

12615/2013

BTN/102

13260/2013



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 9321032 bar A 932103

8-28584/13
 214393/



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

25/9/13

3917/13 Additional Registrar of Assurances-II, Kolkata

CONVEYANCE

1. **Date:** 18th SEPTEMBER, 2013.
2. **Place:** Kolkata
3. **Parties**

श्रीमनिमय नवीन
 काशी नाथ

Handwritten signature/initials.

28/02/13

18/09

37598

22 AUG 2013

Sl. No. DATE

NAME

ADD

AMT

500/- Five Hundred only



Ainham Bhattachaya



e-7384

Dhanganga Hirise Private Limited

Ainham Bhattachaya
Director/Authorised Signatory

Mousumi Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



e-7385

श्रीमनिमोहननाथ



e-7386

सोरा नाथ



Taran Kumar Nath
te-Makham Lal Nath -
Refashed - 24 Pgs (H)
KOLKATA - 135
Business,

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
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 Hirise 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/-

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

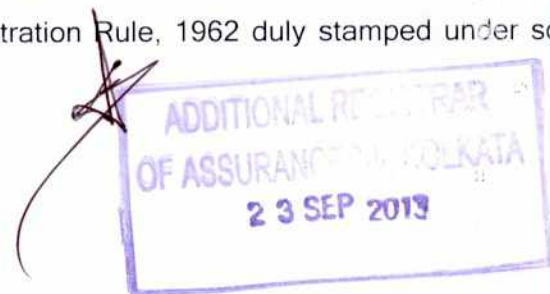
On 23/09/2013

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft



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



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



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

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 1st 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 *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. 1 *Gram Panchayet* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1st 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 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 **1st 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 0.2222 (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 **1st 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 **2nd 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* 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 *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* 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 7th 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 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



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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 1/9th (one ninth) share and/or interest therein.

- 5.1.6 **Demise of Bhabani Debi:** On or about 4th 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 1/9th (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 1/8th (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 2/8th (two eighth) share and/or interest of Santosh's Share In Khetra's Mother Land. The Said Property, which is such 2/8th (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 whosoever 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 *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat Limited, having its office at B-401, 4th Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Dreamland Plaza Limited, having its office at Room No.205, 2nd Floor, 10A, Hospital Street, Kolkata-700072 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the 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 **2nd 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 **1st 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 **1st 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 **1st 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, *debutter*s, 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, 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 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.

1st 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:

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

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

8 8/12 2021

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7
ADDITIONAL REGISTRAR
OF ASSURANCES
18 SEP 2019

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 0.2222 (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:

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

2nd Schedule
(Said Property)
[Subject Matter of this Conveyance]

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 more fully described in **Part I** of the **1st Schedule** above

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 more fully described in **Part II** of the **1st Schedule** above

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*



7
ADDITIONAL REGISTRAR
18 SEP 1958

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 **1st 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:

Mouza	R.S./ L.R. Dag Nos.	L.R. Khatian No.	Total Area of Dag (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
			Total	1.1249	

১৭/১১
১৩/১১
১৩/১১



7
ADDITIONAL REGISTRAR
OF
18 SEP 2019

9. Execution and Delivery

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

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/her L.T.T./signature in my presence.

মণীমহান (মণীমহান)

গৌরী রানী

Jayanta Nath

Mani Mohan Nath

Gouri Rani Nath alias Gouri Nath

[Vendors]

Dhanganga Hirise Private Limited

Anirban Bhattacharya

**Authorized Signatory
[Purchaser]**

Drafted by:

Subh

Subhajit De, Advocate

Witnesses:

Signature Jayanta Nath.

Signature Anirban Bhattacharya

Name Jayanta Nath.

Name Sunil Chakrabarty

Father's Name Mani Mohan Nath

Father's Name Deen Chakrabarty

Address Bhatnagar, Rajarhat

Address 7c, K. Sanyal Road

24 Pgs (N) Kol - 700135

Kolkata - 700001



ADDRESSEE'S NUMBER
OF A
18 SEP 1968

Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs.2,14,393/- (Rupees two lac fourteen thousand three hundred and ninety three) towards full and final payment of the consideration for sale of the Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Pay Order No.383687	17.09.2013	Axis Bank Ltd.	1,07,196.00	Mani Mohan Nath
Pay Order No.383688	17.09.2013	Axis Bank Ltd.	1,07,197.00	Gouri Rani Nath alias Gouri Nath
		Total:	2,14,393/-	

श्री मनिमोहन नाथ

Mani Mohan Nath

गौरी नाथ

Gouri Rani Nath alias Gouri 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 hereof have put his/her L.T./signature in my presence.

Jayanka Nath.

Witnesses:

Signature Jayanka Nath.

Name Jayanka Nath

Signature Sumit Chakraborty

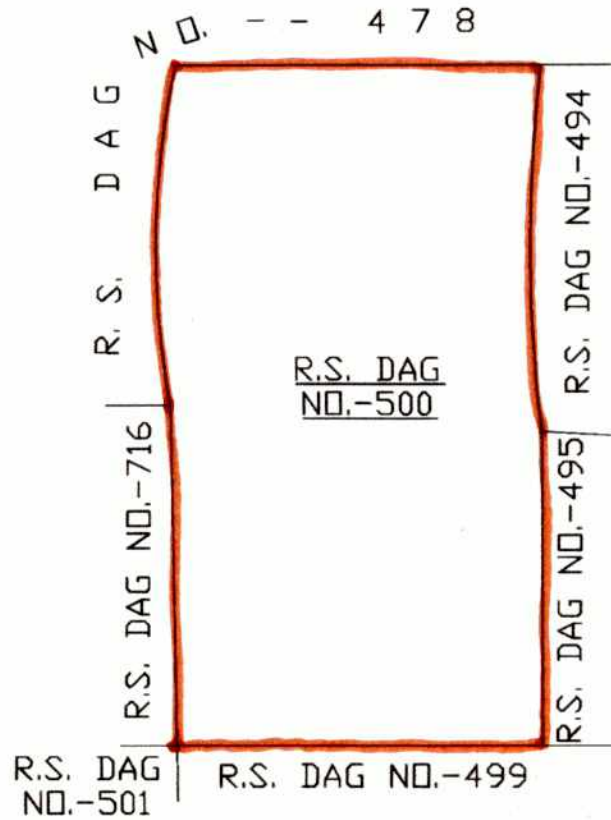
Name Sumit Chakraborty



18 SEP 2019

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



श्रीमनि ब्राह्मण
काय नाथ

Dhanganga Hirise Private Limited
Aniban Bhattacharya
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.5416 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 500.

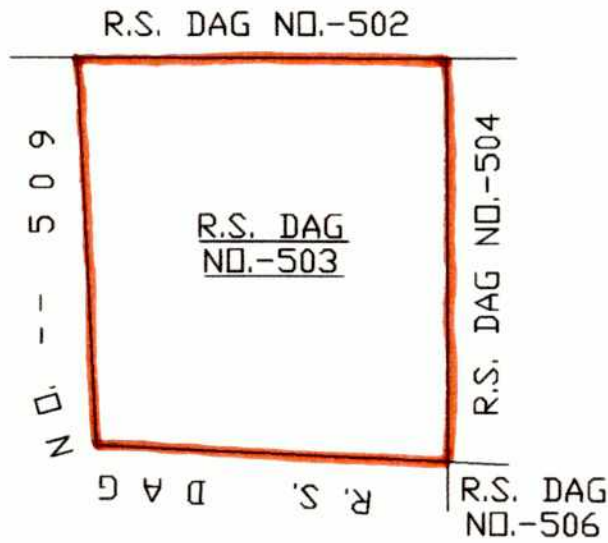
SHOWN THUS :



ADDF
OF
18 SEP 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



श्रीमनिआननाथ
कोठी नाथ

Dhanganga Hirise Private Limited
Anban Bhattachary
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.3611 DECIMAL OUT OF 26 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 503.

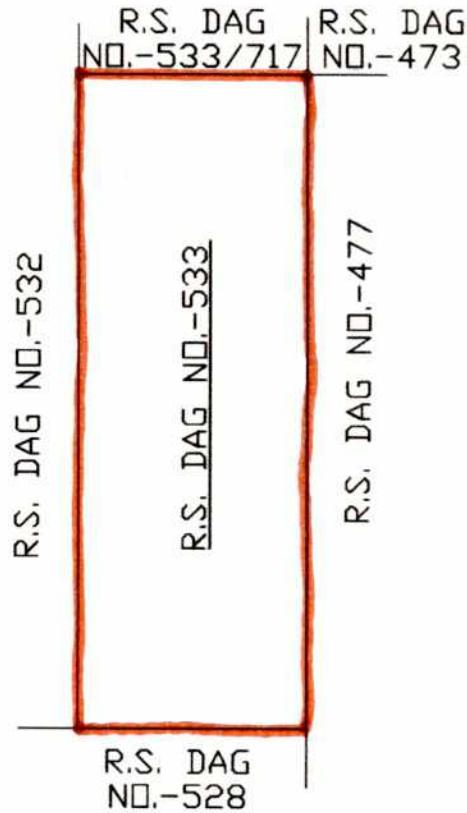
SHOWN THUS :



7
ADDRESS REGISTRAR
OFFICE CALCUTTA
18 SEP 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



শ্রী অনিবার্ণনাথ
গোষ্ঠী নাথ

Dhanganga Hirise Private Limited

Aniban Bhattacharya
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :







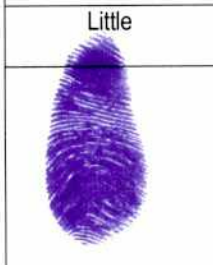

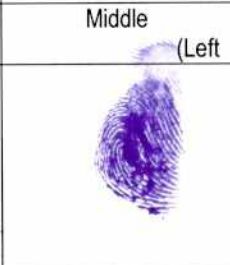
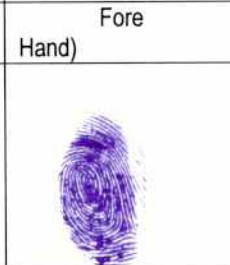
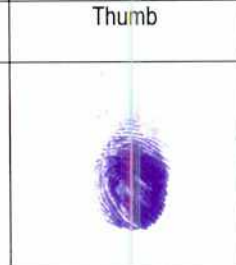





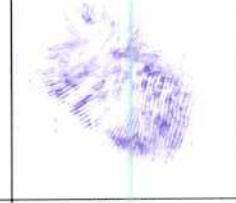
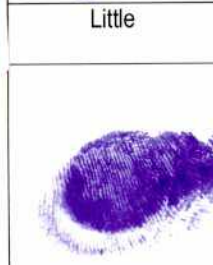

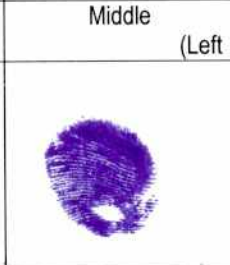
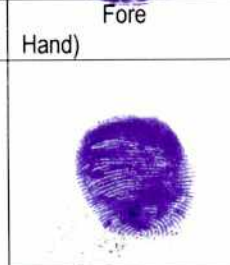
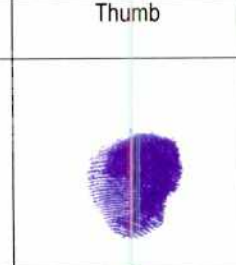






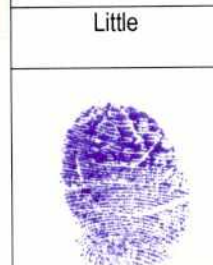

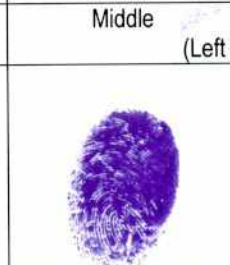
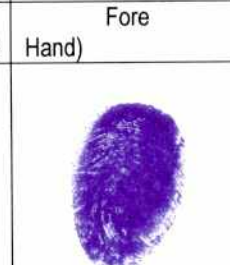
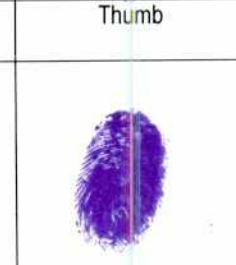
LEGEND : 0.2222 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 533.

SHOWN THUS :



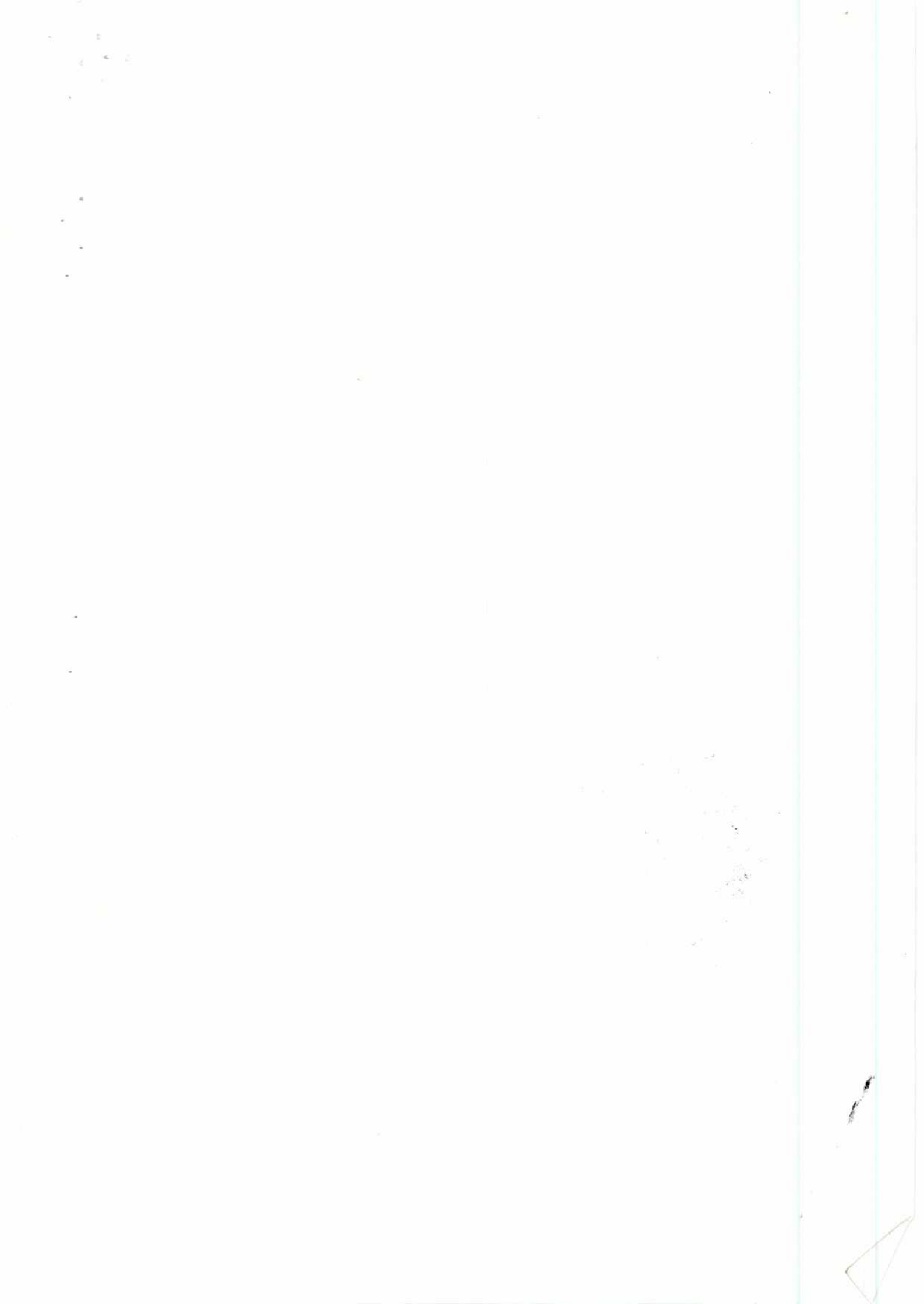
7
REGISTRAR OF ASSURANCES
CALCUTTA
18 SEP 2019

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Arun Bhattacharya					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 श्रीमानमनोज कुमार					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 सा. आ. अंजलि					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



ADMITTED & REGISTERED
OFFICE
18 SEP 2013



Dated this 18th day of SEPTEMBER, 2013

Between

**Mani Mohan Nath & Anr.
... Vendors**

And

**Dhanganga Hirise Pvt. Ltd.
... Purchaser**

CONVEYANCE


1.1249 Decimal
Portion of
R.S./L.R. *Dag* Nos.500, 503 and 533
Mouza Bhatenda
District North 24 Parganas

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 39
Page from 2646 to 2665
being No 13260 for the year 2013.




(Dulal chandra Saha) 25-September-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal