

12616/2013

BTN/103

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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

*[Handwritten signature]*

CONVEYANCE

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

श्री अनिल कुमार शर्मा  
 काका नाम

*[Handwritten signature]*

18/9/13  
 4.00

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Additional Registrar of Assurances, Kolkata

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22 AUG 2013

BL. NO. .... DATE .....

NAME .....

ADD .....

AMT .....

5000/- five thousand only



Ainban Bhattachya



e-7384

Shanganga Reality Private Limited

Ainban Bhattachya

Director/Authorised Signatory

Rhosh

MOUSUMI GHOSH  
LICENSED REALTOR  
KOLKATA REGISTRATION OFFICE



e-7385

শ্রী অনিন্দ্য কুমার নাথ



e-7386

আনন্টা নাথ



Sourav Kumar Nath -

Debi Mukherjee Nath -

Rajashat 24 PGS (M)

KOL-135





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

**Endorsement For Deed Number : I - 13261 of 2013**  
**(Serial No. 12616 of 2013 and Query No. 1902L000029583 of 2013)**

**On 18/09/2013**

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

Presented for registration at 16.00 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 Reality Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By T K 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.-14,95,749/-

Certified that the required stamp duty of this document is Rs.- 74807 /- 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



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

23/09/2013 13:44:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 13261 of 2013  
(Serial No. 12616 of 2013 and Query No. 1902L000029583 of 2013)

Rs. 16543/- is paid , by the draft number 289379, Draft Date 19/09/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 23/09/2013

( Under Article : A(1) = 16445/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 23/09/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 69807/- is paid , by the draft number 289378, 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  
Endorsement Page 2 of 2



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 Reality 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 AAECD4853F**), 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 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 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* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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 0.7223 (zero point seven two two three) decimal, equivalent to 7 (seven) *chittack*, 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* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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 6.25 (six point two five) decimal, equivalent to 3 (three) *cottah* 12 (twelve) *chittack* and 22.5 (twenty two point five) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.531, recorded in L.R. *Khatian* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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. 531 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 0.4460 (zero point



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four four six zero) decimal, equivalent to 4 (four) *chittack* and 14.3 (fourteen 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, recorded in L.R. *Khatian* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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 Santosh's Mother Land:** Santosh Kumar Nath *alias* Santosh Nath was the recorded 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. *Dag* No.500, recorded in R.S. *Khatian* No.545, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Santosh'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. *Dag* No.503, recorded in R.S. *Khatian* No.545, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Santosh's Second Land**) **And** (3) land classified as *sali* (agricultural) measuring 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less], being a portion of R.S. *Dag* No.531, recorded in R.S. *Khatian* No.545, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Santosh's Third Land**) **And** (4) land classified as *sali* (agricultural) measuring 1.7840 (one point seven eight four zero) decimal, equivalent to 1 (one) *cottah* 1 (one) *chittack* and 12.1 (twelve point one) 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. *Dag* No.533, recorded in R.S. *Khatian* No.545, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Santosh's Fourth Land**). Santosh's First Land, Santosh's Second Land, Santosh's Third Land and Santosh's Fourth Land being collectively defined as **Santosh's Mother Land**.



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- 5.1.2 **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 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 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 Santosh's Mother Land, each having 1/9<sup>th</sup> (one ninth) share and/or interest therein.
- 5.1.3 **Mutation:** Though by way of inheritance, each of the Legal Heirs Of Santosh Kumar Nath are equally entitled to 1/9<sup>th</sup> (one ninth) share and/or interest in Santosh's Mother Land, but mistakenly and erroneously, only Bhabani Debi, Bipul Chandra Nath *alias* Bipul Nath, Mani Mohan Nath and Gouri Rani Nath got their names mutated in the records of the Block Land & Land Reforms Office at Rajarhat, in L.R. *Khatian* Nos. 508/1, 498/1, 528/1 and 202/3, respectively, in respect of the entirety of Santosh's Mother Land while names of the other Legal Heirs Of Santosh Kumar Nath are not recorded.
- 5.1.4 **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 Mother Land.
- 5.1.5 **Ownership of Santosh's Mother Land:** In the abovementioned circumstances, Bipul Chandra Nath *alias* Bipul Nath, Mani Mohan Nath (the Vendor No.3.1 herein), 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 Mother Land, each having 1/8<sup>th</sup> (one eighth) share and/or interest therein.
- 5.1.6 **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 Mother Land. The Said Property, which represents such 2/8<sup>th</sup> (two eighth) share and/or interest of Santosh'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.



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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 *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, 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: 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 1.0832 (one point zero eight three two) decimal, equivalent to 10 (ten) *chittack* and 22 (twenty two) 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* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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 0.7223 (zero point seven two two three) decimal, equivalent to 7 (seven) *chittack*, 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* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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 6.25 (six point two five) decimal, equivalent to 3 (three) *cottah* 12 (twelve) *chittack* and 22.5 (twenty two point five) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.531, recorded in L.R. *Khatian* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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. 531 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 *sali* (agricultural) measuring 0.4460 (zero point four four six zero) decimal, equivalent to 4 (four) *chittack* and 14.3 (fourteen 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, recorded in L.R. *Khatian* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24



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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 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.14,93,129/- (Rupees fourteen lac ninety three thousand one hundred and twenty nine) 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.

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- 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.

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

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 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* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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)

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ADDITIONAL REGISTRAR  
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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 First Land and appurtenances and inheritances for access and user thereof.

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

Land classified as *sali* (agricultural) measuring 0.7223 (zero point seven two two three) decimal, equivalent to 7 (seven) *chittack*, 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* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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. *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.679  
**On the West** : By land belonging to R.S./L.R. *Dag* 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 6.25 (six point two five) decimal, equivalent to 3 (three) *cottah* 12 (twelve) *chittack* and 22.5 (twenty two point five) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.531, recorded in L.R. *Khatian* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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.531 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. *Dag* No.537  
**On the East** : By land belonging to R.S./L.R. *Dag* No.532  
**On the South** : By land belonging to R.S./L.R. *Dag* No.578  
**On the West** : By land belonging to R.S./L.R. *Dag* Nos.530, 540 and 541

**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.

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OF  
18 SEP 2019

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

Land classified as *sali* (agricultural) measuring 0.4460 (zero point four four six zero) decimal, equivalent to 4 (four) *chittack* and 14.3 (fourteen 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, recorded in L.R. *Khatian* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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. <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 Fourth 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 1.0832 (one point zero eight three two) decimal, equivalent to 10 (ten) *chittack* and 22 (twenty two) 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* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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 0.7223 (zero point seven two two three) decimal, equivalent to 7 (seven) *chittack*, 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* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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 6.25 (six point two five) decimal, equivalent to 3 (three) *cottah* 12 (twelve) *chittack* and 22.5 (twenty two point five) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.531, recorded in L.R. *Khatian* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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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REGISTRATION  
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18 SEP 2019



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 0.4460 (zero point four four six zero) decimal, equivalent to 4 (four) *chittack* and 14.3 (fourteen 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, recorded in L.R. *Khatian* Nos.202/3, 498/1, 508/1 and 528/1 (corresponding to R.S. *Khatian* No.545), *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

**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:

<b>Mouza</b>	<b>R.S./ L.R. Dag Nos.</b>	<b>L.R. Khatian Nos.</b>	<b>Total Area of Dag (in decimal)</b>	<b>Total Area sold (in decimal)</b>	<b>Name of the Recorded Owners</b>
Bhatenda	500	202/3, 498/1, 508/1 and 528/1	39	1.0832	Gouri Rani Nath <i>alias</i> Gouri Nath, Bipul Chandra Nath <i>alias</i> Bipul Nath, Bhabani Debi and Mani Mohan Nath
Bhatenda	503	202/3, 498/1, 508/1 and 528/1	26	0.7223	Gouri Rani Nath <i>alias</i> Gouri Nath, Bipul Chandra Nath <i>alias</i> Bipul Nath, Bhabani Debi and Mani Mohan Nath
Bhatenda	531	202/3, 498/1, 508/1 and 528/1	25	6.2500	Gouri Rani Nath <i>alias</i> Gouri Nath, Bipul Chandra Nath <i>alias</i> Bipul Nath, Bhabani Debi and Mani Mohan Nath
Bhatenda	533	202/3, 498/1, 508/1 and 528/1	16	0.4460	Gouri Rani Nath <i>alias</i> Gouri Nath, Bipul Chandra Nath <i>alias</i> Bipul Nath, Bhabani Debi and Mani Mohan Nath
			<b>Total</b>	<b>8.5015</b>	



ADDITIONAL SECRETARY  
OFFICE OF THE SECRETARY  
BANGALORE  
08 SEP 2013

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 Vendors who, after understanding the meaning and purport hereof have put his/her L.L/signature in my presence.

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Jayanta Nath,

Mani Mohan Nath

Gouri Rani Nath alias Gouri Nath

[Vendors]

Dhanganga Reality Private Limited

Amban Bhattacharya

Authorized Signatory  
[Purchaser]

Drafted by:

Subhajit De

Subhajit De, Advocate

Witnesses:

Signature Jayanta Nath,

Signature Sumit Chakraborty

Name Jayanta Nath.

Name Sumit Chakraborty

Father's Name Mani Mohan Nath.

Father's Name Brun Chakraborty

Address Bhatenda, Rajarhat

Address TC, K. S Roy Road

24 Pgs (N) Kol - 135

Kolkata - 700001



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ADDL. REGISTRAR  
OF ASSURANCES  
CALCUTTA  
18 SEP 2019

**Receipt and Memo of Consideration**

Received from the withinnamed Purchaser the withinmentioned sum of Rs.14,93,129/- (Rupees fourteen lac ninety three thousand one hundred and twenty nine) 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.383685	17.09.2013	Axis Bank Ltd.	7,46,565.00	Mani Mohan Nath
Pay Order No.383686	17.09.2013	Axis Bank Ltd.	7,46,564.00	Gouri Rani Nath alias Gouri Nath
		<b>Total:</b>	<b>14,93,129/-</b>	

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**Mani Mohan Nath**

**Gouri Rani Nath alias Gouri 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/her T.T./signature in my presence.

Jayanta Nath.

**Witnesses:**

Signature Jayanta Nath.

Name Jayanta Nath.

Signature Sumit Chakraborty

Name Sumit Chakraborty

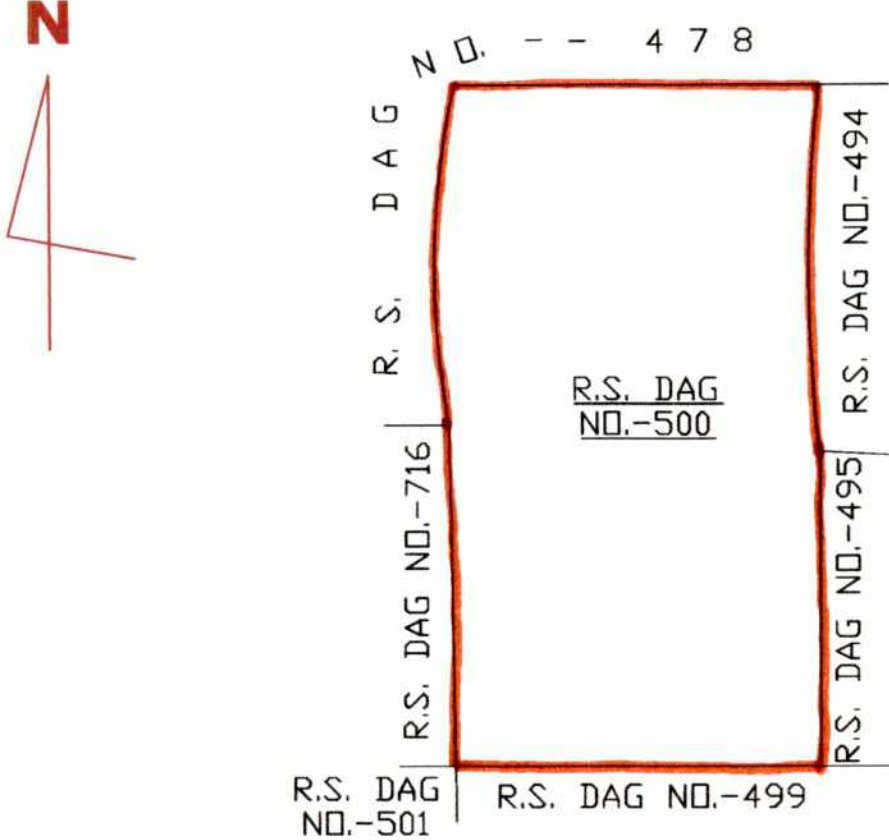


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REPUBLIC OF INDONESIA  
MINISTRY OF HEALTH  
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SITE PLAN OF R.S./L.R. DAG NO.- 500, L.R. KHATIAN NO.- 498/1, 202/1, 508/1 & 528/1, MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO.500 is 39 DECIMAL



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স্বাক্ষর

**Dhanganga Reality Private Limited**  
Anban Bhattacharya  
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.0832 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 500.

SHOWN THUS :

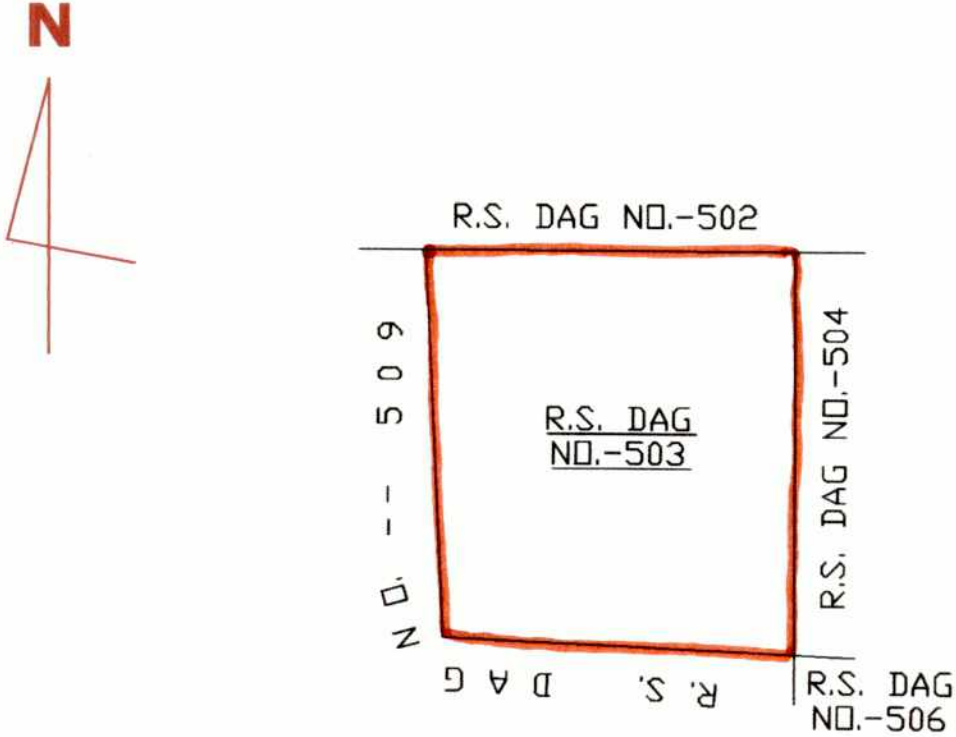


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OF COMPANIES  
18 SEP 2013



SITE PLAN OF R.S./L.R. DAG NO.- 503, L.R. KHATIAN NO.- 498/1, 202/1, 508/1 & 528/1, 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



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Dhangaaga Reality Private Limited

*Anban Bhattacharya*  
 Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.7223 DECIMAL OUT OF 26 DECIMAL SALI LAND IN R.S/L.R.  
DAG NO.- 503.

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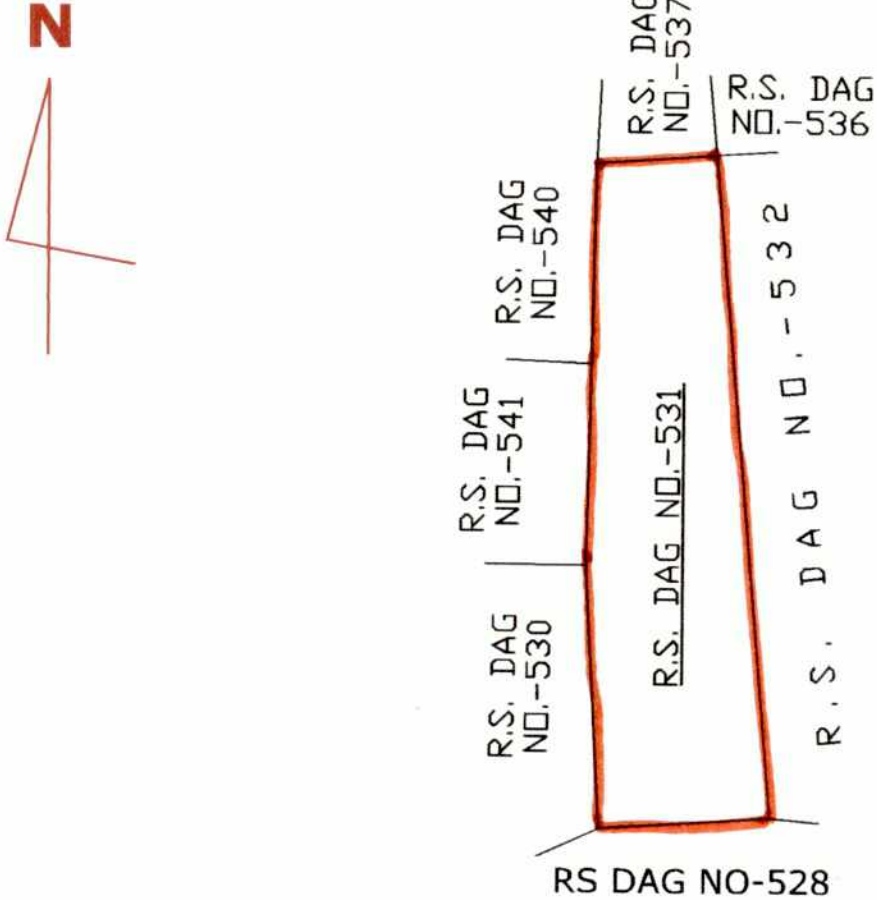


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CALCUTTA  
18 SEP 2013

PLAN C

SITE PLAN OF R.S./L.R. DAG NO.- 531, L.R. KHATIAN NO.-498/1, 202/1, 508/1 & 528/1, 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.531 is 25 Decimal



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স্বামী নাম

Dharganga Reality Private Limited

Director/Authorized Signatory

Amban Bhattacharya

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 6.2500 DECIMAL OUT OF 25 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 531.

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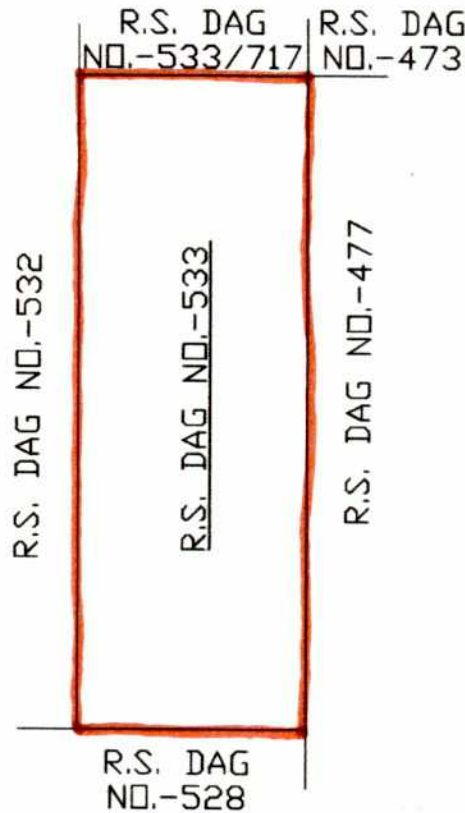
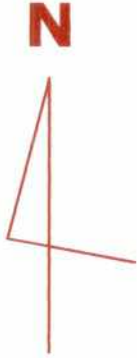


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OF AQUACULTURE  
18 SEP 2013

PLAND

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 498/1, 202/1, 508/1 & 528/1, 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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Dhanganga Reality Private Limited

Anban Bhattacharya  
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :
















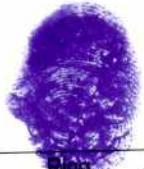


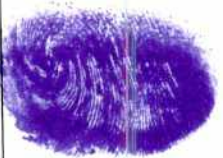






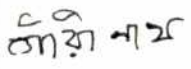










LEGEND : 0.4460 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 533.

SHOWN THUS :



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ADDITIONAL SECRETARY  
OFFICE  
18 SEP 2019  
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**SPECIMEN FORM TEN FINGER PRINTS**

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



ADDITIONAL REGISTRAR  
OF THE  
ETA  
18 SEP 2013





Dated this 18<sup>th</sup> day of SEPTEMBER, 2013

Between

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

And

**Dhanganga Reality Pvt. Ltd.**  
... Purchaser

**CONVEYANCE**

8.5015 Decimal  
Portion of  
R.S./L.R. Dag Nos.500, 503, 531 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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 39  
Page from 2666 to 2687  
being No 13261 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