nos.527, 523 and 522

On the West

: By land belonging to R.S./L.R. Dag No.549

Together with right of easement on common passage having a width of 12 (twelve) feet appurtenant to the Said Property **and together with** all title, benefits, easements, authorities, claims, demands, usufructs and 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.

The details of the Said Property are tabulated below:

Mouza	R.S./ L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Area of Dag (in Decimal)	Total Area sold (in Decimal)	Name of the Recorded Owner
Bhatenda	529	2206	Sali	75	3.3000	Palash Chowdhury
	-	Tota	al Area of	Land Sold:	3.3000	

Cloudy

ABlot

- b JAN 1014

9. Execution and Delivery

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

Palash Choudhury

Palash Chowdhury

[Vendor]

Alishan Supply Private Limited

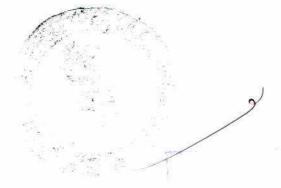
Authorized Signatory

[Purchaser]

Drafted by:
Sourav Banerjee, Advocate

Witnesses:

Signature_Sk. Nucolan alc	Signature Amer Mondal.
Name Str. Nur along ah	Name Aman Mondal
Father's Name SK. Abdul soller	KFather's Name Gobal ch. Mordal
Address Royarhat, Bhalsensha	Address Kanjial para.
	P.O.+P.S Rojarhat. Kal-135



Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.5,63,202/- (Rupees five lac sixty three thousand two hundred and two) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

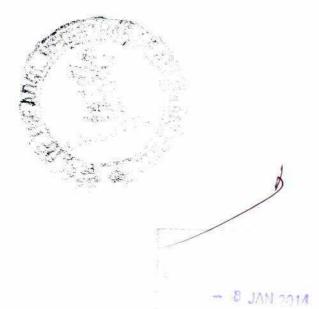
Mode	Date	Bank	Amount (Rs.)	Favouring	
Pay Order No.387854	06.01.2014	Axis Bank Ltd, Kolkata Branch	5,63,202/-	Palash Chowdhury	
		Total:	5,63,202/-		

Palash Chowdhury

[Vendor]

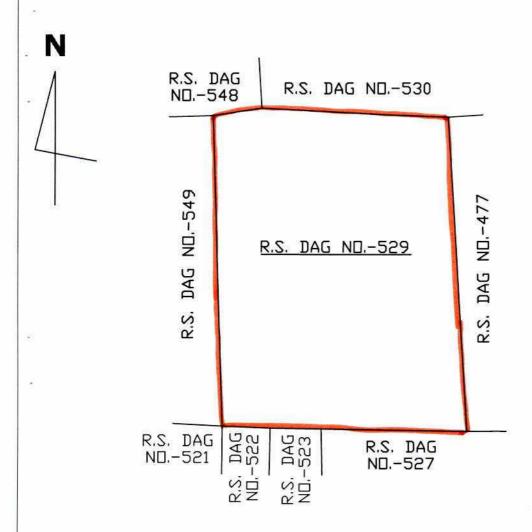
Witne	esses:
-------	--------

Signature _ Ch. New alon ali Signature And Man



SITE PLAN OF R.S./L.R. DAG NO.- 529, L.R. KHATIAN NO.- 2206, MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-NORTH 24 PARGANAS.

Total Area in Dag No.529 is 75 Decimal



Palarh Choudhun NAME & SIGNATURE OF THE VENDOR'S. .

LEGEND: 3.3000 DECIMAL OUT OF 75 DECIMAL SALI LAND IN R.S/L.R. DAG NO.- 529.

SHOWN THUS:





- 8 JAN 2014

SPECIMEN FORM TEN FINGER PRINTS

SI. No.	Signature of the executants and/or purchaser Presentants					
	1	Little	Ring	Middle (Left	Fore Hand)	Thumb
*	historians the standard					
t	Sho.	Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
	Palorsh Chowdhu					
		Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little





Dated this 8th day of JANVARY, 2014

Between

Palash Chowdhury ... Vendor

And

Alishan Supply Pvt. Ltd. ... Purchaser

CONVEYANCE

3.3 (three point three) Decimal Portion of R.S./L.R. Dag No.529 Mouza Bhatenda Police Station Rajarhat District North 24 Parganas

Saha & Ray

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

	*		
ē "			
W.C.			
*:			
*			

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 2 Page from 1181 to 1195 being No 00288 for the year 2014.



(Dulal chandraSaha) 10-January-2014 ADDL. REGISTRAR OF ASSURANCES-II Office of the A.R.A. - II KOLKATA West Bengal