



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

Endorsement For Deed Number : I - 12584 of 2012  
(Serial No. 11779 of 2012)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 20140.00/-, on 06/10/2012

( Under Article : A(1) = 20042/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 06/10/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 91149/- is paid 03893728/09/2012 State Bank of India, DALHOUSIE SQUARE,  
received on 06/10/2012

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



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II  
Endorsement Page 2 of 2

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1. The Government of West Bengal

has

the honor to inform you that

is

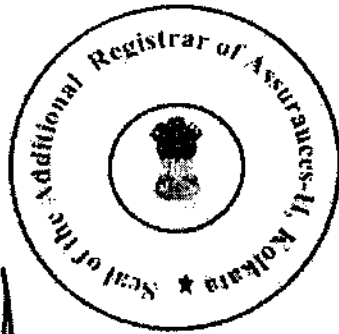
Yours faithfully


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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 49  
Page from 5134 to 5159  
being No 12584 for the year 2012.



  
(Dulal chandra Saha) 09-October-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal

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Dated this 28<sup>th</sup> day of September, 2012

Between

**Pragati Realcon Pvt. Ltd.**  
... Vendor

And

**Greentop Nirman Pvt. Ltd.**  
... Purchaser

**CONVEYANCE**

7.00 Decimal  
Portion of  
R.S./L.R. Dag Nos. 492, 500, 503, 509  
532 and 533  
Mouza Bhatenda  
District North 24 Parganas

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001

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Certified that the Document is genuine Registration. The Signatures Sheet and the endorsement sheets attached to this document are the part of this Document.



*[Signature]*  
National Registrar of Assurances II  
Kolkata

*[Signature]*  
National Registrar  
of Assurances II, Kolkata

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CONVEYANCE

*[Signature]*

1. Date: 26<sup>th</sup> December, 2012
2. Place: Kolkata
3. Parties: \_\_\_\_\_

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*[Signature]*

*[Signature]*





- 3.1 **Shib Nath Nath**, son of Late Ratan Chandra Nath, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas
- 3.2 **Sumitra Nath**, daughter of Late Ratan Chandra Nath, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas

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

**And**

- 3.3 **Superior Complex Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (**PAN Applied For**), represented by its authorized signatory, **Raghwendra Kumar Mishra**, son of Ajit Kumar Mishra, of 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street

(**Purchaser**, includes successors-in-interest).

Vendors and Purchaser collectively **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** (1) Land classified as *sahi* (agricultural) measuring 0.5421 (zero point five four two one) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.500 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And** (2) land classified as *sahi* (agricultural) measuring 2.1658 (two point one six five eight) decimal, equivalent to 1 (one) *cottah* 4 (four) *chittack* and 43 (forty three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.503 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And** (3) land classified as *sahi* (agricultural) measuring 3.1250 (three point one two five zero) decimal, equivalent to 1 (one) *cottah* 14 (fourteen) *chittack* and 11 (eleven) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.532 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **And** (4) land classified as *sahi* (agricultural) measuring 1.3328 (one point three three two eight) decimal, equivalent to 12 (twelve) *chittack* and 41 (forty one) square feet, more or less [out of 16 (sixteen) decimal,

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equivalent to 9 (nine) *coliah* 10 (ten) *chittack* and 40 (forty) square feet], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part IV** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.533 is delineated and demarcated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**), the First Land, the Second Land, the Third Land and the Fourth Land are more fully and collectively described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

- 5. Background, Representations, Warranties and Covenants**
- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Ratan Chandra Nath:** Ratan Chandra Nath was the owner of the Said Property.
- 5.1.2 **Mutation:** Ratan Chandra Nath got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.590, in respect of the Said Property.
- 5.1.3 **Settlement in Favour of Vendors:** By a Deed of Family Settlement in Bengali language (*Paribarik Bandyobasto*) dated 25<sup>th</sup> August, 1992, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No.179, at Pages 225 to 230, being Deed No. 8249 for the year 1992 (**Said Deed of Family Settlement**), Ratan Chandra Nath, subject to his right of life interest, settled *inter alia* the entirety of the Said Property to and in favour of his son, Shib Nath Nath (the Vendor No.3.1 herein) and his daughter, Sumitra Nath (the Vendor No.3.2), to the total exclusion of all other legal heirs of Ratan Chandra Nath.
- 5.1.4 **Demise of Ratan Chandra Nath:** On or about 21<sup>st</sup> February, 1997, Ratan Chandra Nath died and as a result of such death, the right of life interest of Ratan Chandra Nath as mentioned in the Said Deed of Family Settlement in respect of *inter alia* the Said Property extinguished.
- 5.1.5 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property, each having equal shares and/or interest therein.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

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- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors 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 *has*, 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.
- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat 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. Dreamland Plaza Limited, having its office at Room No.205, 2<sup>nd</sup> Floor, 10A, Hospital Street, Kolkata-700072 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said

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Property to the Purchaser directly from the Vendors and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendors 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 Vendors directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the 2<sup>nd</sup> Schedule below, being (1) the First Land, i.e. land classified as *sahi* (agricultural) measuring 0.5421 (zero point five four two one) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in Part I of the 1<sup>st</sup> Schedule below and the said *Dag* No.500 is delineated and demarcated on Plan A annexed hereto and bordered in colour Red thereon And (2) the Second Land, i.e. land classified as *sahi* (agricultural) measuring 2.1658 (two point one six five eight) decimal, equivalent to 1 (one) *cottah* 4 (four) *chittack* and 43 (forty three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in Part II of the 1<sup>st</sup> Schedule below and the said *Dag* No.503 is delineated and demarcated on Plan B annexed hereto and bordered in colour Red thereon And (3) the Third Land, i.e. land classified as *sahi* (agricultural) measuring 3.1250 (three point one two five zero) decimal, equivalent to 1 (one) *cottah* 14 (fourteen) *chittack* and 11 (eleven) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in Part III of the 1<sup>st</sup> Schedule below and the said *Dag* No. 532 is delineated and demarcated on Plan C annexed hereto and bordered in colour Red thereon And (4) the Fourth Land, i.e. land classified as *sahi* (agricultural) measuring 1.3328 (one point three three two eight) decimal, equivalent to 12 (twelve) *chittack* and 41 (forty one) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in Part IV of the 1<sup>st</sup> Schedule below and the said *Dag* No. 533 is delineated and demarcated on Plan D annexed hereto and bordered in colour Red thereon together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or

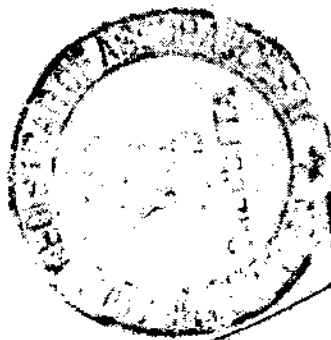
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howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.10,82,500/- (Rupees ten lac eighty two thousand and five hundred) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, *bargainers*, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.

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.

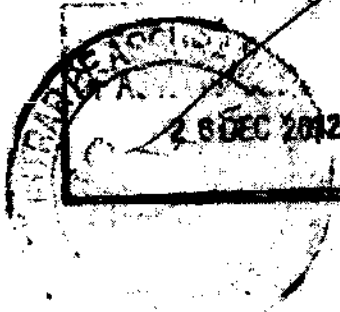
8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser.

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 Vendors, with regard to

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which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's 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.

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Land)**

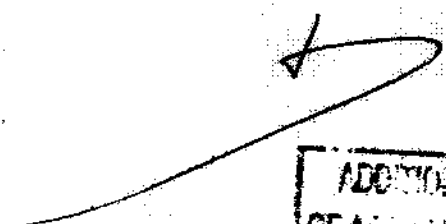
Land classified as *sahi* (agricultural) measuring 0.5421 (zero point five four two one) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.590, *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 the said *Dag* No.500 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour Red thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.478
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.494 and 495
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.499
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.478 and 716

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the First Land and appurtenances and inheritances for access and user thereof.

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**Part II**  
**(Second Land)**

Land classified as *sahi* (agricultural) measuring 2.1658 (two point one six five eight) decimal, equivalent to 1 (one) *cottah* 4 (four) *chittack* and 43 (forty three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No. 590, *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 the said *Dag* No.503 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.502
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.504
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.509
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.509

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Second Land and appurtenances and inheritances for access and user thereof.

**Part III**  
**(Third Land)**

Land classified as *sahi* (agricultural) measuring 3.1250 (three point one two five zero) decimal, equivalent to 1 (one) *cottah* 14 (fourteen) *chittack* and 11 (eleven) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 590, *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 the said *Dag* No. 532 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	1	By land belonging to R.S./L.R. <i>Dag</i> No.536
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.533/716 and 533
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.528
<b>On the West</b>	1	By land belonging to R.S./L.R. <i>Dag</i> No.531

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Third Land and appurtenances and inheritances for access and user thereof.

**Part IV**  
**(Fourth Land)**

Land classified as *sahi* (agricultural) measuring ~~1.0928~~ (one point three three two eight) decimal, equivalent to 12 (twelve) *chittack* and 41 (forty one) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.

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~~ADDITIONAL INFORMATION~~  
OF ASST. ATTORNEY GENERAL  
26 DEC 2012

590, Mouza Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said Dag No. 533 is delineated and demarcated on **Plan D** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. Dag No.533/717
<b>On the East</b>	:	By land belonging to R.S./L.R. Dag No.477
<b>On the South</b>	:	By land belonging to R.S./L.R. Dag No.528
<b>On the West</b>	:	By land belonging to R.S./L.R. Dag No.532

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Fourth Land and appurtenances and inheritances for access and user thereof.

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Sale]**

Land classified as *sahi* (agricultural) measuring 0.5421 (zero point five four two one) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet], being a portion of R.S./L.R. Dag No.500, recorded in L.R. *Khatian* No.590, Mouza Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** above

Land classified as *sahi* (agricultural) measuring 2.1658 (two point one six five eight) decimal, equivalent to 1 (one) *cottah* 4 (four) *chittack* and 43 (forty three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet], being a portion of R.S./L.R. Dag No.503, recorded in L.R. *Khatian* No. 590, Mouza Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** above

Land classified as *sahi* (agricultural) measuring 3.1250 (three point one two five zero) decimal, equivalent to 1 (one) *cottah* 14 (fourteen) *chittack* and 11 (eleven) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*], being a portion of R.S./L.R. Dag No.532, recorded in L.R. *Khatian* No. 590, Mouza Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **1<sup>st</sup> Schedule** above

Land classified as *sahi* (agricultural) measuring 1.3328 (one point three three two eight) decimal, equivalent to 12 (twelve) *chittack* and 41 (forty one) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet], being a portion of R.S./L.R. Dag No.533, recorded in L.R. *Khatian* No. 590, Mouza Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayet, Sub-Registration District Rajarhat (formerly

*Signature*



ADDITIONAL ASSISTANT  
OF ASSISTANT TO THE DIRECTOR  
26 DEC 2012



Bidhannagar), District North 24 Parganas and more fully described in **Part IV** of the **1<sup>st</sup> Schedule** above

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

The details of the Said Property are tabulated below:

<i>Mouza</i>	<i>R.S./ L.R. Dag No.</i>	<i>L.R. Khatian Nos.</i>	<i>Total Area of Dag (in decimal)</i>	<i>Total Area sold (in decimal)</i>	<i>Name of the Recorded Owner</i>
Bhatenda	500	590	39	0.5421	Ratan Chandra Nath
Bhatenda	503	590	26	2.1658	Ratan Chandra Nath
Bhatenda	532	590	25	3.1250	Ratan Chandra Nath
Bhatenda	533	590	16	1.3328	Ratan Chandra Nath
			<b>Total</b>	<b>7.1657</b>	

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১২/১১/১৯৯২

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2012

9. Execution and Delivery

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

[Signature]  
Shib Nath Nath

[Signature]  
Sumitra Nath

[Vendors]

Read over and explained the contents of this document in vernacular by me personally to the Vendors, who, after understanding the meaning and purport thereof have put their hands as signatories in my presence.

ARUN NATH

Superior Complex Private Limited

[Signature] (RANVENDRA KUMAR MISHRA)

Authorized Signatory  
[Purchaser]

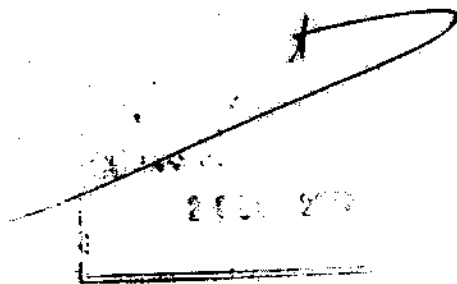
Drafted by:

[Signature]  
Subhajit De, Advocate

Witnesses:

Signature A. Nath  
Name ARUN NATH  
Father's Name ARUN NATH NATH  
Address 3/19/21/2 WYCOMB  
COYD - DGB

Signature Named. A. Sarkar  
Name Named Ahmed Sarkar  
Father's Name F. A. Sarkar  
Address 7C, K.S. Ray Road  
Kolkata - 70001



### Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs.10,82,500/- (Rupees ten lac eighty two thousand and five hundred) towards full and final payment of the consideration for sale of the Said Property described in the 2<sup>nd</sup> Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Pay Order No.367678 (part)	26.12.2012	Axis Bank Limited	5,41,250/-	Shib Nath Nath
Pay Order No.367677 (part)	26.12.2012	Axis Bank Limited	5,41,250/-	Sumitra Nath
<b>Total:</b>			<b>10,82,500/-</b>	



Shib Nath Nath



Sumitra Nath

[Vendors]

Read over and explained the contents of this document in vernacular by me personally to the Vendor, who, after understanding the meaning and purport thereof have put their signature in my presence.

SHIB NATH

**Witnesses:**

Signature CV. 1725

Name CV 1725

Signature Abmed. A. Sarkar

Name Named Ahmed Sarkar

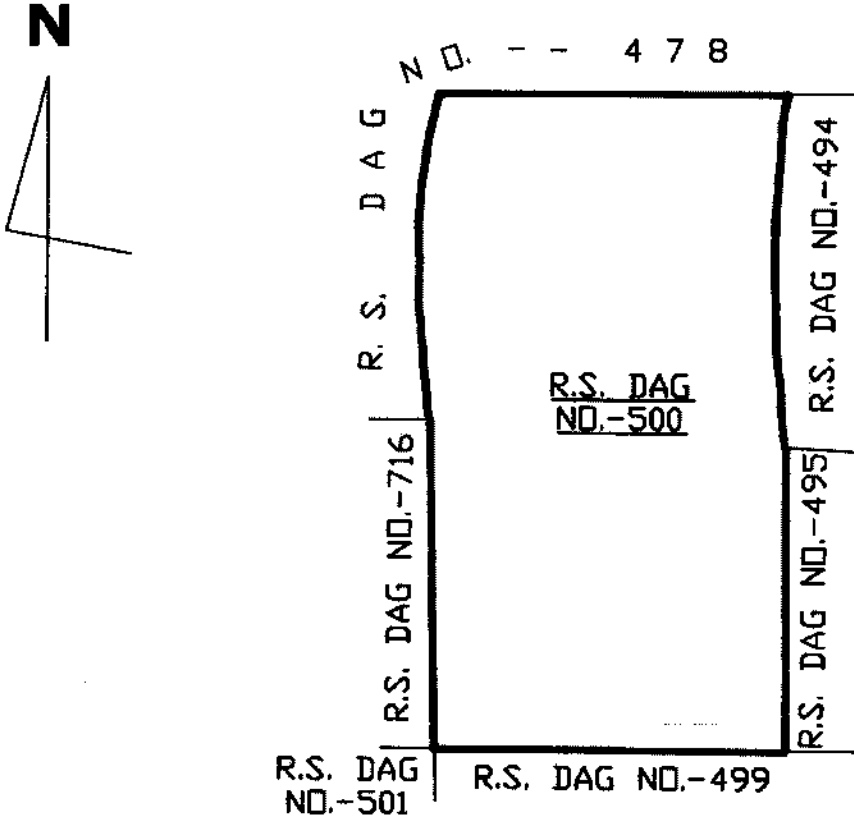


~~SECRET~~  
2000-0002

SITE PLAN OF R.S./L.R. DAG NO.- 500, L.R. KHATIAN NO.- 590,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

PLAN - A

TOTAL AREA OF DAG NO.500 is 39 DECIMAL



*[Handwritten signature]*

*[Handwritten signature]*

SUPERIOR COMPLEX PRIVATE LIMITED

*[Handwritten signature]*

Director/Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.5421 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 500.

SHOWN THUS :



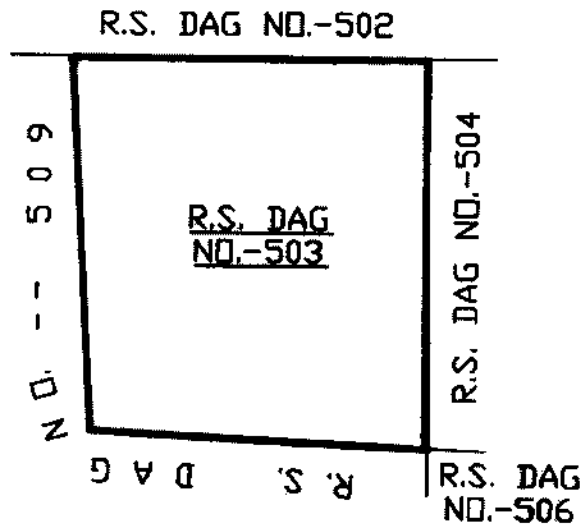
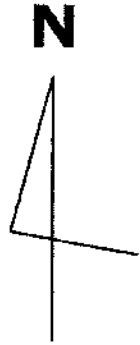
26 DEC 2012



SITE PLAN OF R.S./L.R. DAG NO.- 503, L.R. KHATIAN NO.- 590,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR I NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

PLAN B

Total Area in Dag No.503 is 26 Decimal



*Signature*

*Signature*

SUPERIOR COMPLEX PRIVATE LIMITED

*Signature*  
Directed/Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 2.1658 DECIMAL OUT OF 26 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 503.

SHOWN THUS :

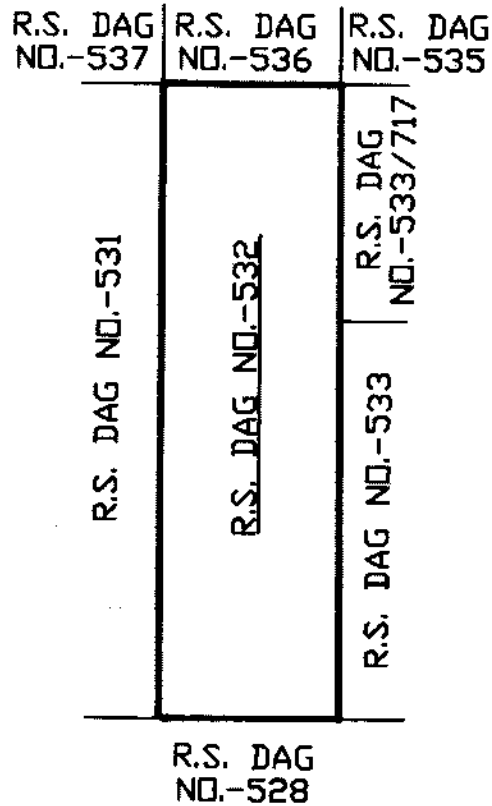
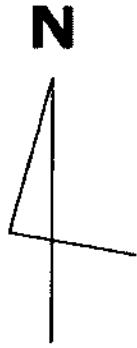


*[Handwritten signature]*  
26 SEP 2012

SITE PLAN OF R.S./L.R. DAG NO.- 532, L.R. KHATIAN NO.-590,  
 MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
 RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
 NORTH 24 PARGANAS.

PLAN- C

Total Area in Dag No.532 is 25 Decimal



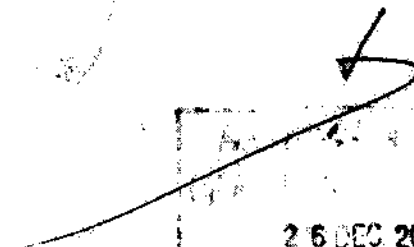
*Handwritten signatures and marks in the bottom left area.*

**SUPERIOR COMPLEX PRIVATE LIMITED**  
  
 Director/Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 3.1250 DECIMAL OUT OF 25 DECIMAL SALI LAND IN R.S/L.R. .  
DAG NO.- 532.

SHOWN THUS :

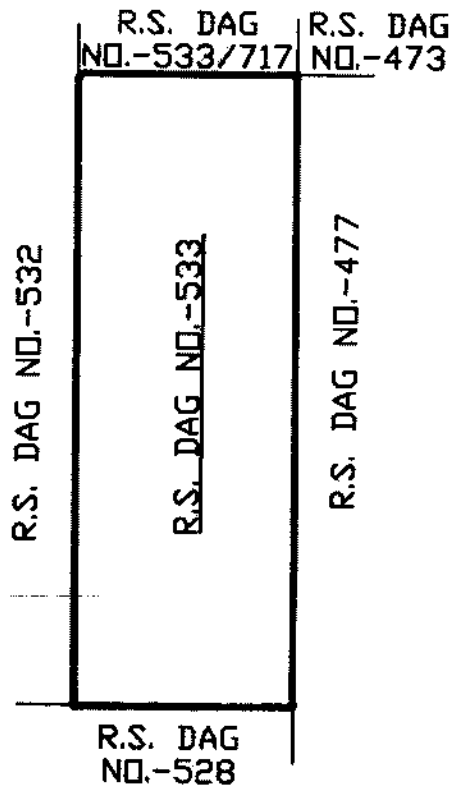
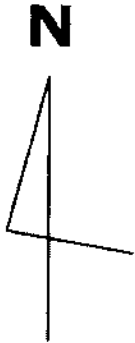


26 DEC 2012

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 590,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

PLAN - D

Total Area in Dag No.533 is 16 Decimal



*Signature*

*Signature*

SUPERIOR COMPLEX PRIVATE LIMITED

*Signature*  
Director/Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.3328 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S/L.R.  
DAG NO.- 533.

SHOWN THUS :



~~CONFIDENTIAL~~  
26 DEC 2012

0511

SPECIMEN FORM TEN FINGER PRINTS

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



*Signature*

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



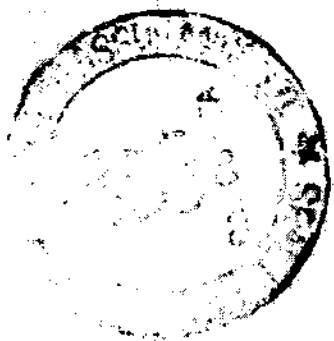
*Signature*

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



*Rishi*

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



ADDITIONAL INFORMATION  
OF AGENCY OF INTEREST  
26 DEC 2012





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

Endorsement For Deed Number : I - 16217 of 2012  
(Serial No. 15246 of 2012)

On 26/12/2012

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

Presented for registration at 18.33 hrs on :26/12/2012, at the Private residence by Raghwendra Kumar Mishra ,Claimant.

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

Execution is admitted on 26/12/2012 by

1. Shib Nath Nath, son of Late Ratan Chandra Nath , Village:Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Sumitra Nath, daughter of Late Ratan Chandra Nath , Village:Bhatenda, Thana:-Rajarhat, P.D. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
3. Raghwendra Kumar Mishra  
Authorised Signatory, Superior Complex Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Arun Nath, son of Shib Nath Nath, Rajarhat, Bhatenda, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

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

On 27/12/2012

**Certificate of Market Value(WB PUVI rules of 2001)**

- Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-11,75,368/-

Certified that the required stamp duty of this document is Rs.- 58788 /- and the Stamp duty paid as: impressive Rs.- 5000/-

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

On 31/12/2012

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengai Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

( Dulal chandraSaha )  
ADDL. REGISTRAR OF ASSURANCES-II

31/12/2012 12:54:00

EndorsementPage 1 of 2

1472





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

Endorsement For Deed Number : I - 16217 of 2012  
(Serial No. 15246 of 2012)

**Payment of Fees:**

Amount by Draft

Rs. 13023/- is paid , by the draft number 751780, Draft Date 28/12/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 31/12/2012

( Under Article : A(1) = 12925/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 31/12/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 53788/- is paid , by the draft number 751779, Draft Date 28/12/2012, Bank : State Bank of India, DALHOUSIE SQUARE, received on 31/12/2012

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



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

31/12/2012 12:54:00

EndorsementPage 2 of 2

1473





8741

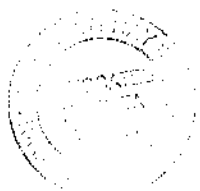


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 65  
Page from 2643 to 2663  
being No 16217 for the year 2012.



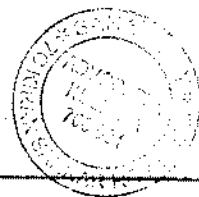
(Dulal chandra Saha) 05-January-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal



1474



1452



Dated this 26<sup>th</sup> day of December, 2012

Between

**Shib Nath Nath & Anr.**  
... Vendors

And

**Superior Complex Pvt. Ltd.**  
... Purchaser

**CONVEYANCE**

7.1657 Decimal  
Portion of  
R.S./L.R. Dag Nos. 500, 503, 532 & 533  
Mouza Bhatanda  
District North 24 Parganas

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001



15277/012

2011

16218/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 572943

234420/12  
6-000 100

M.V. 1175 864

*[Signature]*  
Additional Registrar  
Kolkata



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

*[Signature]*  
Additional Registrar  
of Assurances-21, Kolkata

31.12.12

4092/12

CONVEYANCE

*[Signature]*

1. Date: 26<sup>th</sup> December, 2012
2. Place: Kolkata
3. Parties

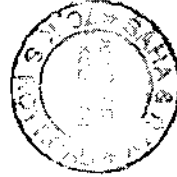
*[Signature]*

*[Signature]*

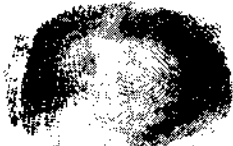
*[Signature]*

15 DEC 2012

Sl. No. 67125  
ADD.  
AMT. 5000 Five thousand only



R Mishra (RANHWENDRA KUMAR MISHRA)



e-8746

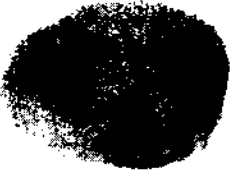
SUPERIOR HIRISE PRIVATE LIMITED

R Mishra

Director/Authorized Signatory

Mousumi Ghosh

MOUSUMI GHOSH  
LICENSED PRACTICER  
KOLKATA REGISTRATION OFFICE



e-8747



Identified by me :-



e-8748

26 DEC 2012

Identified by me :-  
Ujjwal Mishra  
Ajay Mishra

श्री-राजेश शर्मा  
श्री- राजेश शर्मा  
श्री- १० १० १० १० १०

- 3.1 **Shib Nath Nath**, son of Late Ratan Chandra Nath, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas
- 3.2 **Sumitra Nath**, daughter of Late Ratan Chandra Nath, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas
- (collectively **Vendors**, includes successors-in-interest)

**And**

- 3.3 **Superior Hirise Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (**PAN Applied For**), represented by its authorized signatory, **Raghendra Kumar Mishra**, son of Ajit Kumar Mishra, of 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street
- (**Purchaser**, includes successors-in-interest).

Vendors and Purchaser collectively **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 0.5421 (zero point five four two one) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.500 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And** (2) land classified as *sali* (agricultural) measuring 2.1658 (two point one six five eight) decimal, equivalent to 1 (one) *cottah* 4 (four) *chittack* and 43 (forty three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of **RBGP**, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.503 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And** (3) land classified as *sali* (agricultural) measuring 3.1250 (three point one two five zero) decimal, equivalent to 1 (one) *cottah* 14 (fourteen) *chittack* and 11 (eleven) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of **RBGP**, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.532 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **And** (4) land classified as *sali* (agricultural) measuring 1.3328 (one point three three two eight) decimal, equivalent to 12 (twelve) *chittack* and 41 (forty one) square feet, more or less [out of 16 (sixteen) decimal,

*Saha & Ray*

2 *Raghendra Kumar Mishra*



*[Handwritten signature]*

ADDITIONAL DIRECTOR  
OF SOCIAL SERVICES, QUEENSLAND  
26 DEC 2012

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equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part IV** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.533 is delineated and demarcated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**), the First Land, the Second Land, the Third Land and the Fourth Land are more fully and collectively described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Ratan Chandra Nath:** Ratan Chandra Nath was the owner of the Said Property.

5.1.2 **Mutation:** Ratan Chandra Nath got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.590, in respect of the Said Property.

5.1.3 **Settlement in Favour of Vendors:** By a Deed of Family Settlement in Bengali language (*Paribarik Bandyobasto*) dated 25<sup>th</sup> August, 1992, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. 1, Volume No.179, at Pages 225 to 230, being Deed No. 8249 for the year 1992 (**Said Deed of Family Settlement**), Ratan Chandra Nath, subject to his right of life interest, settled *inter alia* the entirety of the Said Property to and in favour of his son, Shib Nath Nath (the Vendor No.3.1 herein) and his daughter, Sumitra Nath (the Vendor No.3.2), to the total exclusion of all other legal heirs of Ratan Chandra Nath.

5.1.4 **Demise of Ratan Chandra Nath:** On or about 21<sup>st</sup> February, 1997, Ratan Chandra Nath died and as a result of such death, the right of life interest of Ratan Chandra Nath as mentioned in the Said Deed of Family Settlement in respect of *inter alia* the Said Property extinguished.

5.1.5 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property, each having equal shares and/or interest therein.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

*Sd/-* *Ratan Chandra Nath*



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- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors 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 *khata*, 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.
- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat 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. Dreamland Plaza Limited, having its office at Room No.205, 2<sup>nd</sup> Floor, 10A, Hospital Street, Kolkata-700072 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said

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Property to the Purchaser directly from the Vendors and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendors 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 Vendors directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the 2<sup>nd</sup> Schedule below, being (1) the First Land, i.e. land classified as *sahi* (agricultural) measuring 0.5421 (zero point five four two one) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in Part I of the 1<sup>st</sup> Schedule below and the said *Dag* No.500 is delineated and demarcated on Plan A annexed hereto and bordered in colour Red thereon And (2) the Second Land, i.e. land classified as *sahi* (agricultural) measuring 2.1658 (two point one six five eight) decimal, equivalent to 1 (one) *cottah* 4 (four) *chittack* and 43 (forty three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in Part II of the 1<sup>st</sup> Schedule below and the said *Dag* No.503 is delineated and demarcated on Plan B annexed hereto and bordered in colour Red thereon And (3) the Third Land, i.e. land classified as *sahi* (agricultural) measuring 3.1250 (three point one two five zero) decimal, equivalent to 1 (one) *cottah* 14 (fourteen) *chittack* and 11 (eleven) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in Part III of the 1<sup>st</sup> Schedule below and the said *Dag* No. 532 is delineated and demarcated on Plan C annexed hereto and bordered in colour Red thereon And (4) the Fourth Land, i.e. land classified as *sahi* (agricultural) measuring 1.3328 (one point three three two eight) decimal, equivalent to 12 (twelve) *chittack* and 41 (forty one) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in Part IV of the 1<sup>st</sup> Schedule below and the said *Dag* No. 533 is delineated and demarcated on Plan D annexed hereto and bordered in colour Red thereon together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or

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howsoever nature of the Vendors 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.10,82,500/- (Rupees ten lac eighty two thousand and five hundred) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debtors*, trusts, *bargadars*, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.

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, physical and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to

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which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's 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.

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Land)**

Land classified as *sali* (agricultural) measuring 0.5421 (zero point five four two one) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet], being a portion of R.S./L.R. *Dag No.* 500, recorded in L.R. *Khatian No.* 590, *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 the said *Dag No.* 500 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag No.</i> 478
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag Nos.</i> 494 and 495
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag No.</i> 499
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag Nos.</i> 478 and 716

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the First Land and appurtenances and inheritances for access and user thereof.





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**Part II**  
**(Second Land)**

Land classified as *sali* (agricultural) measuring 2.1658 (two point one six five eight) decimal, equivalent to 1 (one) *cottah* 4 (four) *chittack* and 43 (forty three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No. 590, *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 the said *Dag* No.503 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.502
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.504
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.509
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.509

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Second Land and appurtenances and inheritances for access and user thereof.

**Part III**  
**(Third Land)**

Land classified as *sali* (agricultural) measuring 3.1250 (three point one two five zero) decimal, equivalent to 1 (one) *cottah* 14 (fourteen) *chittack* and 11 (eleven) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 590, *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 the said *Dag* No. 532 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.536
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.533/716 and 533
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.528
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.531

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Third Land and appurtenances and inheritances for access and user thereof.

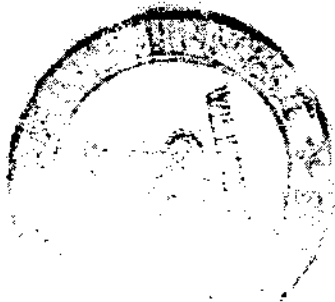
**Part IV**  
**(Fourth Land)**

Land classified as *sali* (agricultural) measuring 1.3328 (one point three three two eight) decimal, equivalent to 12 (twelve) *chittack* and 41 (forty one) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.

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590, 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 the said Dag No. 533 is delineated and demarcated on **Plan D** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. Dag No.533/717
<b>On the East</b>	:	By land belonging to R.S./L.R. Dag No.477
<b>On the South</b>	:	By land belonging to R.S./L.R. Dag No.528
<b>On the West</b>	:	By land belonging to R.S./L.R. Dag No.532

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Fourth Land and appurtenances and inheritances for access and user thereof.

**2<sup>nd</sup> Schedule**  
(Said Property)  
[Subject Matter of Sale]

Land classified as *sali* (agricultural) measuring 0.5421 (zero point five four two one) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet], being a portion of R.S./L.R. Dag No.500, recorded in L.R. *Khatian* No.590, 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 **Part I** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 2.1658 (two point one six five eight) decimal, equivalent to 1 (one) *cottah* 4 (four) *chittack* and 43 (forty three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet], being a portion of R.S./L.R. Dag No.503, recorded in L.R. *Khatian* No. 590, 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 **Part II** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 3.1250 (three point one two five zero) decimal, equivalent to 1 (one) *cottah* 14 (fourteen) *chittack* and 11 (eleven) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*], being a portion of R.S./L.R. Dag No.532, recorded in L.R. *Khatian* No. 590, 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 **Part III** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 1.3328 (one point three three two eight) decimal, equivalent to 12 (twelve) *chittack* and 41 (forty one) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet], being a portion of R.S./L.R. Dag No.533, recorded in L.R. *Khatian* No. 590, Mouza Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I Gram Panchayet, Sub-Registration District Rajarhat (formerly

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Bidhannagar), District North 24 Parganas and more fully described in **Part IV** of the **I<sup>st</sup> Schedule** above

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

The details of the Said Property are tabulated below:

<i>Mouza</i>	<i>R.S./ L.R. Dag No.</i>	<i>L.R. Khatian Nos.</i>	<i>Total Area of Dag (in decimal)</i>	<i>Total Area sold (in decimal)</i>	<i>Name of the Recorded Owner</i>
Bhatenda	500 ✓	590	39	0.5421 ✓	Ratan Chandra Nath
Bhatenda	503 ✓	590	26	2.1658 ✓	Ratan Chandra Nath
Bhatenda	532 ✓	590	25	3.1250 ✓	Ratan Chandra Nath
Bhatenda	533 ✓	590	16	1.9328 ✓	Ratan Chandra Nath
			<b>Total</b>	<b>7.1657</b>	

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National Archives  
Office of Administration  
26 DEC 2012

9. Execution and Delivery

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

*Shib Nath Nath*

Shib Nath Nath

*Samitra Nath*

Samitra Nath

[Vendors]

Read over and explained the contents of this document in vernacular by me personally to the Vendor, who, after understanding the meaning and purport hereof have put their marks/signatures in my presence.

**ARUN NATH**

Superior Hirise Private Limited

*R. Mishra (RANHWENDRA KUMAR MISHRA)*

Authorized Signatory  
[Purchaser]

Drafted by:

*Subhajit De*

Subhajit De, Advocate

Witnesses:

Signature *Shib Nath Nath*

Name *Shib Nath Nath*

Father's Name *Pradyumn Nath Nath*

Address *31/9/270 1st floor*

*Delhi - 110028*

Signature *Naved Ahmed Sarkar*

Name *Naved Ahmed Sarkar*

Father's Name *F.A. Sarkar*

Address *7C, K.S. Ray Road*

*Kolkata - 70001*




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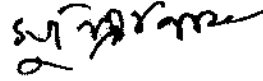
**Receipt and Memo of Consideration**

Received from the withinnamed Purchaser the withinmentioned sum of Rs.10,82,500/- (Rupees ten lac eighty two thousand and five hundred) towards full and final payment of the consideration for sale of the Said Property described in the 2<sup>nd</sup> Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Pay Order No.367678 (part)	26.12.2012	Axis Bank Limited	5,41,250/-	Shib Nath Nath
Pay Order No.367677 (part)	26.12.2012	Axis Bank Limited	5,41,250/-	Sumitra Nath
<b>Total:</b>			<b>10,82,500/-</b>	



**Shib Nath Nath**



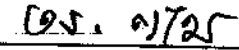
**Sumitra Nath**

[Vendors]

Read over and explained the contents of this document in vernacular by me personally to the Vendor, who, after understanding the meaning and purport hereof have put ~~his~~ their signature in my presence.

**ARUN NATH**

**Witnesses:**

Signature 

Name ARUN NATH

Signature 

Name Named Arun Nath



*[Handwritten signature]*

ADMINISTRATIVE  
OF AGRICULTURE  
26 DEC 2012

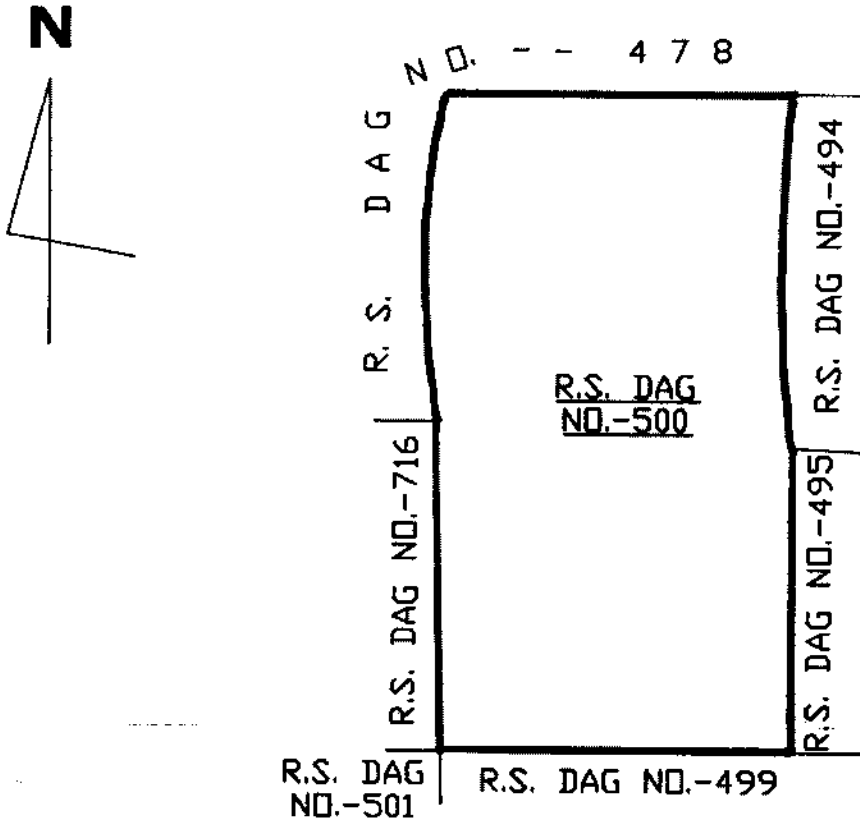
7811



SITE PLAN OF R.S./L.R. DAG NO.- 500, L.R. KHATIAN NO.- 590,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

PLAN - A

TOTAL AREA OF DAG NO.500 is 39 DECIMAL




*Handwritten signatures*

SUPERIOR HRISE PRIVATE LIMITED  
*Rishan*  
Director/Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.5421 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 500.

SHOWN THUS : 

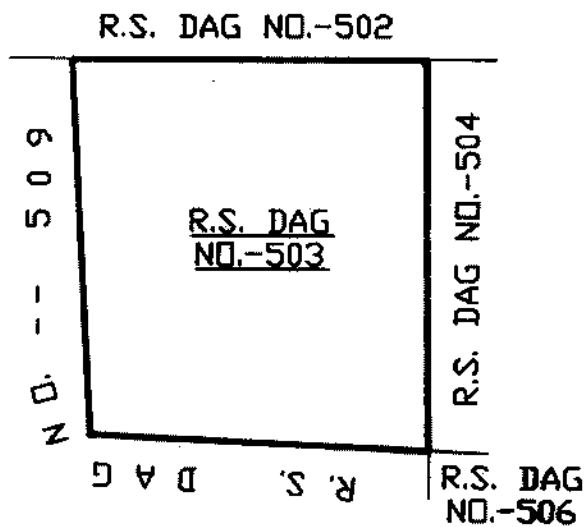
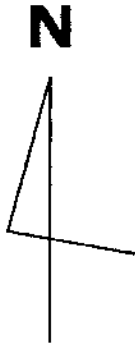


~~ADDITIONAL INFORMATION~~  
OF ASSOCIATED, KUALA  
28 DEC 2012

SITE PLAN OF R.S./L.R. DAG NO.- 503, L.R. KHATIAN NO.- 590,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

PLAN - B

Total Area in Dag No.503 is 26 Decimal



*Handwritten signature*

*Handwritten signature*

SUPERIOR HIRISE PRIVATE LIMITED

*Handwritten signature*  
Director/Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 2.1658 DECIMAL OUT OF 26 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 503.

SHOWN THUS :

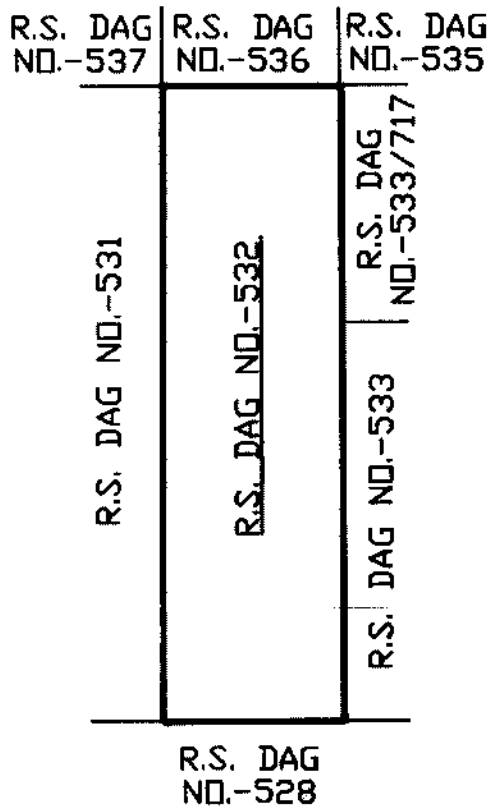
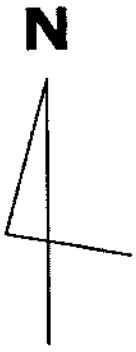


2012  
20 DEC 2012

SITE PLAN OF R.S./L.R. DAG NO.- 532, L.R. KHATIAN NO.-590,  
 MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
 RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
 NORTH 24 PARGANAS.

PLAN - C

Total Area in Dag No.532 is 25 Decimal



*Handwritten signature*

SUPERIOR HIRISE PRIVATE LIMITED.

*Handwritten signature*  
 Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 3.1250 DECIMAL OUT OF 25 DECIMAL SALI LAND IN R.S./L.R.  
 DAG NO.- 532.

SHOWN THUS :



26 DEC 2012

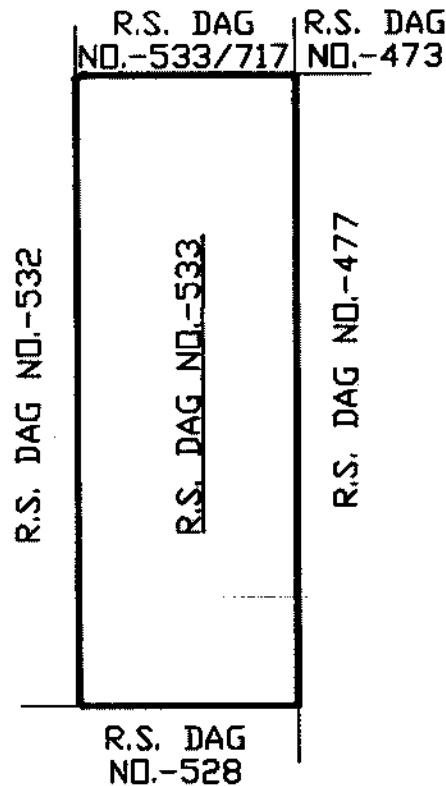
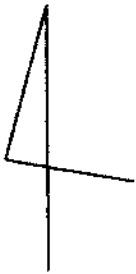
1480

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 590,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

PLAN - D

Total Area in Dag No.533 is 16 Decimal

N



*Signature*  
*Signature*

SUPERIOR HOUSE PRIVATE LIMITED

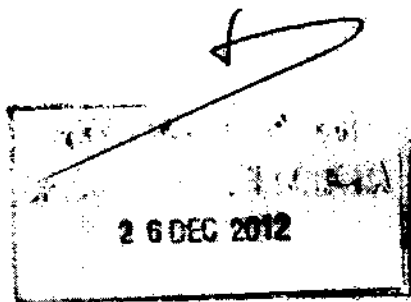


*Signature*  
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.3328 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 533.

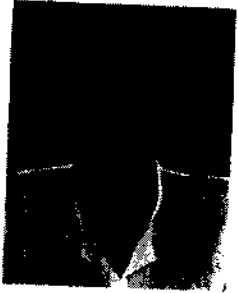
SHOWN THUS:





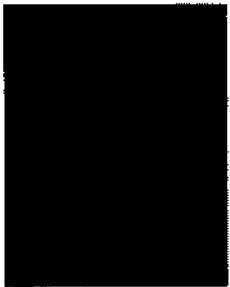
SPECIMEN FORM TEN FINGER PRINTS

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



*Handwritten signature*

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



*Handwritten signature*

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



*Handwritten signature*

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



ADDITIONAL  
OFFICE  
26 DEC 2012



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

Endorsement For Deed Number : I - 16218 of 2012  
(Serial No. 15247 of 2012)

On 26/12/2012

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

Presented for registration at 18.30 hrs on :26/12/2012, at the Private residence by Raghwendra Kumar Mishra ,Claimant.

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

Execution is admitted on 26/12/2012 by

1. Shib Nath Nath, son of Late Ratan Chandra Nath , Village:Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Sumitra Nath, daughter of Late Ratan Chandra Nath , Village:Bhatenda, Thana:-Rajarhat, P.D. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
3. Raghwendra Kumar Mishra  
Authorised Signatory, Superior Hirise Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, P.D. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Arun Nath, son of Shib Nath Nath, Rajarhat, Bhatenda, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

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

On 27/12/2012

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-11,75,368/-

Certified that the required stamp duty of this document is Rs.- 58788 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

On 31/12/2012

**Certificate of Admissiblility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

( Dulal chandraSaha )  
ADDL. REGISTRAR OF ASSURANCES-II

31/12/2012 12:54:00

EndorsementPage 1 of 2

1493





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

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Endorsement For Deed Number : I - 16218 of 2012  
(Serial No. 15247 of 2012)

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**Payment of Fees:**

Amount by Draft

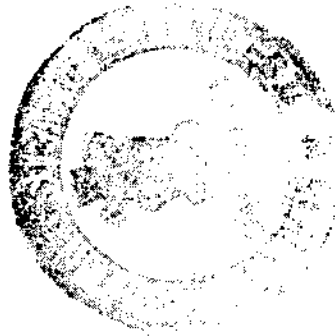
Rs. 13023/- is paid , by the draft number 751782, Draft Date 28/12/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 31/12/2012

( Under Article : A(1) = 12925/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 31/12/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 53788/- is paid , by the draft number 751781, Draft Date 28/12/2012, Bank : State Bank of India, DALHOUSIE SQUARE, received on 31/12/2012

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



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

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31/12/2012 12:54:00

EndorsementPage 2 of 2

1494



1941



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 65  
Page from 2664 to 2684  
being No 16218 for the year 2012.



(Dulal chandraSaha) 05-January-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal



1495



1986



Dated this 26<sup>th</sup> day of December, 2012

**Between**

**Shib Nath Nath & Anr.  
... Vendors**

**And**

**Superior Hirise Pvt. Ltd.  
... Purchaser**

**CONVEYANCE**

7.1657 Decimal  
Portion of  
R.S./L.R. Dag Nos.500, 503, 532 & 533  
Mouza Bhatenda  
District North 24 Parganas

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001

80500/2014

ET11/118

677/14



27  
284  
8.06

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

70AA 214082



M.V. 1647 064

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar of Assurances-II, Kolkata

20/1/14

CONVEYANCE

1. Date: 15th JANUARY, 2014.
2. Place: Kolkata
3. Parties

32  
14  
32  
14/01

124/567

Amitan Bhattacharya



e-294

CROSSWAY HEIGHTS PRIVATE LIMITED

Amitan Bhattacharya  
Director/Authorized Signatory

SAHA & RAY  
Advocates  
Hustings Chambers  
10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

NAME .....  
 ADL .....  
 RS .....  
 11 NOV 2013  
 SURANJAN MUKHERJEE  
 Licensed State, Veranda  
 C. C. Court  
 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100



e-295

Babul Negma

11 NOV 2013

11 NOV 2013

Siddique  
(Siddique)  
3/0 Inmat Ali  
Raigachi, P.S Rajarhat  
24 Farganas (N)  
Business



ADDITIONAL REGISTRAR  
OF COMPANIES  
KOLKATA  
15 JAN 2014



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

**Endorsement For Deed Number : I - 00677 of 2014  
(Serial No. 00500 of 2014 and Query No. 1902L000001163 of 2014)**

**On 15/01/2014**

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

Presented for registration at 20.06 hrs on :15/01/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 15/01/2014 by

1. Babulal Verma Alias B L Verma, son of Late Baijnath Verma , Jagardanga, Thana:-Airport, P.O. :-Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Others, By Profession : Others
2. Anirban Bhattacharya  
Authorised Signatory, Crossway Heights Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India. Pin :-700016.  
By Profession : Others  
  
Identified By Siddique , son of Innat Ali, Reigachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Musliim, By Profession: Business.

( Dulal chandra Saha )  
ADDL REGISTRAR OF ASSURANCES-I

**On 16/01/2014**

**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.-16,47,062/-

Certified that the required stamp duty of this document is Rs.- 82373 /- and the Stamp duty paid as: impresive Rs.- 10/-

( Dulal chandra Saha )  
ADDL REGISTRAR OF ASSURANCES-I

**On 20/01/2014**

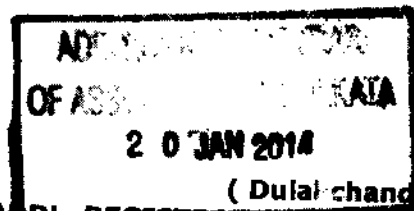
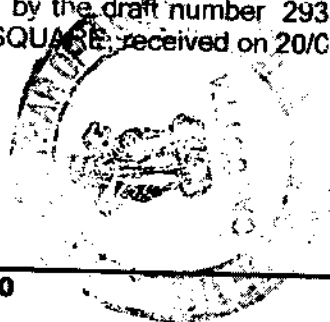
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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. 18215/- is paid , by the draft number 293512, Draft Date 15/01/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 20/01/2014



( Dulal chandra Saha )  
ADDL REGISTRAR OF ASSURANCES-II

Endorsement Page 1 of 2

20/01/2014 13:04:00

1498

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

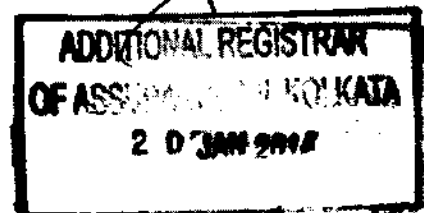
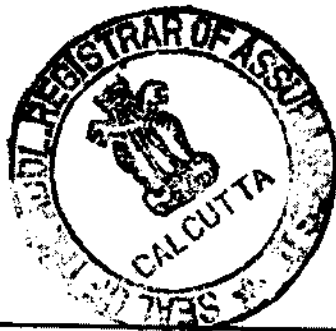
Endorsement For Deed Number : I - 00677 of 2014  
(Serial No. 00500 of 2014 and Query No. 1902L000001163 of 2014)

( Under Article : A(1) = 18117/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 20/01/2014 )

**Deficit stamp duty**

Deficit stamp duty Rs. 82373/- is paid , by the draft number 293511, Draft Date 15/01/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 20/01/2014

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



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

20/01/2014 13:04:00

Endorsement Page 2 of 2

1499

1941



- 3.1 **Babulal Verma** <sup>alias Babulal Barma</sup> ~~alias B.L. Verma~~, son of Late Baijnath Verma, residing at Village Jagardanga, Post Office Gopalpur, PIN-700136, Police Station Airport, District North 24 Parganas (PAN ABQPV0592B)

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

And

- 3.2 **Crossway Heights Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (PAN AAFCC2502D), 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:** (1) Land classified as *bagun* (orchard) measuring 1.1000 (one point one zero zero zero) decimal equivalent to 10 (ten) *chittack* and 29.15 (twenty nine point one five) square feet, more or less [out of 22 (twenty two) decimal equivalent to 13 (thirteen) *cottah* 4 (four) *chittack* and 43.13 (forty three point one three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.470, recorded in L.R. *Khatian* No.3113, *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 Part I of the 1<sup>st</sup> Schedule below and the said *Dag* No.470 being delineated on Plan A annexed hereto and bordered in colour Red thereon (First Land) (2) land classified as *sali* (agricultural) measuring 3.6652 (three point six six five two) decimal equivalent to 2 (two) *cottah* 3 (three) *chittack* and 21.53 (twenty one point five three) square feet, more or less [out of 44 (forty four) decimal equivalent to 1 (one) *bigha* 6 (six) *cottah* 9 (nine) *chittack* and 41.26 (forty one point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.481, recorded in L.R. *Khatian* No.3113, *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 Part II of the 1<sup>st</sup> Schedule below and the said *Dag* No.481 being delineated on Plan B annexed hereto and bordered in colour Red thereon (Second Land) (3) land classified as *sali* (agricultural) measuring 1.3026 (one point three zero two six) decimal equivalent to 12 (twelve) *chittack* and 27.41 (twenty seven point four one) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23.26 (twenty three point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.3113, *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 Part III of the 1<sup>st</sup> Schedule below and the said *Dag* No.500 being delineated on



15 JAN 2010

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**Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) (4) land classified as *sahi* (agricultural) measuring 0.8658 (zero point eight six five eight) decimal equivalent to 8 (eight) *chittack* and 17.14 (seventeen point one four) square feet, more or less [out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.53 (thirty point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503; recorded in L.R. *Khatian* No.3113, *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 **Part IV** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.503 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**) (5) land classified as *sahi* (agricultural) measuring 1.2500 (one point two five zero zero) decimal equivalent to 12 (twelve) *chittack* and 4.50 (four point five zero) square feet, more or less [out of 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* 1 (one) *chittack* and 44.93 (forty four point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No.3113, *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 **Part V** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.532 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon (**Fifth Land**) and (6) land classified as *sahi* (agricultural) measuring 0.5328 (zero point five three two eight) decimal equivalent to 5 (five) *chittack* and 7.083 (seven point zero eight three) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39.53 (thirty nine point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.3113, *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 **Part VI** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.533 being delineated on **Plan F** annexed hereto and bordered in colour **Red** thereon (**Sixth Land**), the First Land, the Second Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land are more fully and collectively described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**) 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 Baby Nath:** Baby Nath was the sole owner of the First Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land.
- 5.1.2 **First Purchase by Vendor:** By a Deed of Conveyance dated 9<sup>th</sup> April, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), North 24 Parganas, in Book No. I, CD Volume No.5, at Pages 1979 to 1993, being Deed No.04728 for the year 2008, the Vendor purchased from Baby Nath, *inter alia* the entirety of the First Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land.
- 5.1.3 **Ownership of Second Land:** Alpana Nath was the sole owner of the Second Land.

ADDITIONAL REGISTRAR  
OF BUSINESS-K, KOLKATA  
15 JAN 2014

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- 5.1.4 **Second Purchase by Vendor:** By a Deed of Conveyance dated 20<sup>th</sup> November, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), North 24 Parganas, in Book No. I, Volume No.13, at Pages 690 to 705, being Deed No.13591 for the year 2008, the Vendor purchased from Alpna Nath, *inter alia* the entirety of the Second Land.
- 5.1.5 **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.3113, in respect of the First Land, the Second Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land, being collectively defined as the Said Property in Clause 4.1 above.
- 5.1.6 **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 whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is 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



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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 **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 *khata*, 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.
- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat 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. Dreamland Plaza Limited, having its office at Room No.205, 2<sup>nd</sup> 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

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the 2<sup>nd</sup> Schedule below, being (1) the First Land, i.e. land classified as *bagan* (orchard) measuring 1.1000 (one point one zero zero zero) decimal equivalent to 10 (ten) *chittack* and 29.15 (twenty nine point one five) square feet, more or less [out of 22 (twenty two) decimal equivalent to 13 (thirteen) *cottah* 4 (four) *chittack* and 43.13 (forty three point one three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.470, recorded in L.R. *Khatian* No.3113, *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 Part I of the 1<sup>st</sup> Schedule below and the said *Dag* No.470 being delineated on Plan A annexed hereto and bordered in colour Red thereon (2) the Second Land, i.e. land classified as *sali* (agricultural) measuring 3.6652 (three point six six five two) decimal equivalent to 2 (two) *cottah* 3 (three) *chittack* and 21.53 (twenty one point five three)



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square feet, more or less [out of 44 (forty four) decimal equivalent to 1 (one) *bigha* 6 (six) *cottah* 9 (nine) *chittack* and 41.26 (forty one point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.481, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **I<sup>st</sup> Schedule** below and the said *Dag* No.481 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (3) the Third Land, i.e. land classified as *sali* (agricultural) measuring 1.3026 (one point three zero two six) decimal equivalent to 12 (twelve) *chittack* and 27.41 (twenty seven point four one) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23.26 (twenty three point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **I<sup>st</sup> Schedule** below and the said *Dag* No.500 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon (4) the Fourth Land, i.e. land classified as *sali* (agricultural) measuring 0.8658 (zero point eight six five eight) decimal equivalent to 8 (eight) *chittack* and 17.14 (seventeen point one four) square feet, more or less [out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.53 (thirty point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part IV** of the **I<sup>st</sup> Schedule** below and the said *Dag* No.503 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon (5) the Fifth Land, i.e. land classified as *sali* (agricultural) measuring 1.2500 (one point two five zero zero) decimal equivalent to 12 (twelve) *chittack* and 4.50 (four point five zero) square feet, more or less [out of 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* 1 (one) *chittack* and 44.93 (forty four point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part V** of the **I<sup>st</sup> Schedule** below and the said *Dag* No.532 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon and (6) the Sixth Land, i.e. land classified as *sali* (agricultural) measuring 0.5328 (zero point five three two eight) decimal equivalent to 5 (five) *chittack* and 7.083 (seven point zero eight three) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39.53 (thirty nine point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part VI** of the **I<sup>st</sup> Schedule** below and the said *Dag* No.533 being delineated on **Plan F** annexed hereto and bordered in colour **Red** thereon **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.16,47,063/- (Rupees sixteen lac forty seven thousand and sixty three) paid by the



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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, *debentures*, 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, 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 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

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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.

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Land)**

Land classified as *bagan* (orchard) measuring 1.1000 (one point one zero zero zero) decimal equivalent to 10 (ten) *chittack* and 29.15 (twenty nine point one five) square feet, more or less [out of 22 (twenty two) decimal equivalent to 13 (thirteen) *cottah* 4 (four) *chittack* and 43.13 (forty three point one three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.470, recorded in L.R. *Khatian*

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No.3113, *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 the said *Dag* No.470 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By Public Road  
**On the East** : By land belonging to R.S./L.R. *Dag* No.732  
**On the South** : By land belonging to R.S./L.R. *Dag* Nos.484 and 483  
**On the West** : By land belonging to R.S./L.R. *Dag* No.471

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

**Part II**  
(Second Land)

Land classified as *sali* (agricultural) measuring 3.6652 (three point six six five two) decimal equivalent to 2 (two) *cottah* 3 (three) *chittack* and 21.53 (twenty one point five three) square feet, more or less [out of 44 (forty four) decimal equivalent to 1 (one) *bigha* 6 (six) *cottah* 9 (nine) *chittack* and 41.26 (forty one point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.481, recorded in L.R. *Khatian* No.3113, *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 the said *Dag* No.481 being delineated on **Plan B** 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* No.471  
**On the East** : By land belonging to R.S./L.R. *Dag* No.483  
**On the South** : By land belonging to R.S./L.R. *Dag* No.480  
**On the West** : By land belonging to R.S./L.R. *Dag* No.480

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

**Part III**  
(Third Land)

Land classified as *sali* (agricultural) measuring 1.3026 (one point three zero two six) decimal equivalent to 12 (twelve) *chittack* and 27.41 (twenty seven point four one) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23.26 (twenty three point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.3113, *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 the said *Dag* No.500 being delineated on **Plan C** 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* No.478  
**On the East** : By land belonging to R.S./L.R. *Dag* Nos.494 and 495



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- On the South** : By land belonging to R.S./L.R. *Dag* No.499  
**On the West** : By land belonging to R.S./L.R. *Dag* Nos.716 and 478

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

**Part IV**  
(Fourth Land)

Land classified as *sali* (agricultural) measuring 0.8658 (zero point eight six five eight) decimal equivalent to 8 (eight) *chittack* and 17.14 (seventeen point one four) square feet, more or less [out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.53 (thirty point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.3113, *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 the said *Dag* No.503 being delineated on **Plan D** 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* No.502  
**On the East** : By land belonging to R.S./L.R. *Dag* No.504  
**On the South** : By land belonging to R.S./L.R. *Dag* No.509  
**On the West** : By land belonging to R.S./L.R. *Dag* No.509

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

**Part V**  
(Fifth Land)

Land classified as *sali* (agricultural) measuring 1.2500 (one point two five zero zero) decimal equivalent to 12 (twelve) *chittack* and 4.50 (four point five zero) square feet, more or less [out of 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* 1 (one) *chittack* and 44.93 (forty four point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No.3113, *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 the said *Dag* No.532 being delineated on **Plan E** 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* No.536  
**On the East** : By land belonging to R.S./L.R. *Dag* Nos.533/717 and 533  
**On the South** : By land belonging to R.S./L.R. *Dag* No.528  
**On the West** : By land belonging to R.S./L.R. *Dag* No.531

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



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**Part VI**  
**(Sixth Land)**

Land classified as *sali* (agricultural) measuring 0.5328 (zero point five three two eight) decimal equivalent to 5 (five) *chittack* and 7.083 (seven point zero eight three) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39.53 (thirty nine point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.3113, *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 the said *Dag* No.533 being delineated on **Plan F** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.533/717
<b>On the East</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.477
<b>On the South</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.528
<b>On the West</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.532

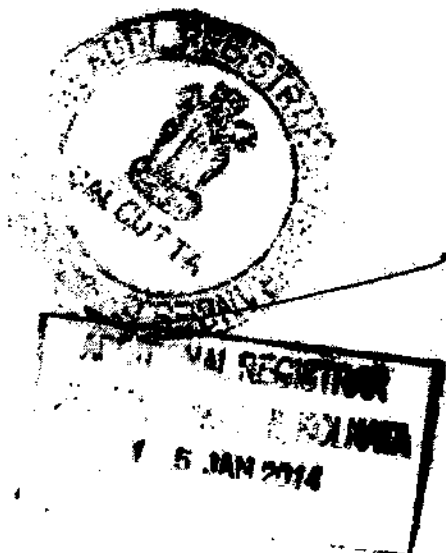
**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Sixth Land and appurtenances and inheritances for access and user thereof.

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Sale]**

Land classified as *bagan* (orchard) measuring 1.1000 (one point one zero zero zero) decimal equivalent to 10 (ten) *chittack* and 29.15 (twenty nine point one five) square feet, more or less [out of 22 (twenty two) decimal equivalent to 13 (thirteen) *cottah* 4 (four) *chittack* and 43.13 (forty three point one three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.470, recorded in L.R. *Khatian* No.3113, *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 **Part I** of the **1<sup>st</sup> Schedule** below above

Land classified as *sali* (agricultural) measuring 3.6652 (three point six six five two) decimal equivalent to 2 (two) *cottah* 3 (three) *chittack* and 21.53 (twenty one point five three) square feet, more or less [out of 44 (forty four) decimal equivalent to 1 (one) *bigha* 6 (six) *cottah* 9 (nine) *chittack* and 41.26 (forty one point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.481, recorded in L.R. *Khatian* No.3113, *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 **Part II** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 1.3026 (one point three zero two six) decimal equivalent to 12 (twelve) *chittack* and 27.41 (twenty seven point four one) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23.26 (twenty three point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-



1001

Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 0.8658 (zero point eight six five eight) decimal equivalent to 8 (eight) *chittack* and 17.14 (seventeen point one four) square feet, more or less [out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.53 (thirty point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.3113, *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 **Part IV** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 1.2500 (one point two five zero zero) decimal equivalent to 12 (twelve) *chittack* and 4.50 (four point five zero) square feet, more or less [out of 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* 1 (one) *chittack* and 44.93 (forty four point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No.3113, *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 **Part V** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 0.5328 (zero point five three two eight) decimal equivalent to 5 (five) *chittack* and 7.083 (seven point zero eight three) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39.53 (thirty nine point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.3113, *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 **Part VI** of the **1<sup>st</sup> Schedule** above

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

The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (in Decimal)	Total Area sold (in Decimal)	Name of the Recorded Owner
Bhatenda	470	3113	<i>Bagan</i>	22	1.1000	Babulal Verma
Bhatenda	481	3113	<i>Sali</i>	44	3.6652	Babulal Verma
Bhatenda	500	3113	<i>Sali</i>	39	1.3026	Babulal Verma
Bhatenda	503	3113	<i>Sali</i>	26	0.8658	Babulal Verma
Bhatenda	532	3113	<i>Sali</i>	25	1.2500	Babulal Verma
Bhatenda	533	3113	<i>Sali</i>	16	0.5328	Babulal Verma
<b>Total Area of Land Sold:</b>					<b>8.7164</b>	



**ADDITIONAL REGISTRAR**  
**OF COMPANIES**  
**1 5 JAN 1970**

1219

9. Execution and Delivery

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

Babulal Verma

Babulal Verma alias B.L. Verma alias Babulal Barma

[Vendor]

Crossway Heights Private Limited

Anirban Bhattacharya

Authorized Signatory

[Purchaser]

Drafted by:

Sourav Banerjee

Sourav Banerjee, Advocate

Witnesses:

Signature Siddique

Name Siddique

Father's Name Imrat Ali

Address Rajachi, P.O. Rajachant

24 Pavagoum (N)

Signature Dinesh Saha

Name Dinesh Saha

Father's Name Late K.C. Saha

Address Parlita

24 P85 (N)



ADDITIONAL DEPUTY COMMISSIONER  
MANGALORE  
16 JAN 2014

161



**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of Rs.16,47,063/- (Rupees sixteen lac forty seven thousand and sixty three) towards full and final payment of the consideration for sale of the Said Property described in the 2<sup>nd</sup> Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Pay Order No. 388204 (Part)	14.01.2014	Axis Bank Ltd, Kolkata Branch	Rs.15,02,919/-	Babulal Verma
Pay Order No. 388256 (Part)	15.01.2014	Axis Bank Ltd, Kolkata Branch	Rs.1,44,144/-	Babulal Verma
<b>Total:</b>			<b>Rs.16,47,063/-</b>	

*Babulal Verma*

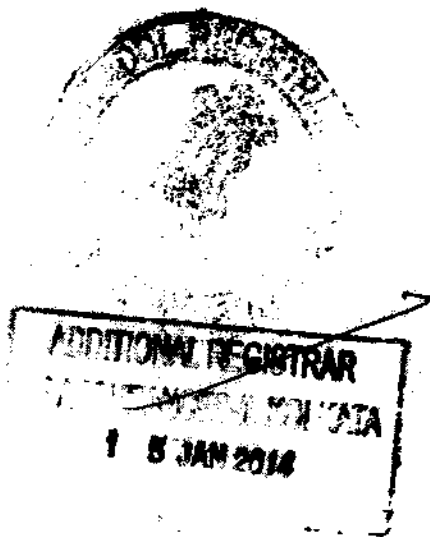
**Babulal Verma alias B.L. Verma alias Babulal Barma**

[Vendor]

**Witnesses:**

Signature *Siddhartha*  
Name *Siddhartha*

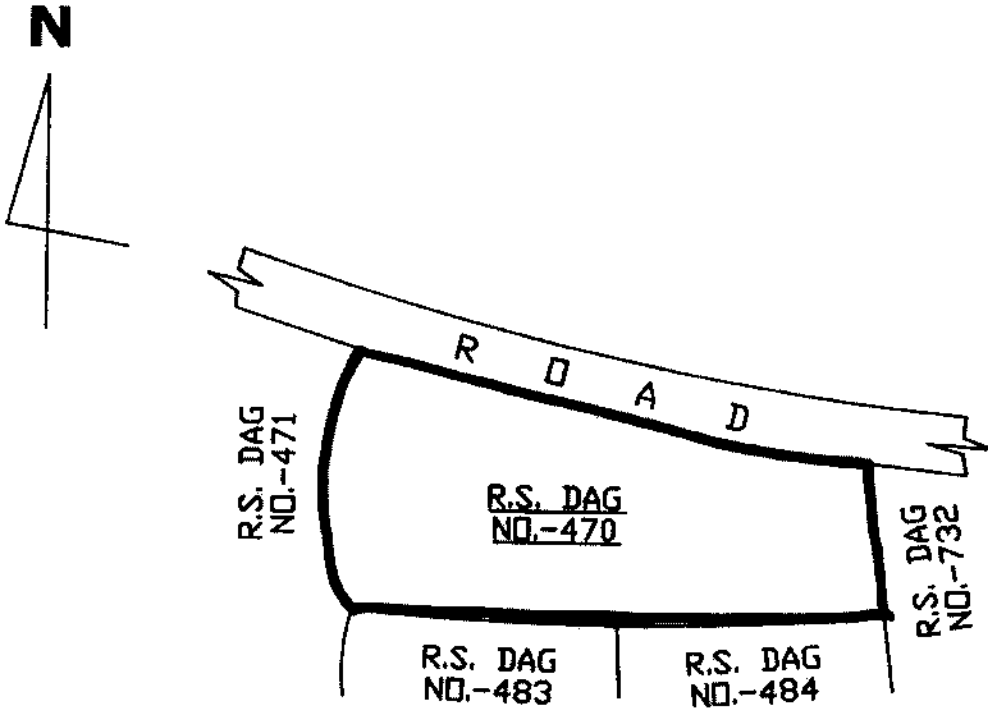
Signature *Genesh Saha*  
Name *Genesh Saha*



8161

SITE PLAN OF R.S./L.R. DAG NO.- 470, L.R. KHATIAN NO.- 3113,  
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.470 is 22 Decimal



CROSSWAY HEIGHTS PRIVATE LIMITED

*Amitabh Bhattacharya*  
Director (Authorized Signatory)

*Subodh Kumar*

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.1000 DECIMAL OUT OF 22 DECIMAL BAGAN LAND IN R.S./L.R.  
DAG NO.- 470.

SHOWN THUS :

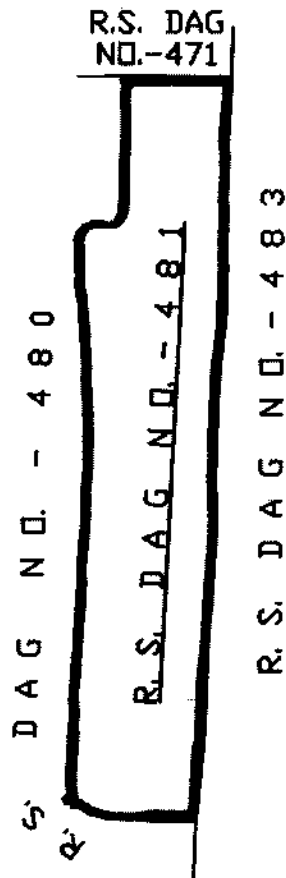
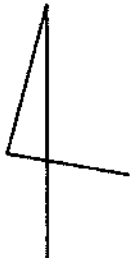


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SITE PLAN OF R.S./L.R. DAG NO.- 481, L.R. KHATIAN NO.- 3113,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

Total Area in Dag No.481 is 44 Decimal

N



CROSSWAY HEIGHTS PRIVATE LIMITED

*Amitabh Bhattacharya*  
Director / Authorised Signatory

*Banmal Verma*

NAME & SIGNATURE OF THE VENDOR/S.:

LEGEND : 3.6652 DECIMAL OUT OF 44 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 481.

SHOWN THUS:

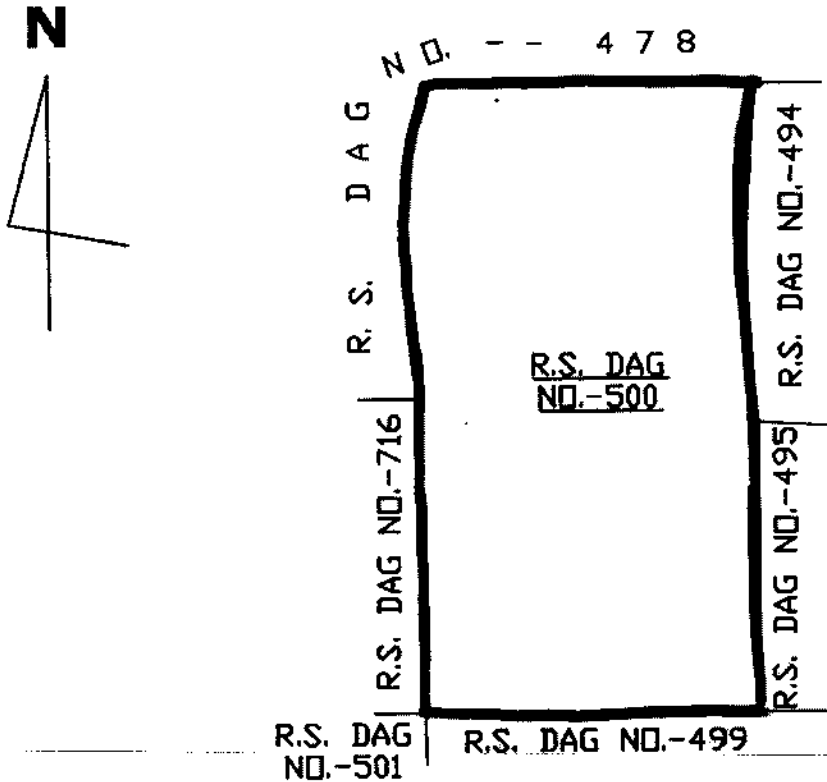


ADDITIONAL ASSISTANT  
OF ASSISTANT  
1 8 JAN 2014

1

SITE PLAN OF R.S./L.R. DAG NO.- 500, L.R. KHATIAN NO.- 3113,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO.500 is 39 DECIMAL

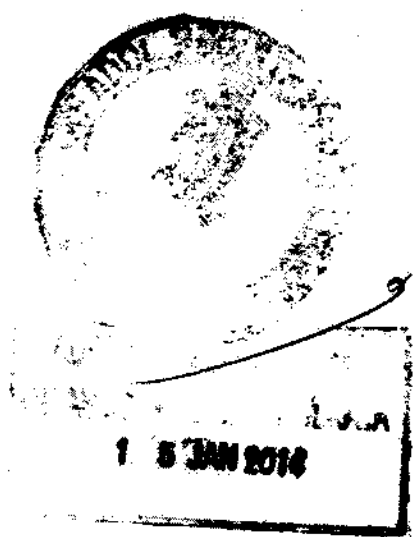


CROSSWAY HEIGHTS PRIVATE LIMITED  
*Anil Kumar Bhattacharya*  
Director / Authorised Signatory

*Bertrand Verme*  
NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.3026 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 500.

SHOWN THUS :



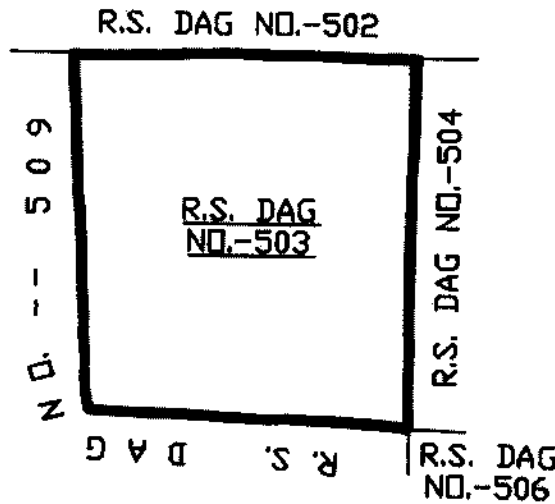
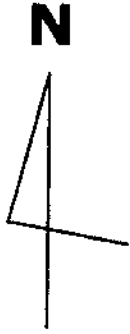
1 5 JAN 2014

101



SITE PLAN OF R.S./L.R. DAG NO.- 503, L.R. KHATIAN NO.- 3113,  
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.503 is 26 Decimal



CROSSWAY HEIGHTS PRIVATE LIMITED  
*Ankur Bhattacharya*  
Director / Authorized Signatory

*Sachin Verma*  
NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.8658 DECIMAL OUT OF 26 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 503.

SHOWN THUS :

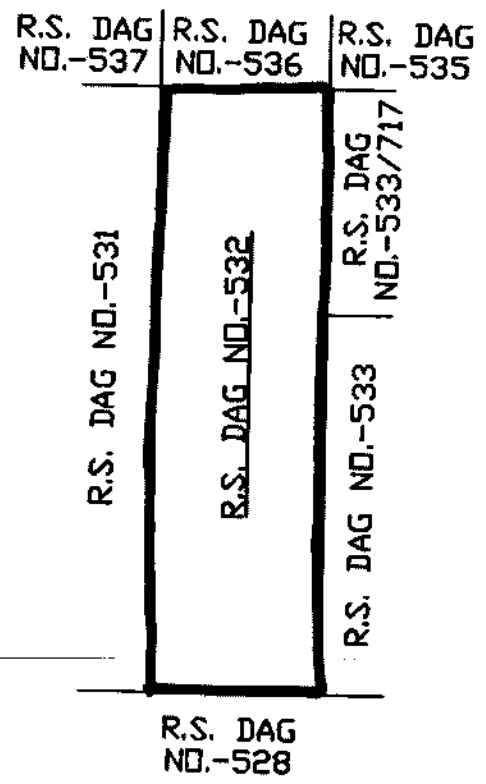
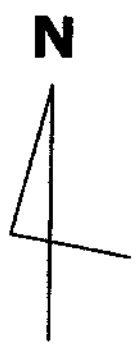


ADDITIONAL COPY  
OF ASSOCIATION RECORDS  
1 8 JAN 2014



SITE PLAN OF R.S./L.R. DAG NO.- 532, L.R. KHATIAN NO.-3113,  
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.532 is 25 Decimal



CROSSWAY HEIGHTS PRIVATE LIMITED  
*Anil Kumar Bhattacharya*  
Director / Authorized Signatory

*Balendra Verma*

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.2500 DECIMAL OUT OF 25 DECIMAL SALI LAND IN R.S/L.R.  
DAG NO.- 532.

SHOWN THUS:

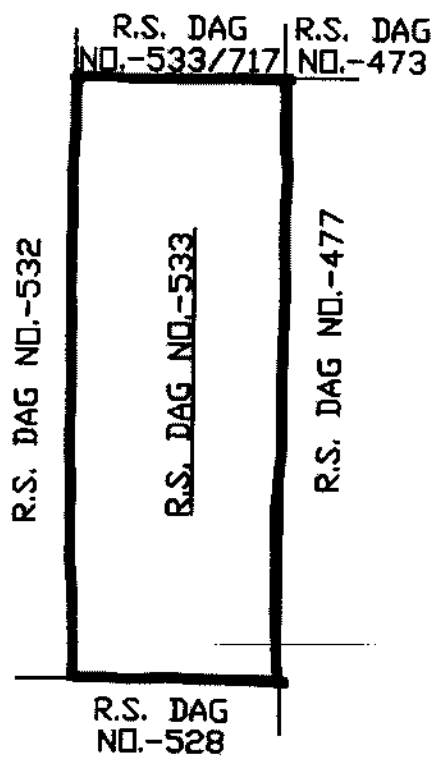
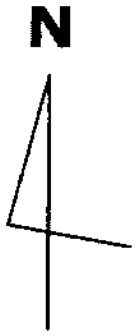


**ADDITIONAL REGISTRAR**  
**OF ASSURANCE**  
**15 JAN 2014**

1

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 3113,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR I NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

Total Area in Dag No.533 is 16 Decimal



CROSSWAY HEIGHTS PRIVATE LIMITED  
*Anirban Bhattacharya*  
Director / Authorized Signatory

*Balubal Kumar*  
NAME & SIGNATURE OF THE VENDOR/S.:

LEGEND : 0.5328 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 533.




















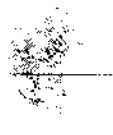












SHOWN THUS:



ADDITIONAL REGISTRAR  
WEST BENGAL & KOLKATA  
15 JAN 2014

orig

# 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
	  <i>Balulal</i> Name	 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



ASST. REGISTRAR  
OF ASSI. KOLKATA  
15 JAN 2014

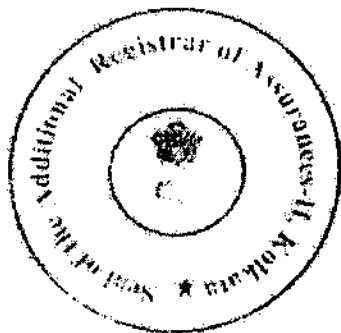



1259



Certificate of Registration under section 60 and Rule 69.

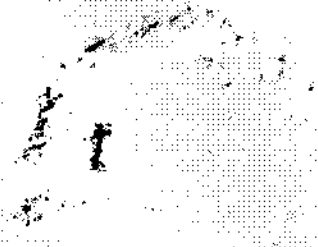
Registered in Book - I  
CD Volume number 3  
Page from 4911 to 4935  
Being No 00677 for the year 2014.



  
22 January 2014  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the R.A. - II KOLKATA  
West Bengal.



1520



1251

Dated this 15<sup>th</sup> day of JANUARY, 2014

Between

**Babulal Verma alias B.L. Verma**  
... Vendor

And

**Crossway Heights Pvt. Ltd.**  
... Purchaser

**CONVEYANCE**

**8.7164 (eight point seven one six four) Decimal**  
Portion of  
**R.S./L.R. Dag Nos.470, 481,**  
**500, 503, 532 and 533**  
**Mouza Bhatenda**  
**Police Station Rajarhat**  
**District North 24 Parganas**

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001

10873/2013

BTN/96

11408/2013

भारतीय गैर न्यायिक

दस  
रुपये  
₹.10

TEN  
RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

72AA 609175  
NN. 137.900



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
of Assurances - Kolkata

2555/13  
8-01

Central Register of Assurances II  
Kolkata

Case No-3429

g (1) - 250  
g (2) - 125

6/8/13

Rishabh Nath

CONVEYANCE

Date: 6<sup>th</sup> August 2013

Place: Kolkata

Parties

Rita Sett  
Rita Sett

Dipak Bhattacharjee  
Bipul Nath  
S. Roy

Sarajwati Roy  
Dela Nath  
Bipul Nath

Sankar Nath  
Sankar Nath  
D. B

Sankar Nath, Delai Nath

71457

Aniban Bhattacharya



e-6410

Ganeshvani Promoters Private Limited.  
Aniban Bhattacharya  
Director/Authorised Signatory

SAHA & RAY  
Advocates  
3A/1, 3rd Floor, Hastings Chambers  
7C, Xiran Shankar Roy Road  
Kolkata - 700001  
16 JUL 2013  
2013

16 JUL 2013

16 JUL 2013



e-6411

प्रमाण अर्थी अर्थ

ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
- 6 AUG 2013

- 3.1 **Biva Rani Nath**, wife of Late Naran Chandra Nath, residing at Village Jhikra, Post Office Aziznagar, PIN- 743425, Police Station Deganga, District North 24 Parganas
- 3.2 **Parul Bala Nath**, wife of Fanindra Nath Nath, residing at 8/2, Saharpara, Post Office Bhatpara, PIN- 743123, Police Station Jagaddal, District North 24 Parganas
- 3.3 **Ganga Rani Nath**, wife of Gobinda Kishore Nath, residing at Sri Durga Pally, Post Office Nimta, PIN-700049, Police Station Nimta, District North 24 Parganas
- 3.4 **Debi Rani Nath**, wife of Madan Mohan Nath, residing at 9, Nazir Bagan, Post Office Haltu, Kolkata-700078, Police Station Jadavpur
- 3.5 **Bipul Chandra Nath alias Bipul Nath**, son of Late Santosh Kumar Nath, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas
- 3.6 **Biswanath Nath**, son of Late Anil Kumar Nath and Late Sovarani Nath, residing at 62/4, Kashinath Dutta Road, Kolkata-700036, Police Station Cossipore
- 3.7 **Sankar Nath**, son of Late Anil Kumar Nath and Late Sovarani Nath, residing at 62/4, Kashinath Dutta Road, Kolkata-700036, Police Station Cossipore
- 3.8 **Bimal Nath**, son of Late Anil Kumar Nath and Late Sovarani Nath, residing at 62/4, Kashinath Dutta Road, Kolkata-700036, Police Station Cossipore
- 3.9 **Shyamal Nath**, son of Late Anil Kumar Nath and Late Sovarani Nath, residing at 62/4, Kashinath Dutta Road, Kolkata-700036, Police Station Cossipore
- 3.10 **Madan Mohan Nath**, son of Late Anil Kumar Nath and Late Sovarani Nath, residing at 83, Nainan Para Lane, Kolkata-700036, Police Station Baranagar
- 3.11 **Maya Bhattacharjee**, wife of Ashok Bhattacharjee, residing at 69/1/F, Cossipore Road, Kolkata-700002, Police Station Cossipore
- 3.12 **Saraswati Roy**, wife of Amit Roy, residing at 78/5, Neogi Para Road, Kolkata-700035, Police Station Baranagar
- 3.13 **Rita Sett**, wife of Supriya Sett, residing at 28/1, Gopal Chatterjee Road, Kolkata-700002, Police Station Cossipore
- 3.14 **Dipali Bhattacharjee**, wife of Ashis Bhattacharjee, residing at 2/72/2, Sarada Banerjee Road, Kolkata-700111, Police Station Ghola  
*Dipali Bhattacharjee*  
 (collectively Vendors, includes successors-in-interest)

And

- 3.15 **Ganeshvani Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAFCG0064Q**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park

2

1523

S. Roy  
S. Roy  
D. N. S. V

A. N.

Saha &amp; Ray



C-6412

STREY 25,



C-6413

Debi Nath



(Sujamal Nath)

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA = 6 AUG 2019
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Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 11408 of 2013  
(Serial No. 10873 of 2013 and Query No. 1902L000025252 of 2013)

On 06/08/2013

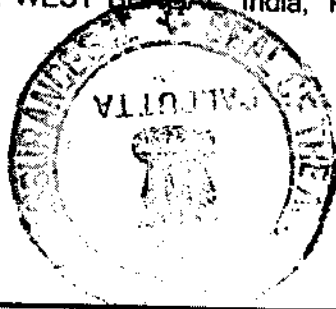
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 20.01 hrs on :06/08/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 06/08/2013 by

1. Biva Rani Nath, wife of Late N C Nath , Jhikra, Thana:-Deganga. P.O. :-Aziznagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743425, By Caste Hindu, By Profession : Others
2. Parul Bala Nath, wife of Phanindra Nath , 8/2, Saharpara, Thana:-Jagaddal, P.O. :-Bhatpara, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
3. Ganga Rani Nath, wife of Gobinda Kishore Nath , Sri Durga Pally, Thana:-Nimta, P.O. :-Nimta, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700049. By Caste Hindu, By Profession : Others
4. Debi Rani Nath, wife of Madan Mohan Nath , 9, Nazir Bagan, Kol, Thana:-Jadavpur, P.O. :-Haltu, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078, By Caste Hindu, By Profession : Others
5. Bipul Chandra Nath Alias Bipul Nath, son of Late Santosh Kumar Nath , Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
6. Biswanath Nath, son of Late Anil Kumar Nath , 62/4, Kashinath Dutta Road, Kol, Thana:-Cossipur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700036, By Caste Hindu, By Profession : Others
7. Sankar Nath, son of Late Anil Kumar Nath , 62/4, Kashinath Dutta Road, Kol, Thana:-Cossipur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700036, By Caste Hindu, By Profession : Others
8. Bimal Nath, son of Late Anil Kumar Nath , 62/4, Kashinath Dutta Road, Kol, Thana:-Cossipur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700036. By Caste Hindu, By Profession : Others
9. Shyamal Nath, son of Late Anil Kumar Nath , 62/4, Kashinath Dutta Road, Kol, Thana:-Cossipur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700036, By Caste Hindu, By Profession : Others



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II  
Endorsement Page 1 of 3

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

Endorsement For Deed Number : I - 11408 of 2013  
(Serial No. 10873 of 2013 and Query No. 1902L000025252 of 2013)

10. Madan Mohan Nath, son of Late Anil Kumar Nath , 83, Nainan Para Lane, Kol, Thana:-Baranagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700036, By Caste Hindu, By Profession : Others
11. Maya Bhattacharjee, wife of Ashok Bhattacharjee , 69/1/ F, Cossipore Road, Kol, Thana:-Cossipur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700002, By Caste Hindu, By Profession : Others
12. Saraswati Roy, wife of Amit Roy , 78/5, Neogi Para Road, Kol, Thana:-Baranagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700035, By Caste Hindu, By Profession : Others
13. Rita Sett, wife of Supriya Sett , 28/1, Gopal Chatterjee Road, Kol, Thana:-Cossipur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700002, By Caste Hindu, By Profession : Others
14. Dipali Bhattacharjee, wife of Ashis Bhattacharjee , 2/72/2, Sarada Banerjee Road, Kol, Thana:-Ghola, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700111, By Caste Hindu, By Profession : Others
15. Anirban Bhattacharya  
Authorised Signatory, Ganeshvani Promoters Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016,  
By Profession : Others  
Identified By Ajit Nath, son of Late Narayan Chandra Nath, Jhikra, Thana:-Deganga, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

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

On 07/08/2013

**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.-13,70,900/-

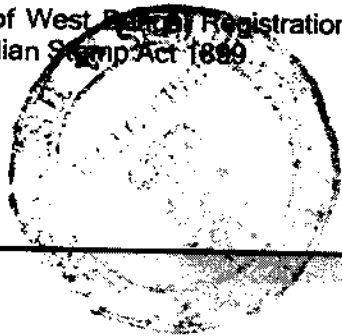
Certified that the required stamp duty of this document is Rs.- 68565 /- and the Stamp duty paid as: Impressive Rs.- 10/-

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

On 12/08/2013

**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



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

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Endorsement Page 2 of 3

7



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

Endorsement For Deed Number : I - 11408 of 2013  
(Serial No. 10873 of 2013 and Query No. 1902L000025252 of 2013)

**Payment of Fees:**

Amount by Draft

Rs. 15168/- is paid , by the draft number 334759, Draft Date 07/08/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 12/08/2013

( Under Article : A(1) = 15070/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 12/08/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 68565/- is paid , by the draft number 334758, Draft Date 07/08/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 12/08/2013

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



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II  
Endorsement Page 3 of 3

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1984

Street, Kolkata-700016, Police Station Park Street (**Purchaser**, includes successors-in-interest).

Vendors and Purchaser collectively **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 1.6248 (one point six two four eight) decimal, equivalent to 15 (fifteen) *chittack* and 33 (thirty three) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (RBGP), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.500 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And** (2) land classified as *sali* (agricultural) measuring 1.0832 (one point zero eight three two) decimal, equivalent to 10 (ten) *chittack* and 22 (twenty two) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.503 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And** (3) land classified as *sali* (agricultural) measuring 0.6666 (zero point six six six six) decimal, equivalent to 6 (six) *chittack* and 20 (twenty) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.533 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**), the First Land, the Second Land and the Third Land are more fully and collectively described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

- 5.1.1 **Ownership of Mother Property:** Khetra Mohan Nath was the sole owner of (1) land classified as *sali* (agricultural) measuring 4.3329 (four point three three two nine) decimal, equivalent to 2 (two) *cottah* 9 (nine) *chittack* and 42.4 (forty two point four) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Khetra's First Land**) **And** (2) land classified as *sali* (agricultural) measuring 2.8886 (two point eight eight eight six) decimal,



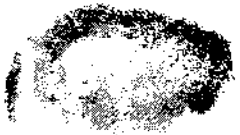
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Biswanath Nath



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- Sankar Nath



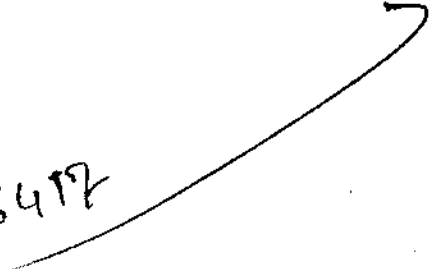
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Bipul Nath



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Bimal Nath



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equivalent to 1 (one) *cottah* 11 (eleven) *chittack* and 43.3 (forty three point three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Khetra's Second Land**) And (3) land classified as *sahi* (agricultural) measuring 1.7776 (one point seven seven seven six) decimal, equivalent to 1 (one) *cottah* 1 (one) *chittack* and 9.3 (nine point three) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Khetra's Third Land**). Khetra's First Land, Khetra's Second Land and Khetra's Third Land being collectively defined as **Khetra's Mother Land**.

- 5.1.2 **Mutation:** Khetra Mohan Nath got his name mutated in the records of the Block Land & Land Reforms Office at Rajarhat, in L.R. *Khatian* No.874, in respect of the entirety of Khetra's Mother Land.
- 5.1.3 **Demise of Khetra Mohan Nath:** Khetra Mohan Nath, a bachelor Hindu governed by the *Dayabhaga* School of Hindu law, died *intestate*, leaving behind him surviving his 2 (two) brothers, namely, Santosh Kumar Nath *alias* Santosh Nath and Makhan Lal Nath as his only legal heirs, who jointly inherited the right, title and interest of Late Khetra Mohan Nath in Khetra's Mother Land, each having  $\frac{1}{2}$  (one half) share and/or interest therein.
- 5.1.4 **Ownership of Santosh Kumar Nath:** In the abovementioned circumstances, Santosh Kumar Nath *alias* Santosh Nath became the sole owner of  $\frac{1}{2}$  (one half) share and/or interest of Khetra's Mother Land (**Santosh's Share In Khetra's Mother Land**).
- 5.1.5 **Demise of Santosh Kumar Nath:** On or about 7<sup>th</sup> March, 1984, Santosh Kumar Nath *alias* Santosh Nath, a Hindu governed by the *Dayabhaga* School of Hindu law, died *intestate*, leaving behind him surviving his wife, Bhabani Debi, 2 (two) sons, namely, Bipul Chandra Nath *alias* Bipul Nath (the Vendor No.3.5 herein) and Moni Mohan Nath and 6 (six) married daughters, namely, Sovarani Nath, Biva Rani Nath (the Vendor No.3.1 herein), Parul Bala Nath (the Vendor No.3.2 herein), Ganga Rani Nath (the Vendor No.3.3 herein), Debi Rani Nath (the Vendor No.3.4 herein) and Gouri Rani Nath as his only legal heiresses and heirs (collectively **Legal Heirs Of Santosh Kumar Nath**), who jointly inherited the right, title and interest of Late Santosh Kumar Nath in the entirety of the Santosh's Share In Khetra's Mother Land, each having  $\frac{1}{9}$ <sup>th</sup> (one ninth) share and/or interest therein.
- 5.1.6 **Demise of Bhabani Debi:** On or about 4<sup>th</sup> June, 2005, Bhabani Debi, a Hindu governed by the *Dayabhaga* School of Hindu law, died *intestate*, leaving behind her surviving her 2 (two) sons, namely, Bipul Chandra Nath *alias* Bipul Nath (the Vendor No.3.5 herein) and Moni Mohan Nath and 6 (six) married daughters, namely, Sovarani Nath, Biva Rani Nath (the Vendor No.3.1 herein), Parul Bala Nath (the Vendor No.3.2 herein), Ganga Rani Nath (the Vendor No.3.3 herein), Debi Rani Nath (the Vendor No.3.4 herein) and Gouri Rani Nath as her only legal heirs and heiresses, who jointly and equally inherited the  $\frac{1}{9}$ <sup>th</sup> (one ninth) share and/or interest of Late Bhabani Debi in Santosh's Share In Khetra's Mother Land.

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- 5.1.7 **Ownership of Santosh's Share In Khetra's Mother Land:** In the abovementioned circumstances, Bipul Chandra Nath *alias* Bipul Nath (the Vendor No.3.5 herein), Moni Mohan Nath, Sovarani Nath, Biva Rani Nath (the Vendor No.3.1 herein), Parul Bala Nath (the Vendor No.3.2 herein), Ganga Rani Nath (the Vendor No.3.3 herein), Debi Rani Nath (the Vendor No.3.4 herein) and Gouri Rani Nath became the joint and absolute owners of the entirety of Santosh's Share In Khetra's Mother Land, each having 1/8<sup>th</sup> (one eighth) share and/or interest therein.
- 5.1.8 **Demise of Sovarani Nath:** On or about 17<sup>th</sup> September, 2004, Sovarani Nath, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind her surviving her husband, Anil Kumar Nath, 5 (five) sons, namely, Biswanath Nath (the Vendor No.3.6 herein), Sankar Nath (the Vendor No.3.7 herein), Bimal Nath (the Vendor No.3.8 herein), Shyamal Nath (the Vendor No.3.9 herein) and Madan Mohan Nath (the Vendor No.3.10 herein) and 4 (four) married daughters, namely, Maya Bhattacharjee (the Vendor No.3.11 herein), Saraswati Roy (the Vendor No.3.12 herein), Rita Sett (the Vendor No.3.13 herein) and Dipali Bhattacharjee (the Vendor No.3.14 herein) as her only legal heirs and heiresses, who jointly and equally inherited the 1/8<sup>th</sup> (one eighth) share and/or interest of Late Sovarani Nath in Santosh's Share In Khetra's Mother Land.
- 5.1.9 **Demise of Anil Kumar Nath:** On or about 4<sup>th</sup> February, 2005, Anil Kumar Nath, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving his 5 (five) sons, namely, Biswanath Nath (the Vendor No.3.6 herein), Sankar Nath (the Vendor No.3.7 herein), Bimal Nath (the Vendor No.3.8 herein), Shyamal Nath (the Vendor No.3.9 herein) and Madan Mohan Nath (the Vendor No.3.10 herein) and 4 (four) married daughters, namely, Maya Bhattacharjee (the Vendor No.3.11 herein), Saraswati Roy (the Vendor No.3.12 herein), Rita Sett (the Vendor No.3.13 herein) and Dipali Bhattacharjee (the Vendor No.3.14 herein) as her only legal heirs and heiresses (collectively **Legal Heirs Of Sovarani Nath**), who jointly and equally inherited the 1/8<sup>th</sup> (one eighth) share and/or interest of Late Sovarani Nath in Santosh's Share In Khetra's Mother Land.
- 5.1.10 **Absolute Ownership of Said Property:** In the abovementioned circumstances, all the Legal Heirs Of Santosh Kumar Nath [excluding Moni Mohan Nath, Gouri Rani Nath and Bhabani Debi (since deceased)] and the Legal Heirs Of Sovarani Nath, being collectively defined as the Vendors hereinabove, have become the joint and absolute owners of 6/8<sup>th</sup> (six eighth) share and/or interest of Santosh's Share In Khetra's Mother Land. The Said Property which is such 6/8<sup>th</sup> (six eighth) share of Santosh's Share In Khetra's Mother Land, is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

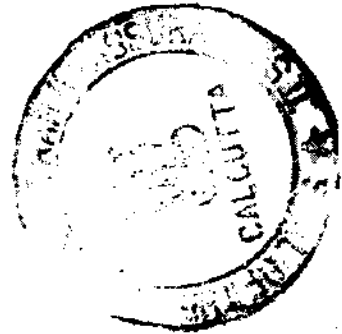
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- Rita Sett



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- Dipali Bhattacharjee

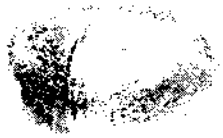
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- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors 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 *khata*, 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.
- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat 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. Dreamland Plaza Limited, having its office at Room No.205, 2<sup>nd</sup> 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 Vendors and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendors and the compensation to be paid to the First Company as well as the profit of the Second

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Madan Mohan Nath



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Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendors directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

## 7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the 2<sup>nd</sup> Schedule below, being (1) the First Land, i.e. land classified as *sali* (agricultural) measuring 1.6248 (one point six two four eight) decimal, equivalent to 15 (fifteen) *chittack* and 33 (thirty three) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in Part I of the 1<sup>st</sup> Schedule below and the said *Dag* No.500 is delineated and demarcated on Plan A annexed hereto and bordered in colour Red thereon And (2) the Second Land, i.e. land classified as *sali* (agricultural) measuring 1.0832 (one point zero eight three two) decimal, equivalent to 10 (ten) *chittack* and 22 (twenty two) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in Part II of the 1<sup>st</sup> Schedule below and the said *Dag* No.503 is delineated and demarcated on Plan B annexed hereto and bordered in colour Red thereon And (3) the Third Land, i.e. land classified as *sali* (agricultural) measuring 0.6666 (zero point six six six six) decimal, equivalent to 6 (six) *chittack* and 20 (twenty) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in Part III of the 1<sup>st</sup> Schedule below and the said *Dag* No.533 is delineated and demarcated on Plan C annexed hereto and bordered in colour Red thereon together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.5,47,155/- (Rupees five lac forty seven thousand one hundred and fifty five) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

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(Signature)



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OF MARRIAGES AND DIVORCES  
- 6 AUG 1978



- 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 and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.
- 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, physical and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand

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whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.

- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's 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.

**I<sup>st</sup> Schedule**  
**Part I**  
**(First Land)**

Land classified as *sahi* (agricultural) measuring 1.6248 (one point six two four eight) decimal, equivalent to 15 (fifteen) *chittack* and 33 (thirty three) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.500 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.478
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.494 and 495
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.499
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.501/716 and 478(P)

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the First Land and appurtenances and inheritances for access and user thereof.

**Part II**  
**(Second Land)**

Land classified as *sahi* (agricultural) measuring 1.0832 (one point zero eight three two) decimal, equivalent to 10 (ten) *chittack* and 22 (twenty two) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag*

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OF ASSURANCES-II, KOLKATA  
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No.503 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.502
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.504
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.679
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.509

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Second Land and appurtenances and inheritances for access and user thereof.

**Part III**  
**(Third Land)**

Land classified as *sali* (agricultural) measuring 0.6666 (zero point six six six six) decimal, equivalent to 6 (six) *chittack* and 20 (twenty) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.874, *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 the said *Dag* No. 533 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.533/717
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.477
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.528
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.532

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Third Land and appurtenances and inheritances for access and user thereof.

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of this Conveyance]**

Land classified as *sali* (agricultural) measuring 1.6248 (one point six two four eight) decimal, equivalent to 15 (fifteen) *chittack* and 33 (thirty three) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.874, *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 **Part I** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 1.0832 (one point zero eight three two) decimal, equivalent to 10 (ten) *chittack* and 22 (twenty two) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat,

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within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the 1<sup>st</sup> **Schedule** above

Land classified as *sali* (agricultural) measuring 0.6666 (zero point six six six six) decimal, equivalent to 6 (six) *chittack* and 20 (twenty) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.874, *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 **Part III** of the 1<sup>st</sup> **Schedule** above

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

The details of the Said Property are tabulated below:

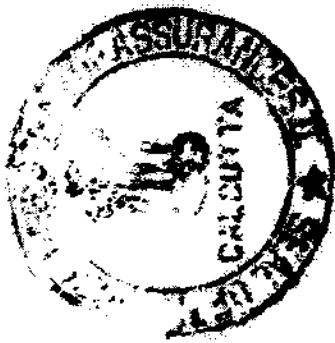
<i>Mouza</i>	R.S./ L.R. <i>Dag</i> Nos.	L.R. <i>Khatian</i> No.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owners
Bhatenda	500	<del>874</del>	39	1.6248	<del>Khetra Mohan Nath</del>
Bhatenda	503	<del>874</del>	26	1.0832	<del>Khetra Mohan Nath</del>
Bhatenda	533	<del>874</del>	16	0.6666	<del>Khetra Mohan Nath</del>
			<b>Total</b>	<b>3.3746</b>	

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S. Ray  
D.N

(Signature)

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THE ASSURANCE CO. OF KOLKATA  
- 6 AUG 1999

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9. Execution and Delivery

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

Handwritten signature and stamp of Debi Rani Nath with the note: "LT I of Bivapani Nath by the Pen of"

Handwritten signature of Parul Bala Nath

Debi Rani Nath  
Debi Rani Nath

Bipul Nath  
Bipul Chandra Nath alias Bipul Nath

Handwritten signature of Ganga Rani Nath

Biswanath Nath  
Biswanath Nath

Sankar Nath  
Sankar Nath

Bimal Nath  
Bimal Nath

Shyamal Nath  
Shyamal Nath

Madan Mohan Nath  
Madan Mohan Nath

Handwritten signature of Maya Bhattacharjee

Saraswati Roy  
Saraswati Roy

Deep Bana Roy

Vertical text on the left margin, possibly a witness or official name.



ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
- 6 AUG 2019

Rita Sett

Rita Sett

Dipali Bhattacharjee

Dipali Bhattacharjee

[Vendors]

**Ganeshvani Promoters Private Limited**

Anilkan Bhattacharya

Authorized Signatory

[Purchaser]

Drafted by:

Susanta

Susanta Bhattacharya, Advocate

Witnesses:

Signature

[Signature]

Name

Sourav Banerjee

Father's Name

Saibal Banerjee

Address

7c, K.S. Roy Road

Kolkata - 700001

Signature

[Signature] Adv.

Name

Abhishek Datta

Father's Name

A.K. Datta

Address

7c, K.S. Roy Road

Kolkata - 700001



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OF ASSURANCES-II, KOLKATA  
= 6 AUG 1979

### Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs.5,47,155/- (Rupees five lac forty seven thousand one hundred and fifty five) towards full and final payment of the consideration for sale of the Said Property described in the 2<sup>nd</sup> Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Cash	06.08.2013	N.A.	91,193/-	Bipul Chandra Nath
Cash	06.08.2013	N.A.	91,193/-	Biva Rani Nath
Cash	06.08.2013	N.A.	91,193/-	Parul Bala Nath
Cash	06.08.2013	N.A.	91,193/-	Ganga Rani Nath
Cash	06.08.2013	N.A.	91,193/-	Debi Rani Nath
Cash	06.08.2013	N.A.	10,132/-	Biswanath Nath
Cash	06.08.2013	N.A.	10,133/-	Sankar Nath
Cash	06.08.2013	N.A.	10,133/-	Bimal Nath
Cash	06.08.2013	N.A.	10,132/-	Shyamal Nath
Cash	06.08.2013	N.A.	10,132/-	Madan Mohan Nath
Cash	06.08.2013	N.A.	10,132/-	Maya Bhattacharjee
Cash	06.08.2013	N.A.	10,132/-	Saraswati Roy
Cash	06.08.2013	N.A.	10,132/-	Rita Sett
Cash	06.08.2013	N.A.	10,132/-	Dipali Bhattacharjee
		<b>Total:</b>	<b>5,47,155/-</b>	

*L.T. I of 50 Na Rani  
Nath by the Purch*

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*৫৭৯৬ ৭৭২৫*

**Biva Rani Nath**

**Parul Bala Nath**

*Debi Nath*

*Bipul Nath*

**Debi Rani Nath**

**Bipul Chandra Nath alias Bipul Nath**

*৫৭৯৬ ৭৭২৫*

*Biswanath Nath*

**Ganga Rani Nath**

**Biswanath Nath**

*Sankar Nath*

*Bimal Nath*

**Sankar Nath**

**Bimal Nath**



6 AUG 2013

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Shyamal Nath  
Shyamal Nath

Madan Mohan Nath  
Madan Mohan Nath

ময়া ভট্টাচার্য  
Maya Bhattacharjee

Saraswati Roy  
Saraswati Roy

Rita Sett  
Rita Sett

Dipali Bhattacharjee  
Dipali Bhattacharjee

[Vendors]

Witnesses:

Signature [Signature]  
Name Sourav Banerjee

Signature [Signature] Adv.  
Name Abhishek Datta



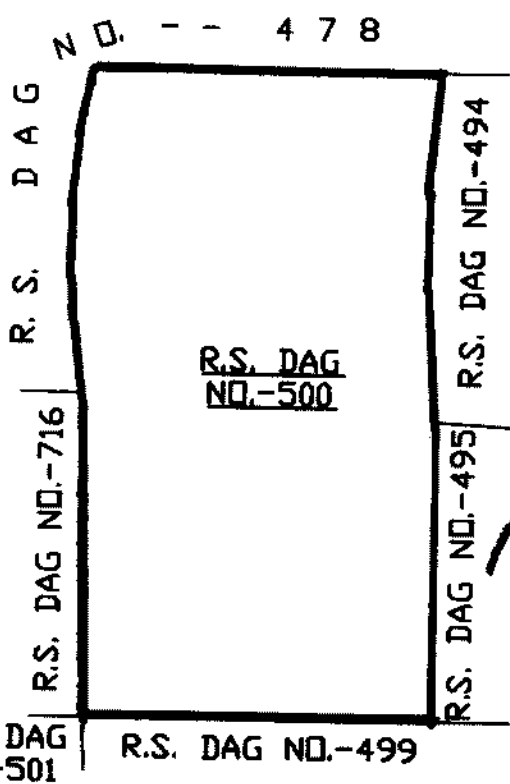
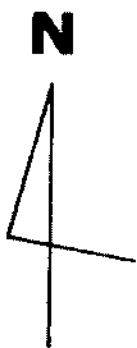
— 6 AUG 1919

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SITE PLAN OF R.S./L.R. DAG NO.- 500, L.R. KHATIAN NO.- 874,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO.500 is 39 DECIMAL



Madan Mohan Nath

Bimal Nath

S.M. 1712 Bina Kamin...  
[Handwritten notes and scribbles]



Sarabwati Ray  
Sankoz Nath

Debi Nath

NAME & SIGNATURE OF THE VENDOR/S.:

Bansanath Nath  
Ganeshvani Promoters Private Limited

Anil Kumar Bhowmik  
Director/Authorised Signatory

Dipul Nath

Dipali Bhattacharya

Rita Selt

LEGEND: 1.6248 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 500.

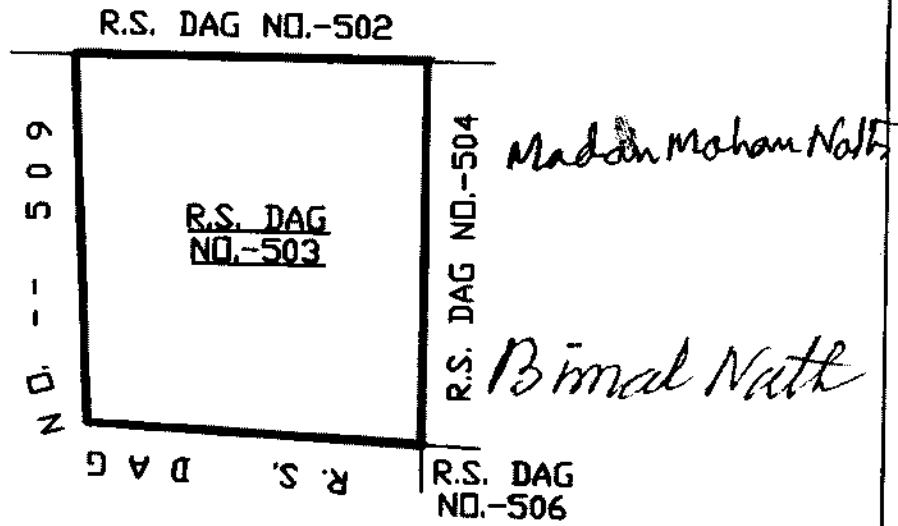
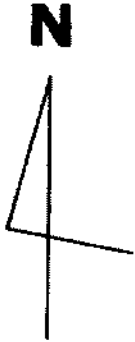
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- 8 AUG 2019

SITE PLAN OF R.S./L.R. DAG NO.- 503, L.R. KHATIAN NO.- 874,  
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.503 is 26 Decimal



S.N.  
L. 71 of Panna Kani Nath  
by his son  
6/5/06 11/2



Sureshwali Ray  
Banker Nath  
S. 7/2 of 11/2, Debi Nath

Biswanath Nath  
Ganeshvani Promoters Private Limited

Amibon Bhattacharya  
Director/Authorised Signatory

Bipul Nath  
Dipali Bhattacharyee

NAME & SIGNATURE OF THE VENDORS.:

Rita Selt

LEGEND : 1.0832 DECIMAL OUT OF 26 DECIMALS LI LAND IN RS/L.R.  
DAG NO.- 503.

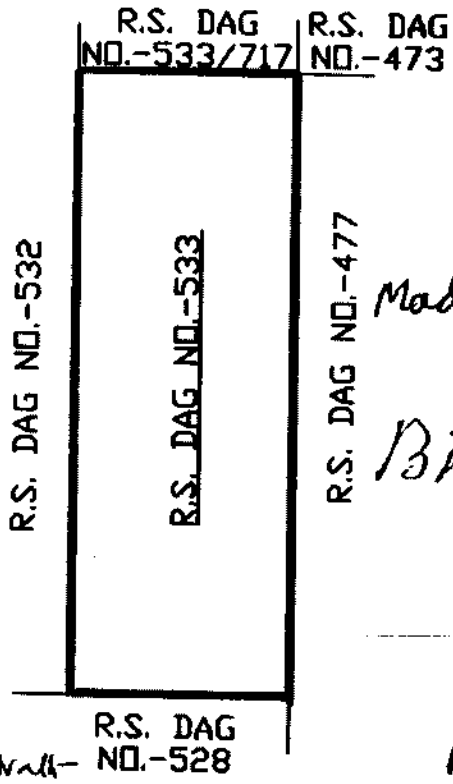
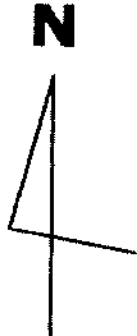
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ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
- 6 AUG 2019

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 874,  
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.533 is 16 Decimal



Madan Mohan Nath  
Bimal Nath

Biswanath Nath

Ganesbani Promoters Private Limited

Ambar Bhowmik  
Director/Authorised Signatory

S.M. LTI & Brij Rani Nath  
6/3/21

श्रीमती सुप्रिया देवी प्रसाद शर्मा  
Sureshwali Roy  
Sankar Nath  
Sudip Nath, Delhi Nath

Alpana Nath  
Dipali Bhattacharyee  
Rita sett

NAME & SIGNATURE OF THE VENDORS.:

LEGEND : 0.6666 DECIMAL OUT OF 16 DECIMAL SALI LAND IN RS/LR.  
DAG NO.- 533.

SHOWN THUS:



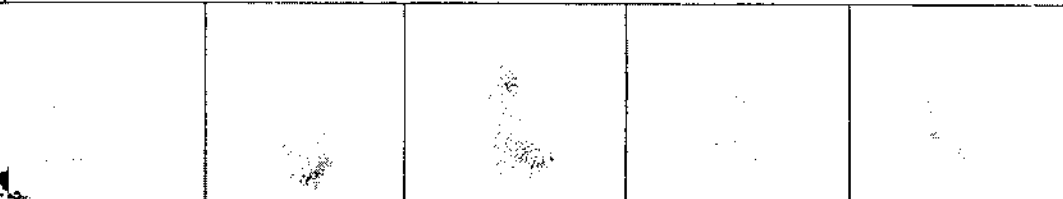
ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
- 6 AUG 2019

SPECIMEN FORM TEN FINGER PRINTS

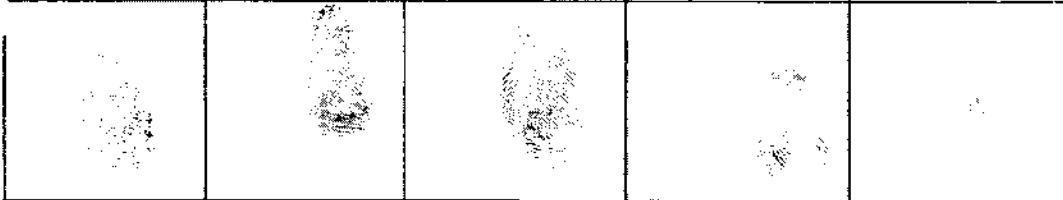
Sl. No. Signature of the executants and/or purchaser Presentants



Anirban Bhattacharya



Little Ring Middle (Left Hand) Fore Thumb

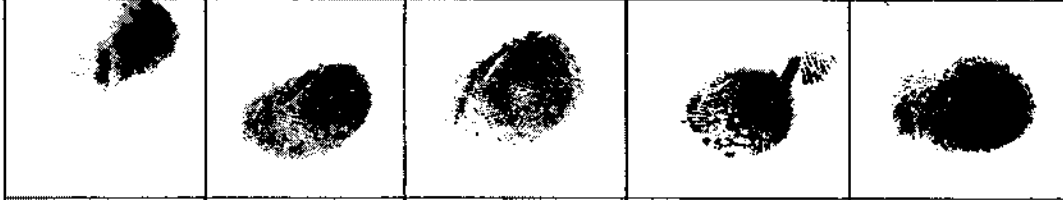


Thumb Fore Middle (Right Hand) Ring Little

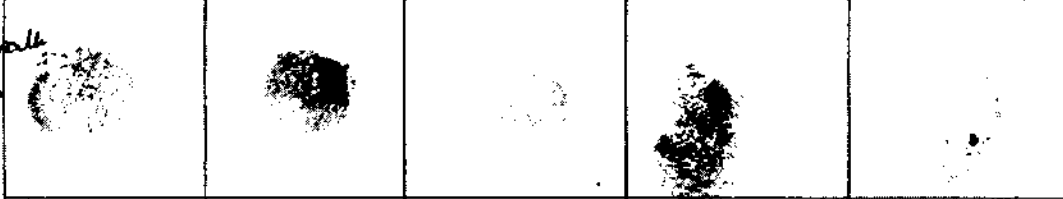


L. T. 1/2 Purna Ram Mall

20/10



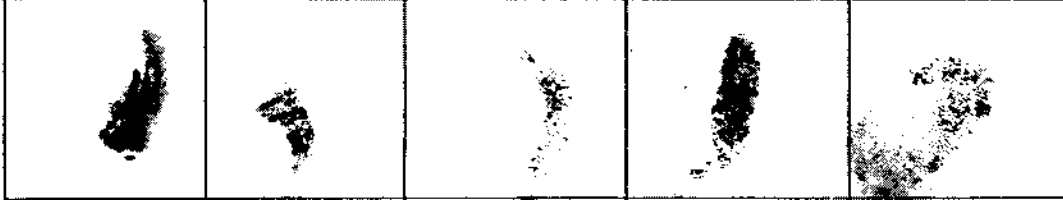
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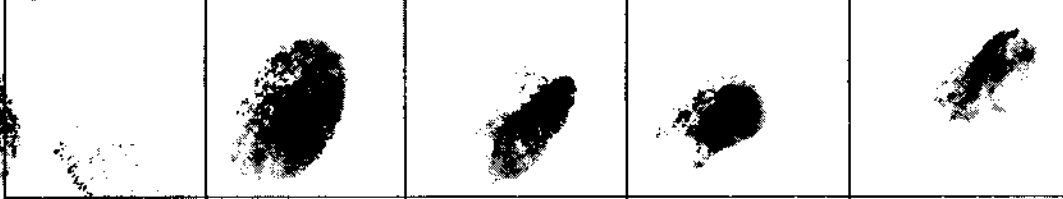
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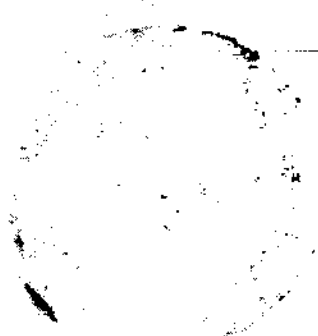
20/10/2010



Little Ring Middle (Left Hand) Fore Thumb


































Thumb Fore Middle (Right Hand) Ring Little



ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
= 6 AUG 2013



SPECIMEN FORM TEN FINGER PRINTS


































Sl. No.	Signature of the executants and/or purchaser Presentants					
  <i>Biswanath Nath</i>		 Little	 Ring	 Middle	 Fore	 Thumb
		 Thumb	 Fore	 Middle	 Ring	
  <i>Sonkar Nath</i>		 Little	 Ring	 Middle	 Fore	 Thumb
		 Little	 Fore	 Middle	 Ring	
  <i>Shyamal Nath</i>		 Little	 Ring	 Middle	 Fore	 Thumb
		 Thumb	 Fore	 Middle	 Ring	 Little



REGISTRAR OF COMPANIES  
CALCUTTA  
- 6 AUG 2019

101


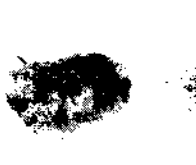
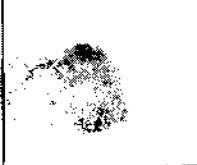
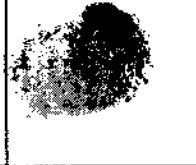
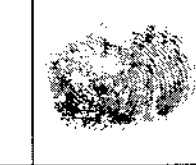
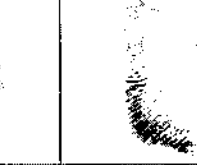

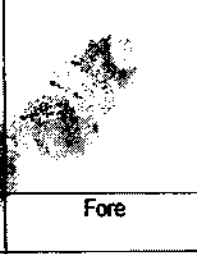
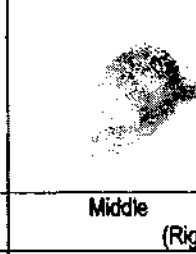
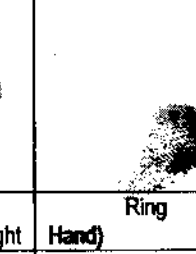
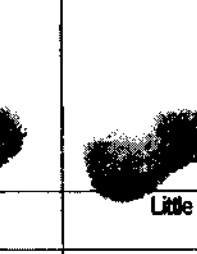





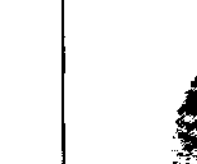
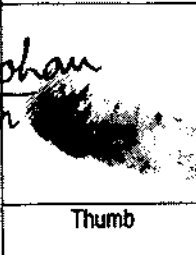
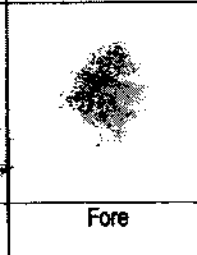
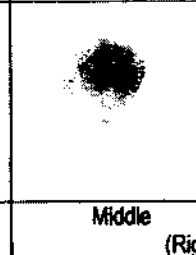
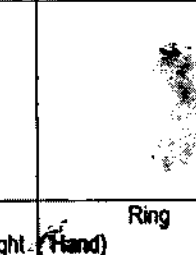
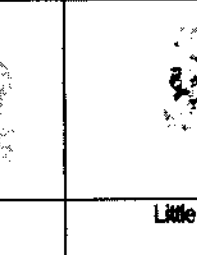




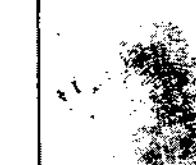
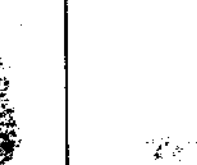
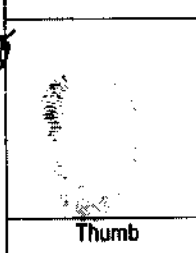
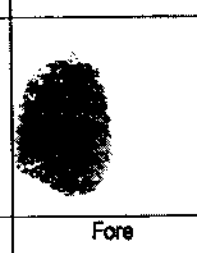
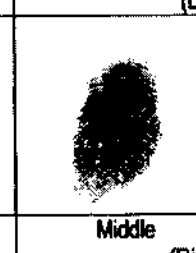
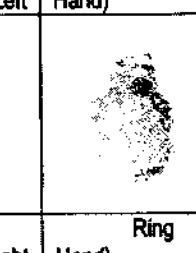
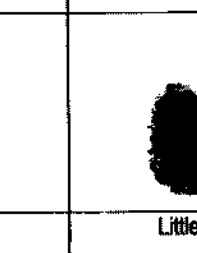
SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 S. V. 125					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 Delhi Nath					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 Bipul Nath					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



2  
ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
- 8 AUG 2019

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

*Bimal Nath*

*Madam Mohan Nath*

*SMJI SJTB*

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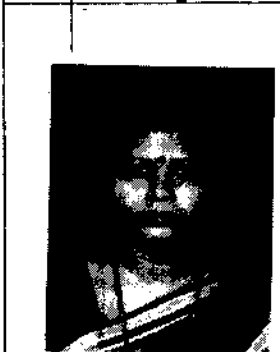
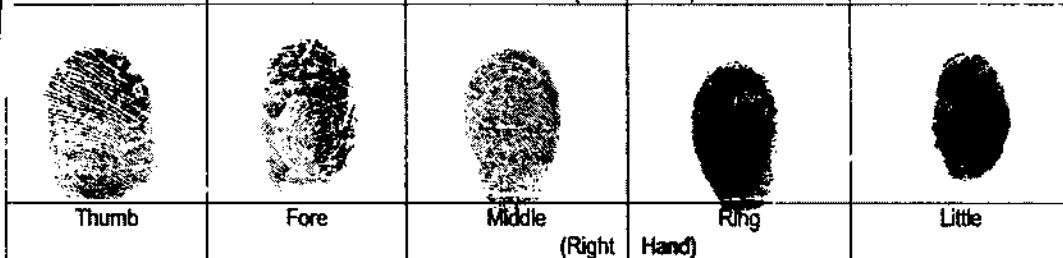
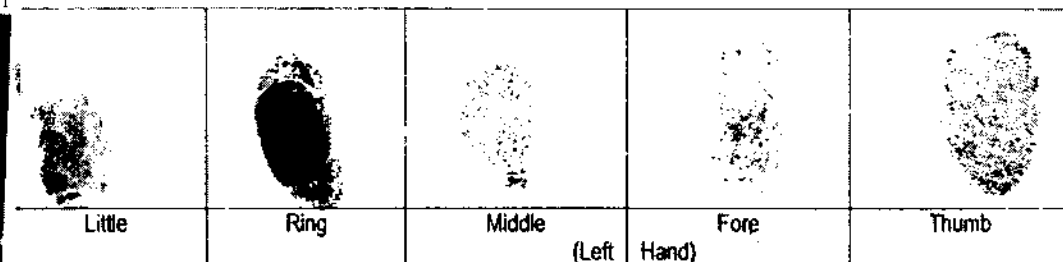
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ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
- 6 AUG 2013

SPECIMEN FORM TEN FINGER PRINTS

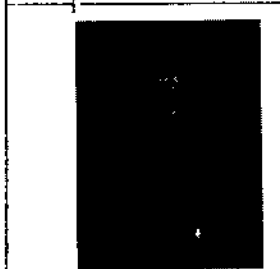
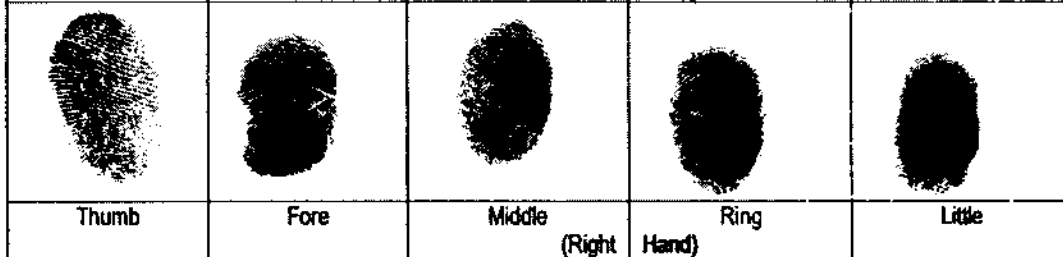
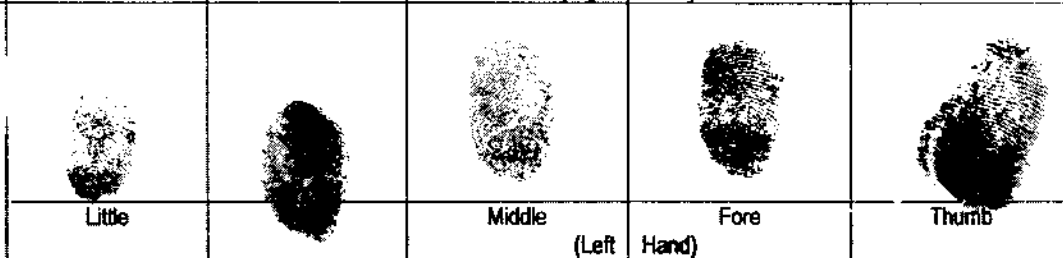
3. Signature of the executants and/or purchaser Presentants



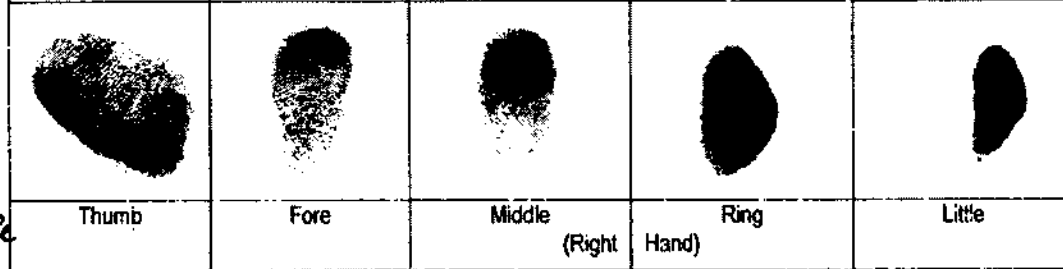
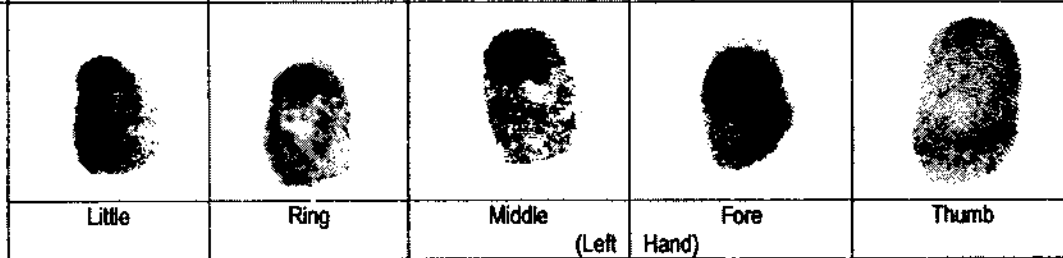
Saraswati Roy



Rita Selt



Dipali Bhattacharyya





5  
ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
- 6 AUG 2019

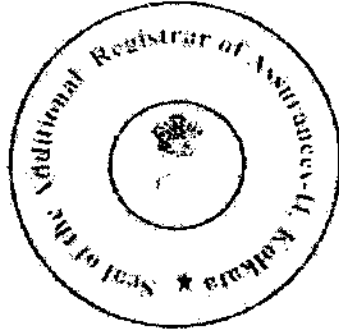



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 34  
Page from 305 to 337  
being No 11408 for the year 2013.



  
(Dulal chandra Saha) 13-August-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal

1243



Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013

Between

**Biva Rani Nath & Ors.**  
... Vendors

And

**Ganeshvani Promoters Pvt. Ltd.**  
... Purchaser

**CONVEYANCE**

3.3746 Decimal  
Portion of  
R.S./I.R. Deg Nos. 500, 503 and 533  
Mouza Bhatenda  
District North 24 Parganas

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hasting Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001

11751/012

BTN/29

12742/12



3

2.2845/12  
7-97 P.H.

पश्चिम बंगाल WEST BENGAL

59AA 715288

Additional Registrar of Assurances II  
Kolkata



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-II, Kolkata  
9.10.12

v/c 31/5/12

250  
0  
250

28/9

CONVEYANCE

1. Date: 28<sup>th</sup> September 2012 &
2. Place: Kolkata
3. Parties: &

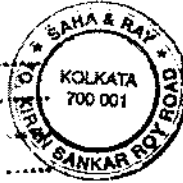
056606

Serial No.....

Name.....

Address.....

71, Park Street, Kolkata-700016



00 SEP 2012

Date.....

Licensed Dealer/Vendor  
S. SANKAR

Ramesh



e-6853

SHIVASTHAL DEALERS PVT. LTD.

Ramesh

~~Signature~~

Authorized Signatory



e-6854

~~Signature~~



e-6855

Kamini Manna



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
28 SEP 2012

Swapna Ray  
S/o R. N. Ray  
7c, K. S. Roy Road  
Kolkata-700016 Service

- 3.1 **Rabindra Nath Naskar**, son of Late Rajani Kanta Naskar, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ABOPN7464L**)
- 3.2 **Karabi Naskar**, wife of Rabindra Nath Naskar, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN AKKPN4194L**)

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

**And**

- 3.3 **Shivasthal Dealers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (**PAN AALCS0484L**), represented by its authorized signatory, **Raghwendra Kumar Mishra**, son of Ajit Kumar Mishra, of 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street

(**Purchaser**, includes successors-in-interest).

Vendors and Purchaser collectively **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sahi* (agricultural), measuring 2.6664 (two point six six six four) decimal equivalent to 1 (one) *cottah* 9 (nine) *chittack* and 36 (thirty six) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* Nos. 548 and 874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (**RBGP**), Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in the **Schedule** below and the said *Dag* No.533 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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

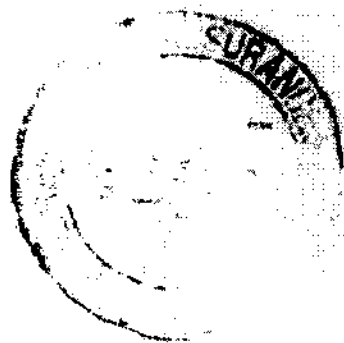
- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Makhan's Land:** Makhan Lal Nath was the sole owner of *sahi* land measuring 1.7776 (one point seven seven seven six) decimal in R.S./L.R. *Dag* No.533, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas (**Makhan's Land**) and he got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.548, in respect thereof.



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- 5.1.2 **Ownership of Khetra's Land:** Khetra Mohan Nath was the sole owner of *sak* land measuring 1.7776 (one point seven seven seven six) decimal in R.S./L.R. *Dag* No.533, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas (**Khetra's Land**) and he got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.874, in respect thereof.
- 5.1.3 **Demise of Khetra Mohan Nath:** Khetra Mohan Nath, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate* as a bachelor, leaving behind him surviving his 2 (two) brothers, namely, Makhan Lal Nath and Santosh Kumar Nath as his only legal heirs, who jointly and equally inherited the entire right, title and interest of Late Khetra Mohan Nath in Khetra's Land.
- 5.1.4 **Ownership of Said Property:** In the abovementioned circumstances, Makhan Lal Nath became the sole owner of Makhan's Land and an undivided  $\frac{1}{2}$  (one half) share and/or interest in Khetra's Land, i.e. collectively 2.6664 (two point six six six four) decimal in R.S./L.R. *Dag* No.533, which is the Said Property defined in Clause 4.1 above.
- 5.1.5 **Demise of Makhan Lal Nath:** Makhan Lal Nath, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving his wife, Malina Nath, his 3 (three) sons, namely, Asit Nath, Tarun Nath and Tapas Nath and 8 (eight) daughters, namely, Sandhya Nath, Arati Nath, Malati Nath, Maya Nath, Minati Deb Nath, Sujata Singha Roy, Reba Nath and Rita Nath as his only legal heiresses and heirs (**Legal Heirs Of Makhan Lal Nath**), who jointly and equally inherited the entire right, title and interest of Late Khetra Mohan Nath in the Said Property.
- 5.1.6 **Purchase by Vendors:** By a Deed of Sale in *Bengali* language (*Kobala*) dated 1<sup>st</sup> August, 2002, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No. 164, at Pages 65 to 74, being Deed No.02873 for the year 2003, the Vendors purchased the entirety of the Said Property from the Legal Heirs Of Makhan Lal Nath, for the consideration mentioned therein.
- 5.1.7 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing,



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OF ASSURANCE, KOREA  
2 8 SEP 2012

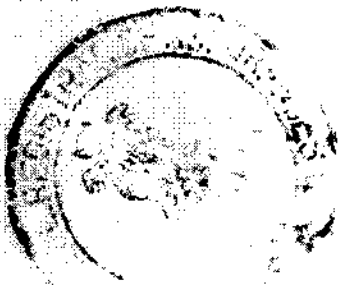
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including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors 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 *has*, 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.
- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat 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. Dreamland Plaza Limited, having its office at Room No.205, 2<sup>nd</sup> 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



*[Handwritten mark]*

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that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

## 7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 2.6664 (two point six six six four) decimal equivalent to 1 (one) *cottah* 9 (nine) *chittack* and 36 (thirty six) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* Nos. 548 and 874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas and the said *Dag* No.533 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.3,22,650/- (Rupees three lac twenty two thousand six hundred and fifty) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bagadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the



2  
ADDITIONAL REGISTRAR  
OF ASSURANCES IN JAMAICA  
28 SEP 2012

0001

Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.

- 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, physical and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's 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.

8



139  
2102 JAN 0 7  
A curved arrow pointing upwards and to the right, indicating a reference or a specific action.



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

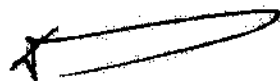
Land classified as *sali* (agricultural) measuring 2.6664 (two point six six six four) decimal equivalent to 1 (one) *cottah* 9 (nine) *chittack* and 36 (thirty six) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* Nos. 548 and 874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Bidhannagar, District North 24 *Parganas* and the said *Dag* No.533 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.533/717
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.477
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.528
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.532

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

The details of the Said Property are tabulated below:

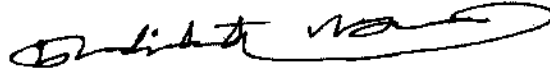
<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owners
Bhatenda	533	548	16	2.6664	Makhan Lal Nath
	—	874			Khetra Nath <i>alias</i> Khetra Mohan Nath
			<b>Total</b>	<b>2.6664</b>	



ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
28 SEP 2012

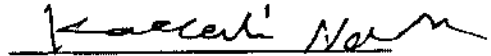
9. Execution and Delivery

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



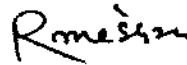
Rabindra Nath Naskar

[Vendors]



Karabi Naskar

Shivasthal Dealers Private Limited



Authorized Signatory  
[Purchaser]

Drafted by:



Saptarshi Roy, Advocate

Witnesses:

Signature Swapan  
Name Swapan Kar  
Father's Name R. N. Kar  
Address 7C, K.S. Roy Road  
Kolkata - 70001

Signature Sourav Banerjee  
Name Sourav Banerjee  
Father's Name Saibal Banerjee  
Address 7E, K.S. Roy Road  
Kolkata - 70001



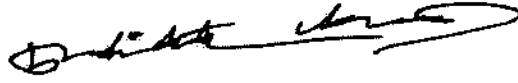
*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES, CALCUTTA  
28 SEP 2012  
121

**Receipt and Memo of Consideration**

Received from the withinnamed Purchaser the withinmentioned sum of Rs.3,22,650/- (Rupees three lac twenty two thousand six hundred and fifty) 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.)
Pay Order No.362637 (Part)	27.09.2012	Axis Bank Limited	1,61,325/-
Pay Order No.362638 (Part)	27.09.2012	Axis Bank Limited	1,61,325/-
		<b>Total:</b>	<b>3,22,650/-</b>



Rabindra Nath Naskar



Karabi Naskar

[Vendors]

**Witnesses:**

Signature Swapan  
Name Swapan Kar

Signature Sevran Banerjee  
Name Sevran Banerjee



ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
28 SEP 2012

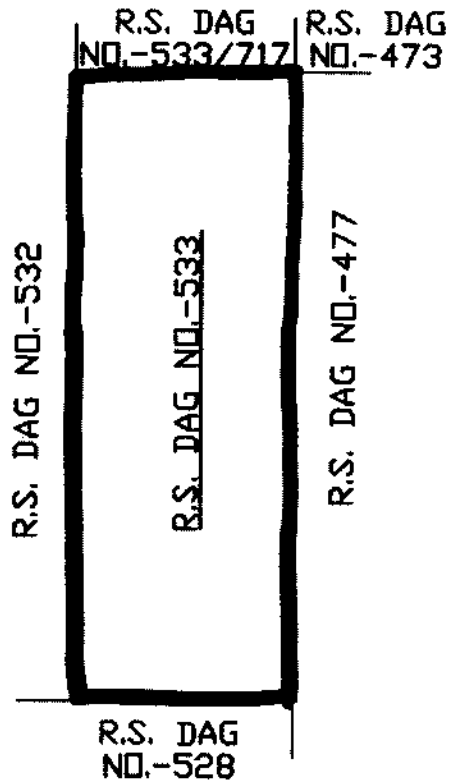
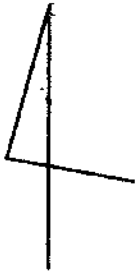
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PLAN

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 548 & 874, 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.533 is 16 Decimal

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*[Handwritten signature]*  
Rajni Nandan

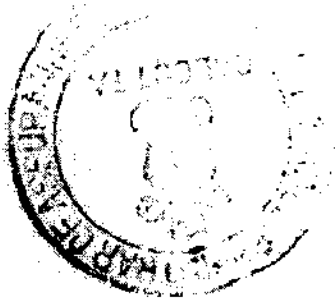
Shivasthal Dealers Pvt. Ltd.

*[Handwritten signature]*  
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 2.6664 DECIMAL OUT OF 16 DECIMAL SALI LAND IN RS/LR.  
DAG NO.- 533.

SHOWN THUS:

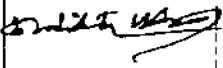
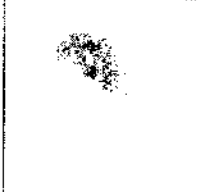
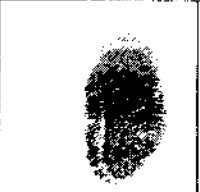

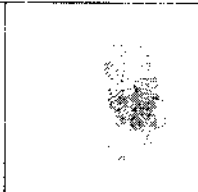
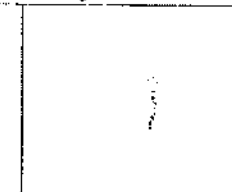
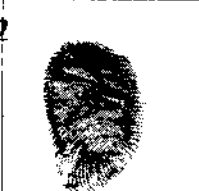

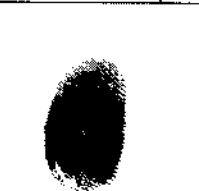
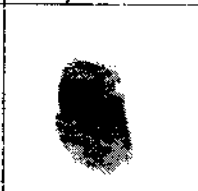
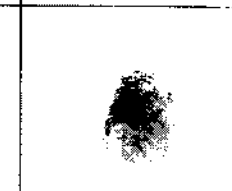
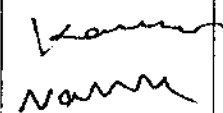



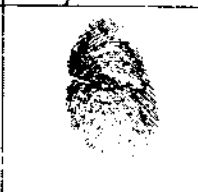
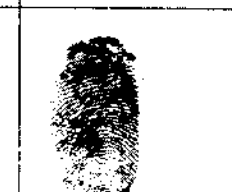
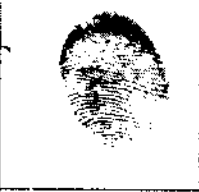
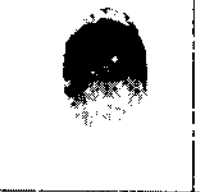



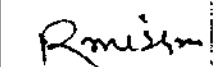

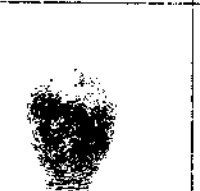

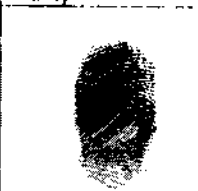


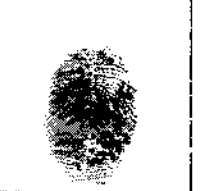





REGISTRAR OF COMPANIES, KOLKATA  
28 SEP 2012

1228



SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
		(Left Hand)				
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
		(Left Hand)				
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
		(Left Hand)				
		(Right Hand)				



ADDITIONAL REGISTRAR  
OF ASSURANCES, CALCUTTA  
28 SEP 2012

1220



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

Endorsement For Deed Number : I - 12742 of 2012  
(Serial No. 11751 of 2012)

On

Payment of Fees:

On 28/09/2012

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

Presented for registration at 19.37 hrs on :28/09/2012, at the Private residence by Raghwendra Kumar Mishra ,Claimant.

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

Execution is admitted on 28/09/2012 by

1. Rabindra Nath Naskar, son of Late Rajani Kanta Naskar , Village:Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Karabi Naskar, wife of Rabindra Nath Naskar , Village:Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
3. Raghwendra Kumar Mishra  
Authorised Signatory, Shivasthal Dealers Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others  
  
Identified By Swapan Kar, son of R N Kar, 7 C, Kiron Sankar Roy Road(Hastings Street), Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

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

On 04/10/2012

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-3,79,220/-

Certified that the required stamp duty of this document is Rs.- 18981/- and the Stamp duty paid as: Impresive Rs.- 10/-

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

On 09/10/2012

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

09/10/2012 16:09:00

EndorsementPage 1 of 2

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

**Endorsement For Deed Number : I - 12742 of 2012**  
**(Serial No. 11751 of 2012)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 4267.00/-, on 09/10/2012

( Under Article : A(1) = 4169/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/10/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 18981/- is paid03889928/09/2012State Bank of India, DALHOUSIE SQUARE,  
received on 09/10/2012

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



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

09/10/2012 16:09:00

EndorsementPage 2 of 2



1203



Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012

**Between**

**Rabindra Nath Naskar & Anr.  
... Vendors**

**And**

**Shivasthal Dealers Pvt. Ltd.  
... Purchaser**

**CONVEYANCE**

**2.6664 Decimal  
Portion of  
R.S./L.R. Dag No.333  
Mouza Bhatenda  
District North 24 Parganas**

**Saha & Ray  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001**





1284



Certificate of Registration under section 60 and Rule 69.

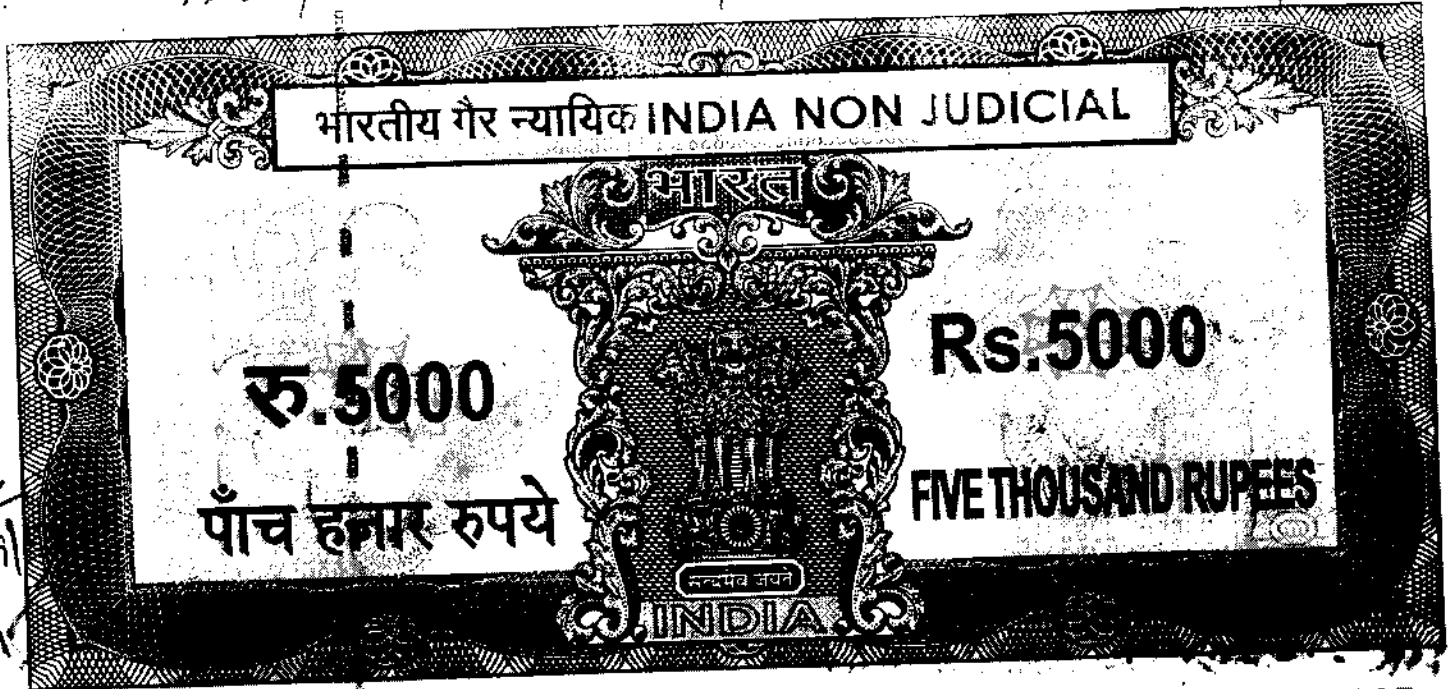
Registered in Book - I  
CD Volume number 50  
Page from 995 to 1009  
being No 12742 for the year 2012.



  
(Dulal chandra Saha) 10-October-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal

12615/2013

13260/2013



1.01

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

2108 A-932103



Certified that the Registration, the encorsement etc. are the part of this document

Additional Registrar of Assurances-I, Kolkata

*[Handwritten signature]*

9-39584/13  
214393

Additional Registrar of Assurances-I, Kolkata

3977/13

CONVEYANCE

1. Date: 18<sup>th</sup> SEPTEMBER, 2013.
2. Place: Kolkata
3. Parties

श्रीधर निधर नवीन  
काय नवीन

*[Handwritten signature]*

1565

28/02

18/09

37598

22 AUG 2013

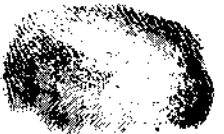
REGISTRATION DATE

REGISTRATION NO

500 of Ave Housing by



Anil Kumar Bhattacharya



e-7384

Durganga Hirac Private Limited

Anil Kumar Bhattacharya  
Director/Authorized Signatory

Mousumi Ghosh

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



e-7385

श्रीमनिमोहननाथ



e-7386

श्रीमोहननाथ



Anil Kumar Nath  
- Mahan Lal Nath -  
Refachal - 24 Pgs (N)  
KOLKATA - 135  
Business

ADDITIO  
18 SEP 2013



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

Endorsement For Deed Number : I - 13260 of 2013  
(Serial No. 12615 of 2013 and Query No. 1902L000029584 of 2013)

On 18/09/2013

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

Presented for registration at 16.15 hrs on :18/09/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 18/09/2013 by

1. Mani Mohan Nath, son of Late Santosh Kumar Nath , Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Gouri Rani Nath Alias Gouri Nath, wife of Satya Charan Nath , 109, R B C Road, Naihati, Thana:-Naihati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743165, By Caste Hindu, By Profession : Others
3. Anirban Bhattacharya  
Authorised Signatory, Dhanganga Hinse Pvt Ltd, 1st Floor. 111, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others  
Identified By Tarun Kumar Nath, son of Late Makhan Lal Nath, Rajarhat, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

( Anup Kumar Mandal )  
ADDL. REGISTRAR OF ASSURANCES-II

On 19/09/2013

**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.-2,14,393/-

Certified that the required stamp duty of this document is Rs.- 10740 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

( Dula' chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

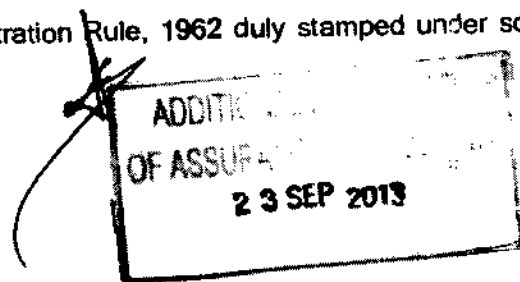
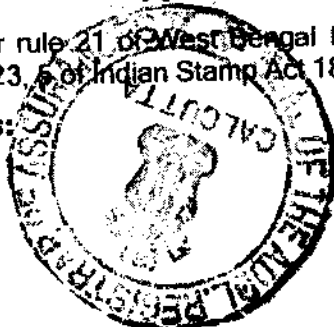
On 23/09/2013

**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, of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft



( Dula' chandraSaha )  
ADDL. REGISTRAR OF ASSURANCES-II

23/09/2013 13:43:00

Endorsement Page 1 of 2





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

Endorsement For Deed Number : I - 13260 of 2013  
(Serial No. 12615 of 2013 and Query No. 1902L000029584 of 2013)

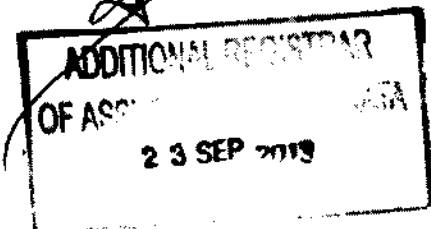
Rs. 2452/- is paid , by the draft number 289377, Draft Date 19/09/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 23/09/2013

( Under Article : A(1) = 2354/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 23/09/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 5740/- is paid , by the draft number 289376, Draft Date 19/09/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 23/09/2013

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



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

23/09/2013 13:43:00

EndorsementPage 2 of 2

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- 3.1 **Mani Mohan Nath**, son of Late Santosh Kumar Nath, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas
- 3.2 **Gouri Rani Nath alias Gouri Nath**, wife of Satya Charan Nath, residing at 109, R.B.C Road, Naihati, PIN-743165, Police Station Naihati, District North 24 Parganas
- (collectively **Vendors**, includes successors-in-interest)

**And**

- 3.3 **Dhanganga Hirise Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAECD4857B**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street
- (**Purchaser**, includes successors-in-interest).

Vendors and Purchaser collectively **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** (1) Land classified as *sahi* (agricultural) measuring 0.5416 (one point five four one six) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the 1<sup>st</sup> **Schedule** below and the said *Dag* No.500 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And** (2) land classified as *sahi* (agricultural) measuring 0.3611 (zero point three six one one) decimal, equivalent to 3 (three) *chittack* and 22.3 (twenty two point three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the 1<sup>st</sup> **Schedule** below and the said *Dag* No.503 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And** (3) land classified as *sahi* (agricultural) measuring 0.2222 (zero point two two two two) decimal, equivalent to 2 (two) *chittack* and 7 (seven) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the 1<sup>st</sup> **Schedule** below and the said *Dag* No.533 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**), the First Land, the Second Land and the Third Land are more fully and collectively described in the 2<sup>nd</sup> **Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of



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whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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

**5.1 Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

**5.1.1 Ownership of Khetra's Mother Land:** Khetra Mohan Nath was the sole owner of (1) land classified as *sali* (agricultural) measuring 4.3329 (four point three three two nine) decimal, equivalent to 2 (two) *cottah* 9 (nine) *chittack* and 42.4 (forty two point four) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. Dag No.500, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Khetra's First Land**) **And** (2) land classified as *sali* (agricultural) measuring 2.8886 (two point eight eight eight six) decimal, equivalent to 1 (one) *cottah* 11 (eleven) *chittack* and 43.3 (forty three point three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. Dag Nn.503, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Khetra's Second Land**) **And** (3) land classified as *sali* (agricultural) measuring 1.7776 (one point seven seven seven six) decimal, equivalent to 1 (one) *cottah* 1 (one) *chittack* and 9.3 (nine point three) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. Dag Nn.533, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Khetra's Third Land**). Khetra's First Land, Khetra's Second Land and Khetra's Third Land being collectively defined as **Khetra's Mother Land**.

**5.1.2 Mutation:** Khetra Mohan Nath got his name mutated in the records of the Block Land & Land Reforms Office at Rajarhat, in L.R. ~~Khatia~~ No.874, in respect of the entirety of Khetra's Mother Land.

**5.1.3 Demise of Khetra Mohan Nath:** Khetra Mohan Nath, a bachelor Hindu governed by the *Dayabhaga* School of Hindu law, died *intestate*, leaving behind him surviving his 2 (two) brothers, namely, Santosh Kumar Nath *alias* Santosh Nath and Makhan Lal Nath as his only legal heirs, who jointly inherited the right, title and interest of Late Khetra Mohan Nath in Khetra's Mother Land, each having  $\frac{1}{2}$  (one half) share and/or interest therein.

**5.1.4 Ownership of Santosh Kumar Nath:** In the abovementioned circumstances, Santosh Kumar Nath *alias* Santosh Nath became the sole owner of  $\frac{1}{2}$  (one half) share and/or interest of Khetra's Mother Land (**Santosh's Share In Khetra's Mother Land**).

**5.1.5 Demise of Santosh Kumar Nath:** On or about 7<sup>th</sup> March, 1984, Santosh Kumar Nath *alias* Santosh Nath, a Hindu governed by the *Dayabhaga* School of Hindu law, died *intestate*, leaving behind him surviving his wife, Bhabani Debi, 2 (two) sons, namely, Bipul Chandra Nath *alias* Bipul Nath and Mani Mohan Nath (the Vendor Nn.3.1 herein) and 6 (six) married daughters, namely, Sovarani Nath, Biva Rani Nath, Parul Bala Nath, Ganga Rani Nath, Debi Rani Nath and Gouri Rani Nath *alias* Gouri Nath



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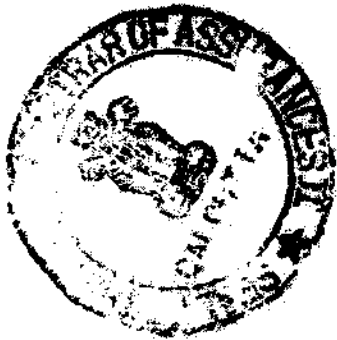
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(the Vendor No.3.2 herein) as his only legal heiresses and heirs (collectively **Legal Heirs Of Santosh Kumar Nath**), who jointly inherited the right, title and interest of Late Santosh Kumar Nath in the entirety of the Santosh's Share In Khetra's Mother Land, each having 1/9<sup>th</sup> (one ninth) share and/or interest therein.

- 5.1.6 **Demise of Bhabani Debi:** On or about 4<sup>th</sup> June, 2005, Bhabani Debi, a Hindu governed by the *Dayabhaga* School of Hindu law, died *intestate*, leaving behind her surviving her 2 (two) sons, namely, Bipul Chandra Nath *alias* Bipul Nath and Mani Mohan Nath (the Vendor No.3.1 herein) and 6 (six) married daughters, namely, Sovarani Nath, Biva Rani Nath, Parul Bala Nath, Ganga Rani Nath, Debi Rani Nath and Gouri Rani Nath *alias* Gouri Nath (the Vendor No.3.2 herein) as her only legal heirs and heiresses, who jointly and equally inherited the 1/9<sup>th</sup> (one ninth) share and/or interest of Late Bhabani Debi in Santosh's Share In Khetra's Mother Land.
- 5.1.7 **Ownership of Santosh's Share In Khetra's Mother Land:** In the abovementioned circumstances, Bipul Chandra Nath *alias* Bipul Nath and Mani Mohan Nath (the Vendor No.3.1 herein) and 6 (six) married daughters, namely, Sovarani Nath, Biva Rani Nath, Parul Bala Nath, Ganga Rani Nath, Debi Rani Nath and Gouri Rani Nath *alias* Gouri Nath (the Vendor No.3.2 herein) became the joint and absolute owners of the entirety of Santosh's Share In Khetra's Mother Land, each having 1/8<sup>th</sup> (one eighth) share and/or interest therein.
- 5.1.8 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendors [excluding the other surviving Legal Heirs Of Santosh Kumar Nath and Bhabani Debi (since deceased)] have become the joint and absolute owners of 2/8<sup>th</sup> (two eighth) share and/or interest of Santosh's Share In Khetra's Mother Land. The Said Property, which is such 2/8<sup>th</sup> (two eighth) share of Santosh's Share In Khetra's Mother Land, is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

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- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debitors*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors 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 *khata*, 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.
- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat 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. Dreamland Plaza Limited, having its office at Room No.205, 2<sup>nd</sup> 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 Vendors and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendors 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 Vendors directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

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## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **2<sup>nd</sup> Schedule** below, being **(1)** the First Land, i.e. land classified as *sali* (agricultural) measuring 0.5416 (one point five four one six) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.500 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Land, i.e. land classified as *sali* (agricultural) measuring 0.3611 (zero point three six one one) decimal, equivalent to 3 (three) *chittack* and 22.3 (twenty two point three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.503 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Land, i.e. land classified as *sali* (agricultural) measuring 0.2222 (zero point two two two two) decimal, equivalent to 2 (two) *chittack* and 7 (seven) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.533 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.2,14,393/- (Rupees two lac fourteen thousand three hundred and ninety three) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

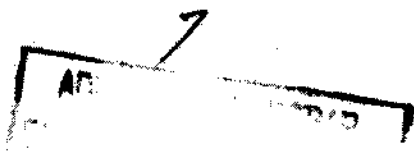
## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or

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suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.
- 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, physical and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to

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cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's 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.

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Land)**

Land classified as *sali* (agricultural) measuring 0.5416 (one point five four one six) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.874, *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 the said *Dag* No.500 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.478
<b>On the East</b>	: By land belonging to R.S./L.R. <i>Dag</i> Nos.494 and 495
<b>On the South</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.499
<b>On the West</b>	: By land belonging to R.S./L.R. <i>Dag</i> Nos.501/716 and 478(P)

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the First Land and appurtenances and inheritances for access and user thereof.

**Part II**  
**(Second Land)**

Land classified as *sali* (agricultural) measuring 0.3611 (zero point three six one one) decimal, equivalent to 3 (three) *chittack* and 22.3 (twenty two point three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.874, *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 the said *Dag* No.503 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.502
<b>On the East</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.504
<b>On the South</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.679
<b>On the West</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.509

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**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Second Land and appurtenances and inheritances for access and user thereof.

**Part III  
(Third Land)**

Land classified as *sahi* (agricultural) measuring 0.2222 (zero point two two two two) decimal, equivalent to 2 (two) *chittack* and 7 (seven) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.874, *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 the said *Dag* No. 533 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.533/717
<b>On the East</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.477
<b>On the South</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.528
<b>On the West</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.532

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Third Land and appurtenances and inheritances for access and user thereof.

**2<sup>nd</sup> Schedule  
(Said Property)  
[Subject Matter of this Conveyance]**

Land classified as *sahi* (agricultural) measuring 0.5416 (one point five four one six) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.874, *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 **Part I** of the **1<sup>st</sup> Schedule** above

Land classified as *sahi* (agricultural) measuring 0.3611 (zero point three six one one) decimal, equivalent to 3 (three) *chittack* and 22.3 (twenty two point three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.874, *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 **Part II** of the **1<sup>st</sup> Schedule** above

Land classified as *sahi* (agricultural) measuring 0.2222 (zero point two two two two) decimal, equivalent to 2 (two) *chittack* and 7 (seven) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian*

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No.874, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **I<sup>st</sup> Schedule** above

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

The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> Nos.	L.R. <i>Khatian</i> No.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Bhatenda	500	874	39	0.5416	Khetra Mohan Nath
Bhatenda	503	874	26	0.3611	Khetra Mohan Nath
Bhatenda	533	874	16	0.2222	Khetra Mohan Nath
			<b>Total</b>	<b>1.1249</b>	

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