

05664/2014

BTN/153

5849/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

79AA 316584

M.V. 35290701

14059/14  
2-05  
Adm. Registrar of Assurances II  
Kolkata  
10/5/14



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

*[Signature]*  
15/5/14  
Adm. Registrar of Assurances II, Kolkata

LTIG Dilip Kumar Banerjee, by request

Nizam Uddin Mallick



CONVEYANCE

Date: 10<sup>th</sup> May 2014

Place: Kolkata

Parties

*[Signature]*  
*[Signature]*

1626/14

372  
1/2  
88

18/05

750

Anirban Bhattacharya



c - 3391

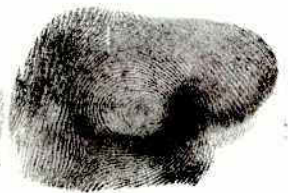
ARTLINE HOMES PRIVATE LIMITED  
ARTLINE REAL ESTATE PRIVATE LIMITED

Anirban Bhattacharya  
Authorized Signatory

NAME.....  
ADD.....  
Rs.....  
- 1 APR 2014  
SUPANJAN MUKHERJEE  
Licensed Stamp Vender  
C. C. Court  
40/41, 2nd Floor, St. Roy Road, Kol-1

SAHA & RAY  
Advocates  
Hastings Chambers  
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750

- 1 APR 2014  
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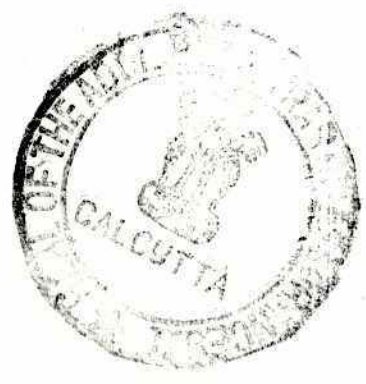
e - 3392

(S) of Dilip Kumar Banerjee, by the per of  
Nizamuddin Malla



c - 3393

Provat Kumar Banerjee



Nizamuddin Malla  
S/o Hafiz Mahammad Malla  
vill. Mohammadpur  
P.S. Rajarhat  
Dist. North 24 Parganas  
or, Bidhan

ADD  
OF ASST. COMMISSIONER  
5/11/14/14



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

**Endorsement For Deed Number : I - 05849 of 2014**  
**(Serial No. 05664 of 2014 and Query No. 1902L000014059 of 2014)**

**On 10/05/2014**

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

Presented for registration at 14.05 hrs on :10/05/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 10/05/2014 by

1. Dilip Kumar Banerjee Alias Dilip Kumar Bandopadhyay, son of Late Amar Kumar Bandopadhyay , Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Provat Kumar Banerjee Alias Prabhat Kumar Bandopadhyay, son of Late Amar Kumar Bandopadhyay , Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
3. Anirban Bhattacharya  
Authorised Signatory, Artline Realestate Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.

Authorised Signatory, Artline Homes Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Nizam Uddin Malla, son of Lal Mahammad Malla, Mohammadpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

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

**On 13/05/2014**

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

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-35,89,070/-

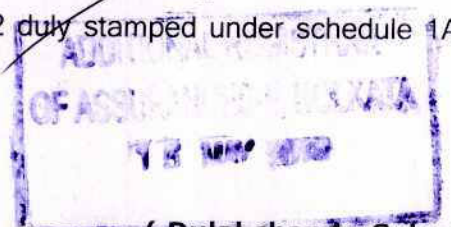
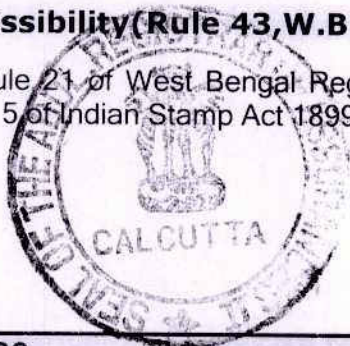
Certified that the required stamp duty of this document is Rs.- 215365 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

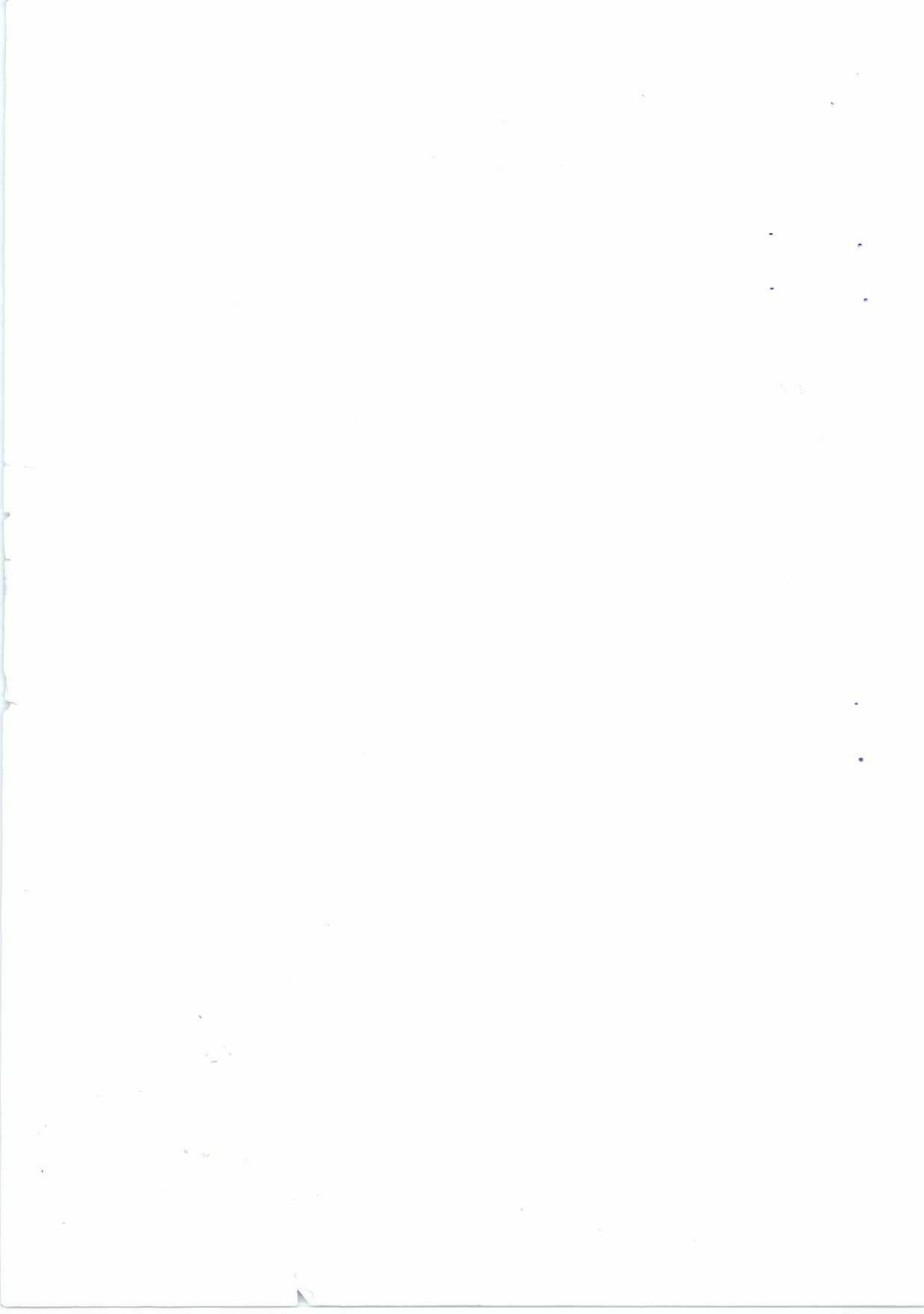
**On 15/05/2014**

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

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



( 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 - 05849 of 2014**  
**(Serial No. 05664 of 2014 and Query No. 1902L000014059 of 2014)**

**Payment of Fees:**

Amount by Draft

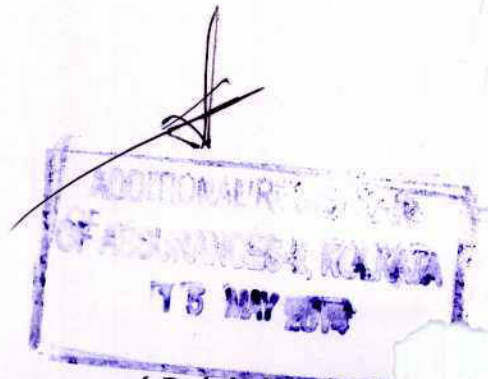
Rs. 39577/- is paid , by the draft number 845548, Draft Date 14/05/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 15/05/2014

( Under Article : A(1) = 39479/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 15/05/2014 )

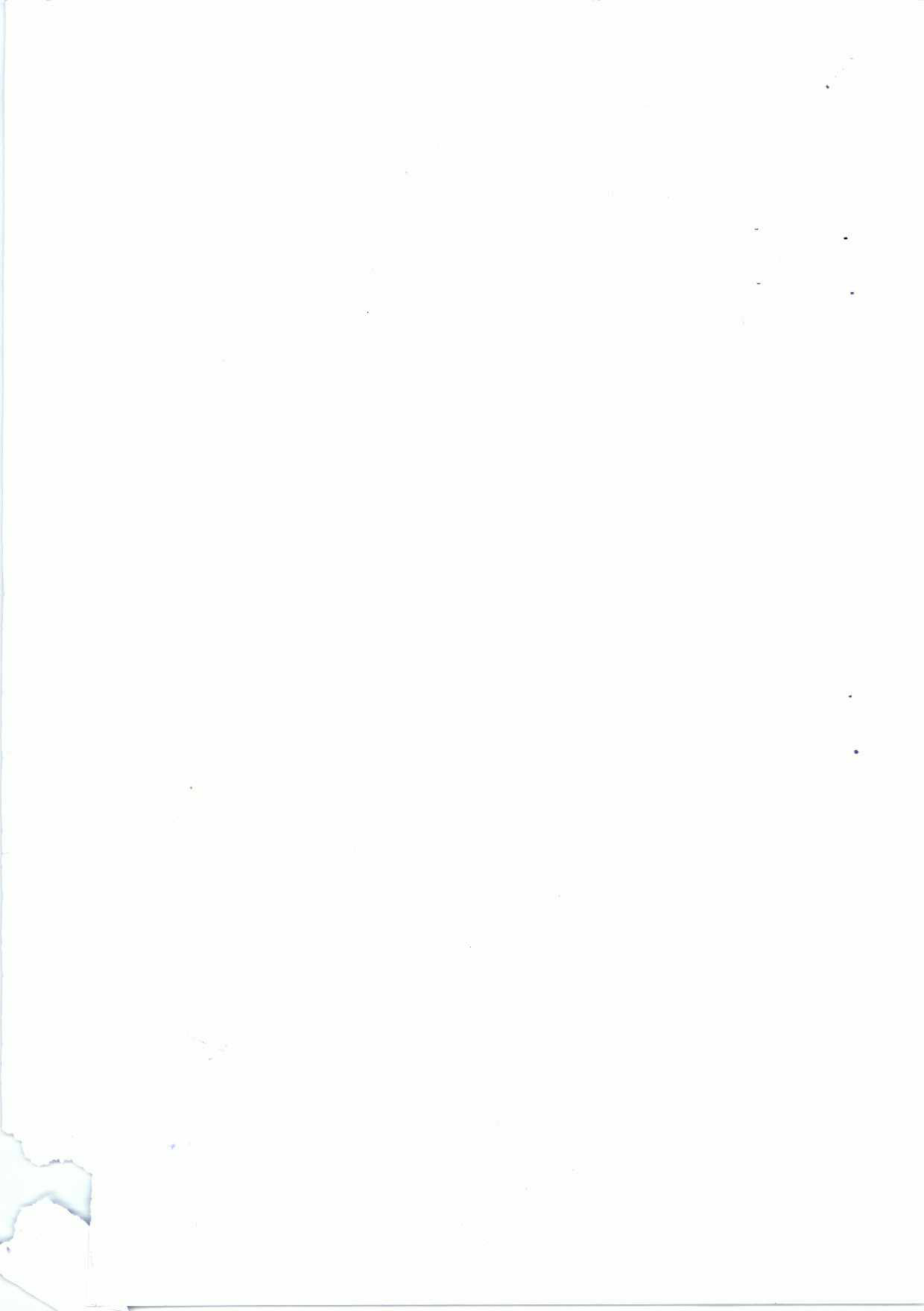
**Deficit stamp duty**

Deficit stamp duty Rs. 215365/- is paid , by the draft number 845547, Draft Date 14/05/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 15/05/2014

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



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCE



- 3.1 **Dilip Kumar Bandopadhyay** *alias Dilip Kumar Banerjee* *alias Dilip Banerjee*, son of Late Amar Kumar Bandopadhyay *alias* Amar, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (PAN ADMPBS310M)
- 3.2 **Prabhat Kumar Bandopadhyay** *alias Provat Kumar Banerjee* *alias Prabhat Banerjee*, son of Late Amar Kumar Bandopadhyay *alias* Amar, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (PAN BDNPB6757P)

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

**And**

- 3.3 **Artline Realstate 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 AAMCA3969P), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.4 **Artline Homes 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 AAMCA3967D), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

(collectively **Purchasers**, includes successors-in-interest).

Vendors and Purchasers are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 21.0000 (twenty one point zero zero zero zero) decimal equivalent to 12 (twelve) *cottah* 11 (eleven) *chittah* and 12.53 (twelve point five three) square feet, more or less, being the entirety of R.S./L.R. *Dag* No.477, recorded in L.R. *Khatian* Nos.275, 413 and 475, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Schedule** below and the said *Dag* No.477 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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

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

P. Banerjee

P. Banerjee



ADDITIONAL INFORMATION  
OF ASSOCIATION OF ELECTRICAL CONTRACTORS  
N. E. C. A.



- 5.1.1 **Ownership of Amar Kumar Bandopadhyay:** Amar Kumar Bandopadhyay *alias* Amar was the sole owner of the Said Property, being land classified as *sali* (agricultural) measuring 21 (twenty one) decimal, more or less, being the entirety of C.S. *Dag* No.531, corresponding to R.S./L.R. *Dag* No.477, *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.
- 5.1.2 **Mutation by Amar Kumar Bandopadhyay:** Amar Kumar Bandopadhyay *alias* Amar got his name mutated in the records of the Revisional Settlement, in R.S. *Khatian* No.559, in respect of the Said Property.
- 5.1.3 **Demise of Amar Kumar Bandopadhyay *alias* Amar:** Amar Kumar Bandopadhyay *alias* Amar, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving his wife, Bimala Bala Bandopadhyay, 2 (two) sons, namely, Dilip Kumar Bandopadhyay *alias* Dilip Kumar Banerjee *alias* Dilip Banerjee (the Vendor No.3.1 herein) and Prabhat Kumar Bandopadhyay *alias* Provat Kumar Banerjee *alias* Prabhat Banerjee (the Vendor No.3.2 herein) and 2 (two) daughters, namely, Ashoka Mukherjee *nee* Bandopadhyay and Aloka Bhattacharya *nee* Bandopadhyay (collectively **Legal Heirs Of Amar**), as his only legal heiresses and heirs, who jointly inherited the entire right, title and interest of Late Amar Kumar Bandopadhyay *alias* Amar in the Said Property, each having an undivided 1/5<sup>th</sup> (one fifth) share and/or interest therein.
- 5.1.4 **Mutation:** Though by way of inheritance, Dilip Kumar Bandopadhyay *alias* Dilip Kumar Banerjee *alias* Dilip Banerjee (one of the Legal Heirs Of Amar and the Vendor No.3.1 herein) was entitled for land measuring 4.2 (four point two) decimal, more or less, out of the Said Property, he got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.275, in respect of land measuring 10.5 (ten point five) decimal, more or less, out of the Said Property, which is more than his actual entitlement in the Said Property. Similarly, though by way of inheritance, (1) Prabhat Kumar Bandopadhyay *alias* Provat Kumar Banerjee *alias* Prabhat Banerjee (one of the Legal Heirs Of Amar and the Vendor No.3.2 herein) was entitled for land measuring 4.2 (four point two) decimal, more or less, out of the Said Property, he got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.413, in respect of land measuring 6.9993 (six point nine nine nine three) decimal, more or less, out of the Said Property, which is more than his actual entitlement in the Said Property and (2) Bimala Bala Bandopadhyay (one of the Legal Heirs Of Amar) was entitled for land measuring 4.2 (four point two) decimal, more or less, out of the Said Property, she got her name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.475, in respect of land measuring 3.5007 (three point five zero zero seven) decimal, more or less, out of the Said Property, which is less than her actual entitlement in the Said Property. The remaining 2 (two) Legal Heirs Of Amar, namely, Ashoka Mukherjee *nee* Bandopadhyay and Aloka Bhattacharya *nee* Bandopadhyay, failed to mutate their names in the records of the Block Land and Land Reforms Office at Rajarhat against their entitlements in the Said Property.
- 5.1.5 **Settlement by Bimala Bala Bandopadhyay:** By a Deed of Family Settlement in Bengali language (*Paribarik Bandyobasta*) dated 30<sup>th</sup> May, 1984, registered in the Office of the Sub-Registrar, Bidhannagar (Salt Lake City), 24 Parganas, in Book No. I, Volume No.24, at Pages 17 to 24, being Deed No.02769 for the year 1984,

P. Pramanji

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ADDITIONAL REGISTRAR  
OFFICE OF THE REGISTRAR OF COMPANIES  
KOLKATA  
17/11/2012

Bimala Bala Bandopadhyay (one of the Legal Heirs Of Amar) settled *inter alia* the entirety of her 1/5<sup>th</sup> (one fifth) share and/or interest of whatsoever and howsoever nature in the Said Property jointly to and in favour of her 2 (two) sons, namely, Dilip Kumar Bandopadhyay *alias* Dilip Kumar Banerjee *alias* Dilip Banerjee (the Vendor No.3.1 herein) and Prabhat Kumar Bandopadhyay *alias* Provat Kumar Banerjee *alias* Prabhat Banerjee (the Vendor No.3.2 herein), to the total exclusion of all other Legal Heirs Of Amar.

- 5.1.6 **Sale by Ashoka Mukherjee nee Bandopadhyay:** By a Deed of Sale in Bengali language (*Kobala*) dated 30<sup>th</sup> May, 1984, registered in the Office of the Sub-Registrar, Bidhannagar (Salt Lake City), 24 Parganas, in Book No. I, Volume No.24F, at Pages 25 to 32, being Deed No.02770 for the year 1984, Ashoka Mukherjee nee Bandopadhyay (one of the Legal Heirs Of Amar) sold the entirety of her 1/5<sup>th</sup> (one fifth) share and/or interest of whatsoever and howsoever nature in the Said Property jointly to her 2 (two) brothers, namely, Dilip Kumar Bandopadhyay *alias* Dilip Kumar Banerjee *alias* Dilip Banerjee (the Vendor No.3.1 herein) and Prabhat Kumar Bandopadhyay *alias* Provat Kumar Banerjee *alias* Prabhat Banerjee (the Vendor No.3.2 herein).
- 5.1.7 **Sale by Aloka Bhattacharya nee Bandopadhyay:** By a Deed of Sale in Bengali language (*Kobala*) dated 1<sup>st</sup> February, 1990, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), North 24 Parganas, in Book No. I, Volume No.11, at Pages 37 to 46, being Deed No.514 for the year 1991, Aloka Bhattacharya nee Bandopadhyay (one of the Legal Heirs Of Amar) sold the entirety of her 1/5<sup>th</sup> (one fifth) share and/or interest of whatsoever and howsoever nature in the Said Property jointly to her 2 (two) brothers, namely, Dilip Kumar Bandopadhyay *alias* Dilip Kumar Banerjee *alias* Dilip Banerjee (the Vendor No.3.1 herein) and Prabhat Kumar Bandopadhyay *alias* Provat Kumar Banerjee *alias* Prabhat Banerjee (the Vendor No.3.2 herein).
- 5.1.8 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property, each having an equal share and/or interest of whatsoever and howsoever nature therein.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchasers 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.

P. Banerjee

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

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchasers is that the Vendors shall sell the Said Property to the Purchasers, 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 Purchasers 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 Purchasers to cause the sale of the Said Property to the Purchasers 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 Purchasers by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company

P. Brahma

Blm



REGISTRAR GENERAL OF INDIA  
OFFICE OF THE REGISTRAR  
17, NEW DELHI

surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchasers for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchasers, for mutually agreed consideration.

## 7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 21.0000 (twenty one point zero zero zero zero) decimal equivalent to 12 (twelve) *cottah* 11 (eleven) *chittack* and 12.53 (twelve point five three) square feet, more or less, being the entirety of R.S./L.R. *Dag* No.477, recorded in L.R. *Khatian* Nos.275, 413 and 475, *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.477 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and 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.35,89,070/- (Rupees thirty five lac eighty nine thousand and seventy) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

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

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

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* 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, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility

P. Prasad

RM



ADDITIONAL TELETYPE  
OFFICE OF THE ATTORNEY GENERAL  
BY TELETYPE



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 Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendors provided such claims or demands do not pertain to the period on and from the date of this Conveyance.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** The Vendors have handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchasers.
- 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 Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and the Purchasers' successors-in-interest and/or 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 exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, 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 and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation:** The Vendors covenant, confirm and declare that (1) the Purchasers shall be fully entitled to mutate the Purchasers' name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchasers as the constituted attorney of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchasers shall convert the nature of use and classification of the Said Property and the Purchasers shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining the same and (b) appoint

P. B. B. B.

A. B. B.



ADDN  
OF ASSAM  
19 MAY 2000

the Purchasers as the constituted attorney of the Vendors and empower and authorize the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchasers.

- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchasers.
- 8.8 **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 Purchasers and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule  
(Said Property)**

Land classified as *sali* (agricultural) measuring 21.0000 (twenty one point zero zero zero zero) decimal equivalent to 12 (twelve) *cottah* 11 (eleven) *chittack* and 12.53 (twelve point five three) square feet, more or less, being the entirety of R.S./L.R. *Dag* No.477, recorded in L.R. *Khatian* Nos.275, 413 and 475, *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.477 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By land belonging to R.S./L.R. *Dag* No.473  
**On the East** : By land belonging to R.S./L.R. *Dag* No.476  
**On the South** : By land belonging to R.S./L.R. *Dag* No.478  
**On the West** : By land belonging to R.S./L.R. *Dag* Nos.528 and 533

**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.

The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Nature of Land	Total Area of <i>Dag</i> (in Decimal)	Total Area sold (in Decimal)	Name of the Recorded Owners
Bhatenda	477	275, 413 and 475	<i>Sali</i>	21	21.0000	(1) Dilip Kumar Bandopadhyay (2) Prabhat Kumar Bandopadhyay and (3) Bimala Bala Bandopadhyay
<b>Total Area of Land Sold:</b>					<b>21.0000</b>	

*P. Prasad*

*ABR*



ADDITIONAL SECRETARY  
OF ASSAM  
BY M. M. S. S. S.

9. Execution and Delivery

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

LTI of Dilip  
Kumar Banerjee  
by the pen of



Nizam ud din Malla Pravat Kumar Banerjee

Dilip Kumar Bandopadhyay alias Dilip  
Kumar Banerjee alias Dilip Banerjee

Prabhat Kumar Bandopadhyay alias Pravat  
Kumar Banerjee alias Prabhat Banerjee

[Vendors]

Artline Realestate Private Limited  
Artline Homes Private Limited

Anirban Bhattacharya

Authorized Signatory

[Purchasers]

Drafted by:

Sourav Banerjee, Advocate  
High Court at Calcutta  
Enrolment No.F/1241/1090/2012

Witnesses:

Signature	<u>Nizam ud din Malla</u>	Signature	<u>Bhattacharya</u>
Name	<u>Nizam ud din Malla</u>	Name	<u>Manoj Kumar Bhattacharya</u>
Father's Name	<u>Leel Mahajan</u>	Father's Name	<u>S. N. Bhattacharya</u>
Address	<u>Moham med pur Rajpur way -</u>	Address	<u>Starapukur. P.O. K. Gophi/ KOL - 700136</u>



ADDITIONAL SECRETARY  
OF ASSISSTANT SECRETARY  
14.10.1957

**Receipt and Memo of Consideration**

Received from the within named Purchasers the within mentioned sum of Rs.35,89,070/- (Rupees thirty five lac eighty nine thousand and seventy) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Pay Order No.392651	08.05.2014	Axis Bank Limited, Kolkata Branch	17,94,535/-	Dilip Kumar Bandopadhyay alias Dilip Kumar Banerjee alias Dilip Banerjee
Pay Order No.392652	08.05.2014	Axis Bank Limited, Kolkata Branch	17,94,535/-	Prabhat Kumar Bandopadhyay alias Provat Kumar Banerjee alias Prabhat Banerjee
<b>Total:</b>			<b>35,89,070/-</b>	

LTI of Dilip Kumar  
Banerjee by the  
pen of



Nizam ud din  
Mulla  
**Dilip Kumar Bandopadhyay alias Dilip  
Kumar Banerjee alias Dilip Banerjee**

Prabhat Kumar Banerjee  
**Prabhat Kumar Bandopadhyay alias Provat  
Kumar Banerjee alias Prabhat Banerjee**

[Vendors]

**Witnesses:**

Signature Nizam ud din Mulla  
Name Nizam ud din Mulla

Signature Prabhat Kumar Banerjee  
Name Prabhat Kumar Banerjee

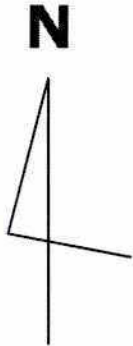


ADDITIONAL REGISTRAR  
OF AGENCIES IN MALAYSIA  
11 10 MAY 2023



SITE PLAN OF R.S./L.R. DAG NO.- 477, L.R. KHATIAN NO.- 275, 413 & 475, 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.477 is 21 Decimal



R.S. DAG NO.-473

R.S. DAG NO.-533

R.S. DAG NO.-477

R.S. DAG NO. - 476

R.S. DAG NO.-528

R.S. DAG NO.-478

271 of Dilip Kumar Banerjee, by the son of Nizamuddin Malla



ARTLINE REAL ESTATE PRIVATE LIMITED

ARTLINE HOMES PRIVATE LIMITED

*Arinban Bhattacharya*

Deputy/Authorised Signatory

*Provet Kumar Banerjee*

NAME & SIGNATURE OF THE VENDOR/S. :







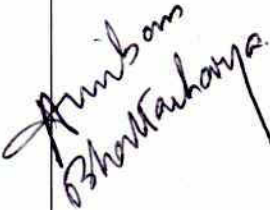











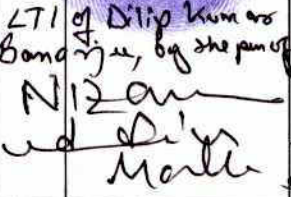

















LEGEND : 21.0000 DECIMAL OUT OF 21 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 477.

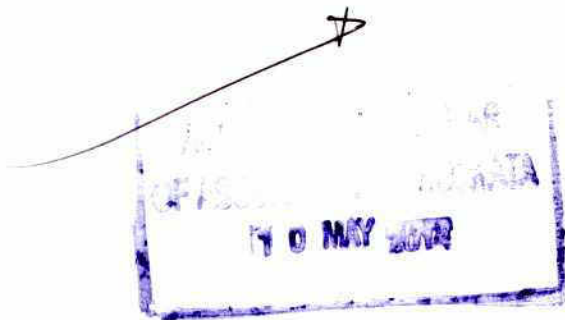
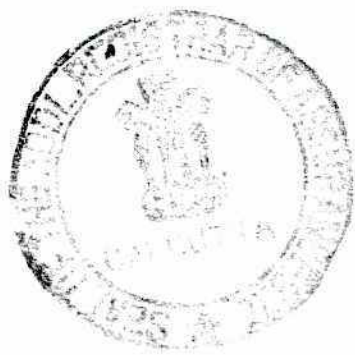
SHOWN THUS :



ADDITIONAL REGISTRAR  
OF ASSURANCES SOLIKATA  
17 10 MAY 2020

# 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





Dated this 10<sup>th</sup> day of May, 2014

**Between**

**Dilip Kumar Bandopadhyay *alias* Dilip Kumar Banerjee  
*alias* Dilip Banerjee & Anr.  
... Vendors**

**And**

**Artline Realestate Pvt. Ltd. & Anr.  
... Purchasers**

**CONVEYANCE**

21 (twenty one) Decimal  
Entirety of  
R.S./L.R. Dag No.477  
Mouza Bhatenda  
Police Station Rajarha:  
District North 24 Parganas

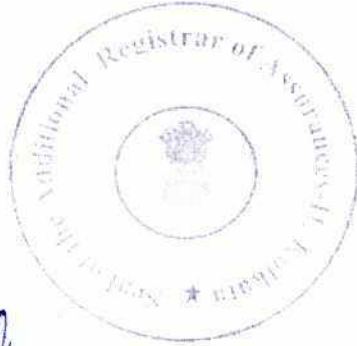
**Saha & Ray**

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 27  
Page from 3847 to 3862  
being No 05849 for the year 2014.



(Dulal chandra Saha) 20-May-2014  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal