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BTN/105

14772/13



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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

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M.V. ~~2306281~~ +



Andhra Pradesh Registrar & Assurances
Kolkata

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CONVEYANCE

Date: 30th October 2013

Place: Kolkata

Parties

- 1.
- 2.
- 3.

4318/13
33864/13
5-13

22/02
30/10

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112213

Amban Bhattacharya



c-8220

SAHA & RAY
Advocates
3A/1, 3rd Floor, Westing House Chambers
7C, Kram Chatterjee Road
Kolkata - 700001

NAME.....
ADD.....
Rs.....

18 SEP 2013

SURANJAN.....
Licensed to.....
2 & 3, K. S. Road

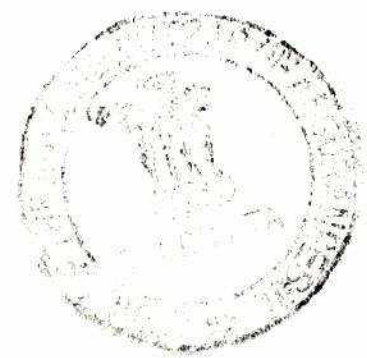


18 SEP 2013
18 SEP 2013

Gajgami Constructions Private Limited
Amban Bhattacharya
Director/Authorised Signatory

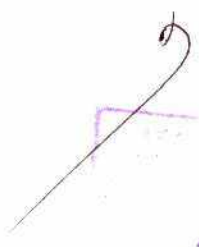


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Barun Pal

Mahamonadar
Sahala Ammatar
Ran'gach.
Raj'arhat 24(P)
By. Occupation - Bigones.



30 OCT 2013



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

F. No.
A. No.
B. No.

Endorsement For Deed Number : I - 14772 of 2013
(Serial No. 14148 of 2013 and Query No. 1902L000033664 of 2013)

On 30/10/2013

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

Presented for registration at 17.30 hrs on :30/10/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 30/10/2013 by

1. Anirban Bhattacharya
Authorised Signatory, Gajgami Constructions Pvt Ltd, 1st Floor, 111, Park Street, Kc , Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others

Identified By Sanjib Lodh, son of Late Suresh Lodh, Village:Naipukur, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Others.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCE S-II

On 31/10/2013

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.-23,06,281/-

Certified that the required stamp duty of this document is Rs.- 115334 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

Execution is admitted on 31/10/2013 by

1. Barun Pal, son of Late Nibaran Chandra Pal , Village:Chakdah, Pabna Colony, Thana Chakdah, P.O. :-Chakdah, District:-Nadia, WEST BENGAL, India, Pin :-741222, By Caste Hindu By Profession : Others

Identified By Sanjib Lodh, son of Late Suresh Lodh, Village:Naipukur, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Others.

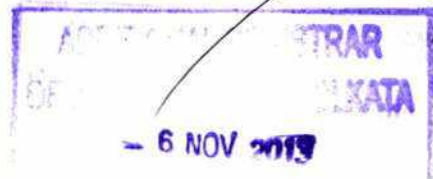
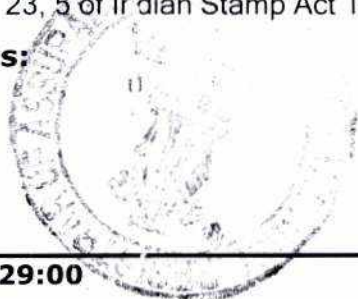
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCE S-II

On 06/11/2013

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:



(Dulal 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 - 14772 of 2013
(Serial No. 14148 of 2013 and Query No. 1902L000033664 of 2013)

Amount by Draft

Rs. 25464/- is paid , by the draft number 291421, Draft Date 04/11/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 06/11/2013

(Under Article : A(1) = 25366/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 06/11/2013)

Deficit stamp duty

Deficit stamp duty Rs. 115334/- is paid , by the draft number 291420, Draft Date 04/11/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 06/11/2013

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



(Dula chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

- 3.1 **Barun Pal**, son of Late Nibaran Chandra Pal, residing at Village Chakdah, Pabna Colony, Post Office Chakdah, PIN-741222, Police Station Chakdah, District Nadia (**PAN AEOPP7613J**)

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

And

- 3.2 **Gajgami Constructions 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 AAFCG0060L**), 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 *salī* (agricultural) measuring 4.1588 (four point one five eight eight) decimal equivalent to 2 (two) *cottah* 8 (eight) *chittack* and 11.52 (eleven point five two) square feet, more or less [out of 37 (thirty seven) decimal equivalent to 1 (one) *bigha* 2 (two) *cottah* 6 (six) *chittack* and 7.128 (seven point one two eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.501, recorded in L.R. *Khatian* No.1987, *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.501 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And (2)** land classified as *bastu* (homestead) measuring 6.8600 (six point eight six zero zero) decimal equivalent to 4 (four) *cottah* 2 (two) *chittack* and 18.20 (eighteen point two zero) square feet, more or less [out of 35 (thirty five) decimal equivalent to 1 (one) *bigha* 1 (one) *cottah* 2 (two) *chittack* and 35.93 (thirty five point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.502, recorded in L.R. *Khatian* No.1987, *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.502 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**), the First Land and the Second 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 whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.



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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 Entire Land Of R.S./L.R. Dag No.501:** Panchanan Nath, Sankar Kumar Nath, Kinkar Kumar Nath, Ranajit Kumar Nath, Sahadeb Kumar Nath *alias* Sahadeb Nath and Krishna Chandra Nath were the joint owners of land classified as *sali* (agricultural) measuring 37 (thirty seven) decimal equivalent to 1 (one) *bigha* 2 (two) *cottah* 6 (six) *chittack* and 7.128 (seven point one two eight) square feet, more or less, being the entirety of R.S./L.R. Dag No.501, comprised in *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Entire Land Of R.S./L.R. Dag No.501**).

5.1.2 **Sale of Entire Land Of R.S./L.R. Dag No.501 to Asim Saha:** By a Deed of Sale in Bengali language (*Kobala*) dated 25th January, 1999, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No.8, at Pages 319 to 328, being Deed No.00319 for the year 1999, Panchanan Nath, Sankar Kumar Nath, Kinkar Kumar Nath, Ranajit Kumar Nath, Sahadeb Kumar Nath *alias* Sahadeb Nath and Krishna Chandra Nath jointly sold *inter alia* the entirety of the Entire Land Of R.S./L.R. Dag No.501 to Asim Saha, for the consideration mentioned therein.

5.1.3 **Purchase of First Land by Vendor:** By a Deed of Sale in Bengali language (*Kobala*) dated 31st July, 2002, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No.337, at Pages 37 to 59, being Deed No.06126 for the year 2002, the Vendor purchased the First Land out of the Entire Land Of R.S./L.R. Dag No.501 from Asim Saha, for the consideration mentioned therein.

5.1.4 **Ownership of Entire Land Of R.S./L.R. Dag No.502:** Dr. Ayub Ali was the sole owner of land classified as *bastu* (homestead) measuring 35 (thirty five) decimal equivalent to 1 (one) *bigha* 1 (one) *cottah* 2 (two) *chittack* and 35.93 (thirty five point nine three) square feet, more or less, being the entirety of R.S./L.R. Dag No.502, recorded in L.R. *Khatian* No.42/1, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Entire Land Of R.S./L.R. Dag No.502**).

5.1.5 **Sale of Second Land to Asim Saha:** By a Deed of Sale in Bengali language (*Kobala*) dated 5th March, 2002, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No.134, at Pages 14 to 26, being Deed No.02436 for the year 2002, Dr. Ayub Ali sold the entirety of the Second Land out of the Entire Land Of R.S./L.R. Dag No.502 to Asim Saha, for the consideration mentioned therein.

5.1.6 **Purchase of Second Land by Vendor:** By a Deed of Sale in Bengali language (*Kobala*) dated 31st July, 2002, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No.337, at Pages 37 to 59, being Deed No.06126 for the year 2002, the Vendor purchased the entirety of the Second Land from Asim Saha, for the consideration mentioned therein.

- 5.1.7 **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.1987, in respect of the First Land and the Second Land.
- 5.1.8 **Absolute Ownership of Said Property by Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the First Land and the Second Land, being collectively defined as the Said Property in Clause 4.1 above.
- 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 or 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 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 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 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 Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 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 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 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 **2nd Schedule** below, being **(1)** the First Land, i.e. land classified as *sali* (agricultural) measuring 4.1588 (four point one five eight eight) decimal equivalent to 2 (two) *cottah* 8 (eight) *chittack* and 11.52 (eleven point five two) square feet, more or less [out of 37 (thirty seven) decimal equivalent to 1 (one) *bigha* 2 (two) *cottah* 6 (six) *chittack* and 7.128 (seven point one two eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.501, recorded in L.R. *Khatian* No.1987, *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.501 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And** **(2)** the Second Land, i.e. land classified as *bastu* (homestead) measuring 6.8600 (six point eight six zero zero) decimal equivalent to 4 (four) *cottah* 2 (two) *chittack* and 18.20 (eighteen point two zero) square feet, more or less [out of 35 (thirty five) decimal equivalent to 1 (one) *bigha* 1 (one) *cottah* 2 (two) *chittack* and 35.93 (thirty five point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.502, recorded in L.R. *Khatian* No.1987, *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.502 is delineated and demarcated on **Plan B** 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.23,06,280/- (Rupees twenty three lac six thousand two hundred and eighty) paid by the 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 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 and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, 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 covenant 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 the aforesaid.

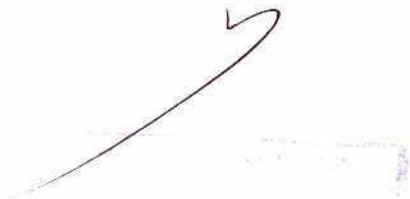
8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

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

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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 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 Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) 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 in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, 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 4.1588 (four point one five eight eight) decimal equivalent to 2 (two) *cottah* 8 (eight) *chittack* and 11.52 (eleven point five two) square feet, more or less [out of 37 (thirty seven) decimal equivalent to 1 (one) *bigha* 2 (two) *cottah* 6 (six) *chittack* and 7.128 (seven point one two eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.501, recorded in L.R. *Khatian* No.1987, *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.501 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	: By common passage measuring 16" (sixteen) feet wide
On the East	: By land belonging to R.S./L.R. <i>Dag</i> No.501(P)
On the South	: By land belonging to R.S./L.R. <i>Dag</i> No.502(P)
On the West	: By common passage measuring 42" (forty two) feet wide

14/3

B. Paul

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 *bastu* (homestead) measuring 6.8600 (six point eight six zero zero) decimal equivalent to 4 (four) *cottah* 2 (two) *chittack* and 18.20 (eighteen point two zero) square feet, more or less [out of 35 (thirty five) decimal equivalent to 1 (one) *bigha* 1 (one) *cottah* 2 (two) *chittack* and 35.93 (thirty five point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.502, recorded in L.R. *Khatian* No.1987, *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.502 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.501 |
| On the East | : By land belonging to R.S./L.R. <i>Dag</i> No.502(P) |
| On the South | : By land belonging to R.S./L.R. <i>Dag</i> No.503 and 509 |
| On the West | : By common passage measuring 42" (forty two) feet wide |

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.

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

Land classified as *sali* (agricultural) measuring 4.1588 (four point one five eight eight) decimal equivalent to 2 (two) *cottah* 8 (eight) *chittack* and 11.52 (eleven point five two) square feet, more or less [out of 37 (thirty seven) decimal equivalent to 1 (one) *bigha* 2 (two) *cottah* 6 (six) *chittack* and 7.128 (seven point one two eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.501, recorded in L.R. *Khatian* No.1987, *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 *bastu* (homestead) measuring 6.8600 (six point eight six zero zero) decimal equivalent to 4 (four) *cottah* 2 (two) *chittack* and 18.20 (eighteen point two zero) square feet, more or less [out of 35 (thirty five) decimal equivalent to 1 (one) *bigha* 1 (one) *cottah* 2 (two) *chittack* and 35.93 (thirty five point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.502, recorded in L.R. *Khatian* No.1987, *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

B. 8 Part

ATB

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:

Mouza	R.S./ L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Area of Dag (in Decimal)	Total Area sold (in Decimal)	Name of the Recorded Owner
Bhatenda	501	1987	Sali	37	4.1588	Barun Pal
Bhatenda	502	1987	Bastu	35	6.8600	Barun Pal
Total area of land sold:					11.0188	

9. Execution and Delivery

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



Barun Pal
[Vendor]

Gajgamani Constructions Private Limited



Authorized Signatory
[Purchaser]

Drafted by:



Sourav Banerjee, Advocate

Witnesses:

Signature 

Name Basu dev Chatterjee

Father's Name Lt Kali Prasad Chatterjee

Address vi - Bhatenda,

Po. - Rajahat, Dist (29 P/N)

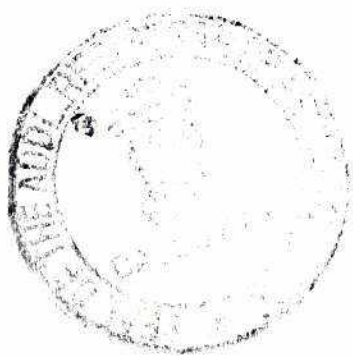
Signature Mohammad M.

Name Mohammad M.

Father's Name Satha Azam M.

Address Raigachi

Rajahat 24P



30 OCT 2019

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.23,06,280/- (Rupees twenty three lac six thousand two hundred and eighty) 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.385476	30.10.2013	Axis Bank Limited, Kolkata Branch	23,06,280/-	Barun Pal
Total:			23,06,280/-	

Barun Pal
[Vendor]

Witnesses:

Signature Basu dev Chatterji Signature Mohammad M.
Name Basu dev Chatterji Name Mohammad M.

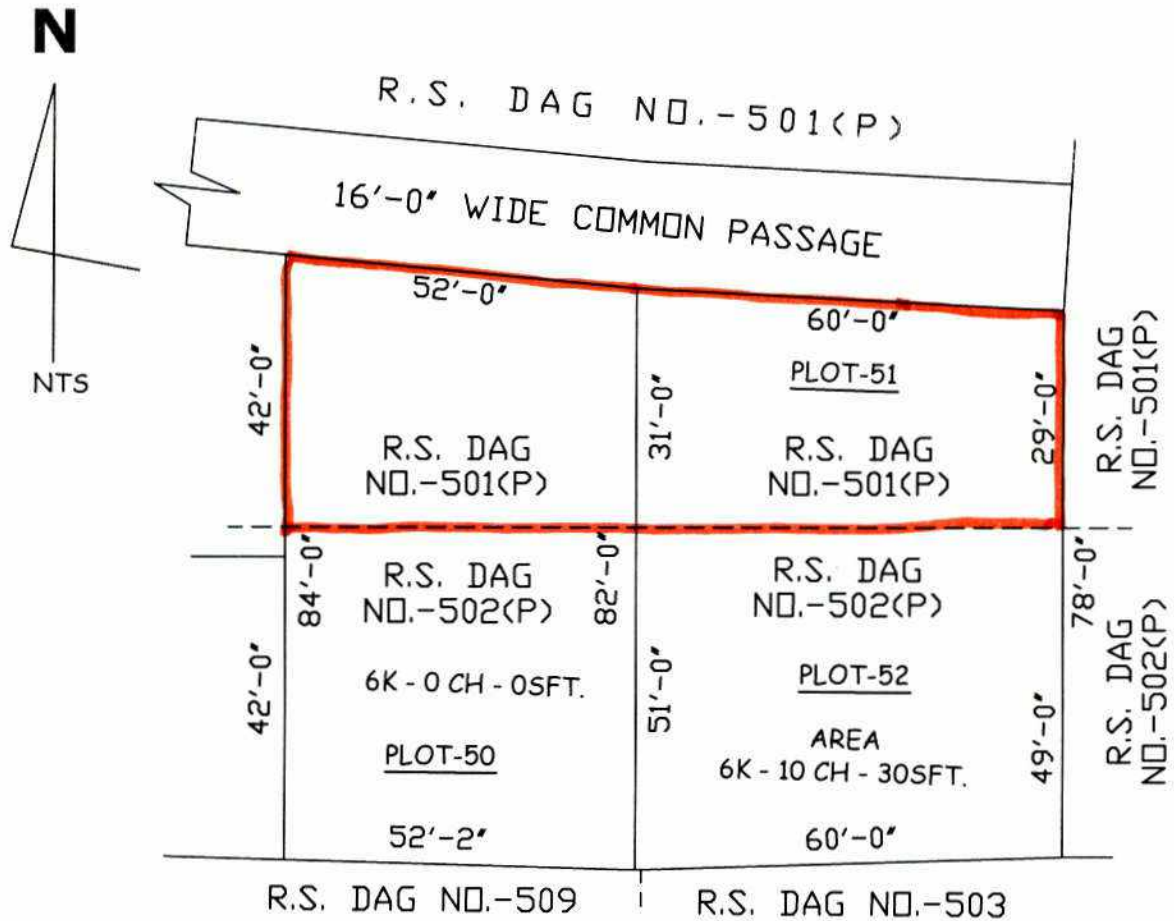


30 OCT 2019



SITE PLAN OF PART OF R.S. DAG NO.- 501 & 502, AT MOUZA - BHATENDA, J.L. NO.- 28, R.S. NO.-50, P.O. AND P.S.- RAJARHAT, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.- NORTH 24 PARGANAS.

TOTAL PURCHASED AREA = 6K - 10CH - 30SFT.



Barn Pal

SCHEDULE OF PLOT'S :-

PLOT	REFERENCE	AREA		
		K	CH	SFT.
51	R.S. DAG NO. - 501(P)	2	8	00
52	R.S. DAG NO. - 502(P)	4	2	30
TOTAL AREA =		6	10	30

SHOWN THUS : 

30
6

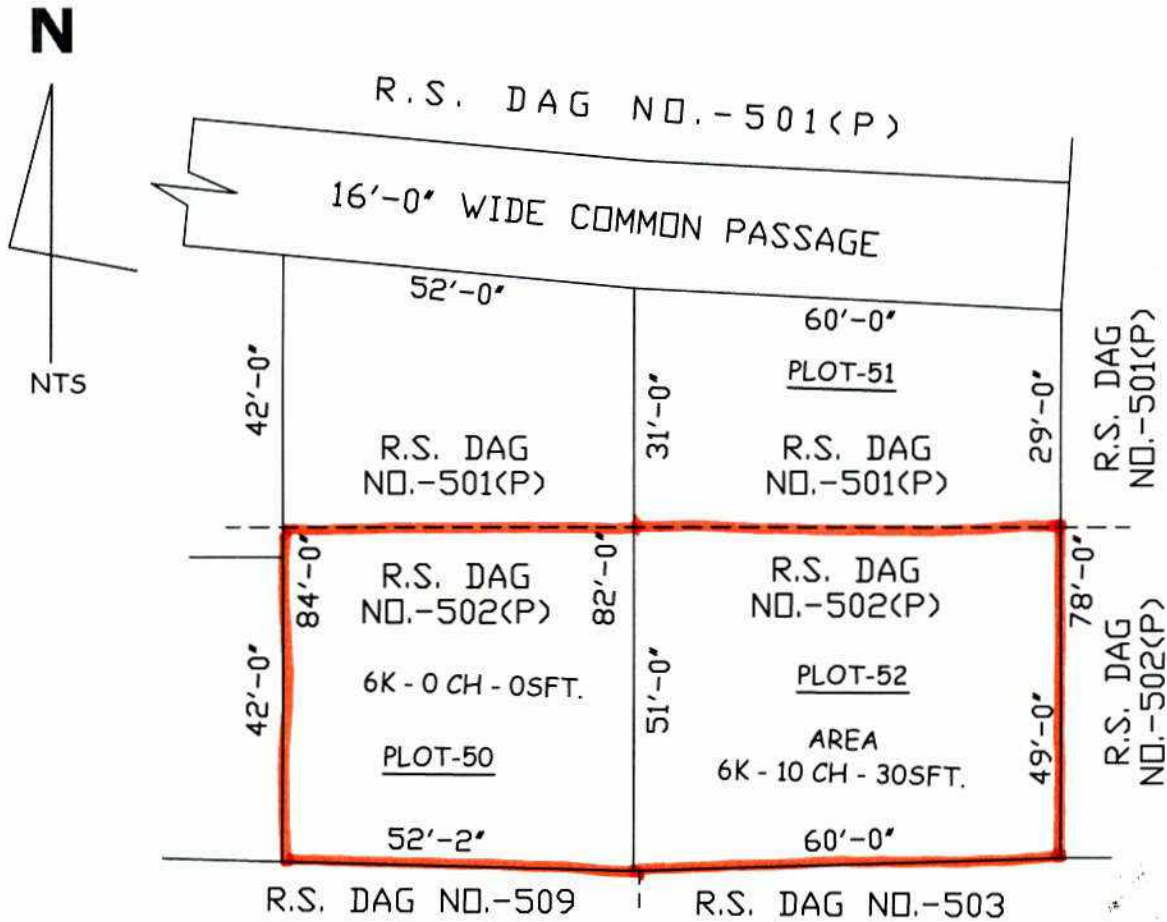


[Handwritten signature]

10 100 100

SITE PLAN OF PART OF R.S. DAG NO.- 501 & 502, AT MOUZA - BHATENDA, J.L. NO.- 28, R.S. NO.-50, P.O. AND P.S.- RAJARHAT, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.- NORTH 24 PARGANAS.

TOTAL PURCHASED AREA = 6K - 10CH - 30SFT.

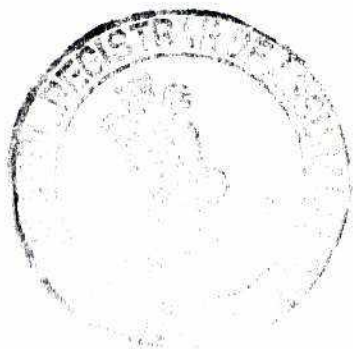


Barun Pal

SCHEDULE OF PLOT'S :-

PLOT	REFERENCE	AREA		
		K	CH	SFT.
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


SHOWN THUS : 



Handwritten signature or mark.

30 OCT 2009

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Avinash Bhattacharya</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Basum Pal</i>					
		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

Dated this 30th day of October, 2013

Between

Barun Pal
... Vendor

And

Gajgami Constructions Pvt. Ltd.
... Purchaser

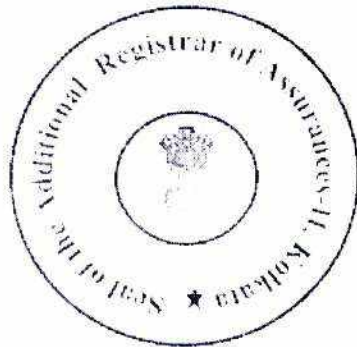
CONVEYANCE


11.0188 Decimal
Portion of
R.S./L.R. Dag Nos.501 and 502
Mouza Bhatenda
Police Station Rajarhat
District North 24 Parganas

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 44
Page from 1921 to 1937
being No 14772 for the year 2013.




(Dulal chandra Saha) 07-November-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal