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Rs.10

## INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

70AA 214082



M.V. 1647 064

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 Assurance-II, Kolkata

20/1/14

### CONVEYANCE

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

*Handwritten signature*

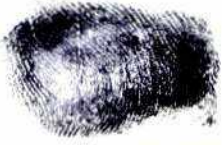
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Adal Registrar & Assurance II  
Kolkata

124567

Amitan Bhattacharya



e-294

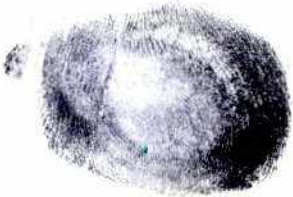
CROSSWAY HEIGHTS PRIVATE LIMITED

Amitan Bhattacharya  
~~Director~~ / Authorised Signatory

SAHA & RAY  
Advocates  
Hastings Chambers  
10, Narayana, New Market, Kolkata - 700001

11 NOV 2013

SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C.C. Cloum  
28, 3, N. S. Road, Kolkata



e-295

Babul Verma

11 NOV 2013

11 NOV 2013

Siddique  
(Siddique)  
5/0 Imrat Ali  
Raigachi, P.S Rajachhat  
24 Taganas (N)  
Business



ADDITIONAL REGISTRAR  
OF COMPANIES  
KOLKATA  
13 JAN 2013





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

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

**On 15/01/2014**

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

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

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

Execution is admitted on 15/01/2014 by

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

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

**On 16/01/2014**

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

- \* Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-16,47,062/-
- \* Certified that the required stamp duty of this document is Rs.- 82373 /- and the Stamp duty paid as Impresive Rs.- 10/-

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

**On 20/01/2014**

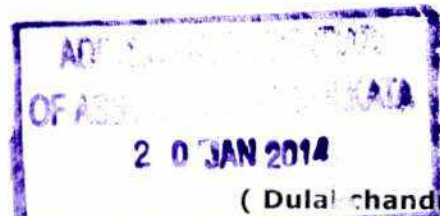
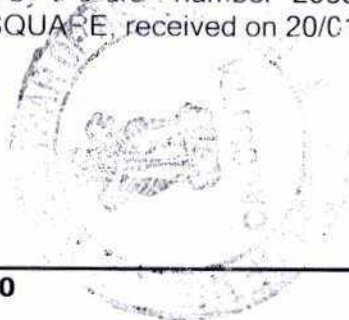
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

**Payment of Fees:**

Amount by Draft

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



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





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

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

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

**Deficit stamp duty**

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

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



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





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

*alias Babulal Barma*

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

**And**

- 3.2 **Crossway Heights Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAFCC2502D**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

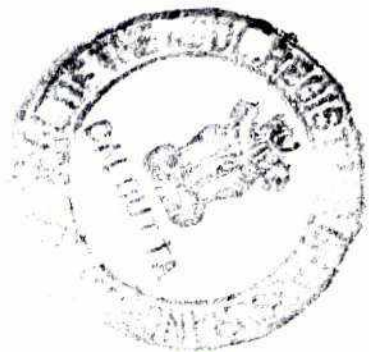
(**Purchaser**, which term and/or expression unless excluded by or repugnant to the context shall mean and include successors-in-interest).

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** (1) Land classified as *bagan* (orchard) measuring 1.1000 (one point one zero zero zero) decimal equivalent to 10 (ten) *chittack* and 29.15 (twenty nine point one five) square feet, more or less [out of 22 (twenty two) decimal equivalent to 13 (thirteen) *cottah* 4 (four) *chittack* and 43.13 (forty three point one three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.470, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.470 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) (2) land classified as *sali* (agricultural) measuring 3.6652 (three point six six five two) decimal equivalent to 2 (two) *cottah* 3 (three) *chittack* and 21.53 (twenty one point five three) square feet, more or less [out of 44 (forty four) decimal equivalent to 1 (one) *bigha* 6 (six) *cottah* 9 (nine) *chittack* and 41.26 (forty one point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.481, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.481 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) (3) land classified as *sali* (agricultural) measuring 1.3026 (one point three zero two six) decimal equivalent to 12 (twelve) *chittack* and 27.41 (twenty seven point four one) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23.26 (twenty three point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.500 being delineated on



1 5 JAN 2014



**Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **(4)** land classified as *sali* (agricultural) measuring 0.8658 (zero point eight six five eight) decimal equivalent to 8 (eight) *chittack* and 17.14 (seventeen point one four) square feet, more or less [out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.53 (thirty point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part IV** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.503 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**) **(5)** land classified as *sali* (agricultural) measuring 1.2500 (one point two five zero zero) decimal equivalent to 12 (twelve) *chittack* and 4.50 (four point five zero) square feet, more or less [out of 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* 1 (one) *chittack* and 44.93 (forty four point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part V** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.532 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon (**Fifth Land**) **and (6)** land classified as *sali* (agricultural) measuring 0.5328 (zero point five three two eight) decimal equivalent to 5 (five) *chittack* and 7.083 (seven point zero eight three) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39.53 (thirty nine point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part VI** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.533 being delineated on **Plan F** annexed hereto and bordered in colour **Red** thereon (**Sixth Land**), the First Land, the Second Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land are more fully and collectively described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

## 5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Baby Nath:** Baby Nath was the sole owner of the First Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land.
- 5.1.2 **First Purchase by Vendor:** By a Deed of Conveyance dated 9<sup>th</sup> April, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), North 24 Parganas, in Book No. I, CD Volume No.5, at Pages 1979 to 1993, being Deed No.04728 for the year 2008, the Vendor purchased from Baby Nath, *inter alia* the entirety of the First Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land.
- 5.1.3 **Ownership of Second Land:** Alpana Nath was the sole owner of the Second Land.

ADDITIONAL REGISTRAR  
OFFICE OF THE REGISTRAR, KOLKATA  
5 JAN 2018

- 5.1.4 **Second Purchase by Vendor:** By a Deed of Conveyance dated 20<sup>th</sup> November, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), North 24 Parganas, in Book No. I, Volume No.13, at Pages 690 to 705, being Deed No.13591 for the year 2008, the Vendor purchased from Alpana Nath, *inter alia* the entirety of the Second Land.
- 5.1.5 **Mutation:** The Vendor got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.3113, in respect of the First Land, the Second Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land, being collectively defined as the Said Property in Clause 4.1 above.
- 5.1.6 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust







ADDITIONAL DIRECTOR  
OF ASSEMBLY, KOLKATA  
15 JAN 2014

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, 4<sup>th</sup> Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Dreamland Plaza Limited, having its office at Room No.205, 2<sup>nd</sup> Floor, 10A, Hospital Street, Kolkata-700072 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendor and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **2<sup>nd</sup> Schedule** below, being **(1)** the First Land, i.e. land classified as *bagan* (orchard) measuring 1.1000 (one point one zero zero zero) decimal equivalent to 10 (ten) *chittack* and 29.15 (twenty nine point one five) square feet, more or less [out of 22 (twenty two) decimal equivalent to 13 (thirteen) *cottah* 4 (four) *chittack* and 43.13 (forty three point one three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.470, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.470 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **(2)** the Second Land, i.e. land classified as *sali* (agricultural) measuring 3.6652 (three point six six five two) decimal equivalent to 2 (two) *cottah* 3 (three) *chittack* and 21.53 (twenty one point five three)



ADDITIONAL REGISTRAR  
OF ASSURANCE  
15 JAN 2014



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7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.16,47,063/- (Rupees sixteen lac forty seven thousand and sixty three) paid by the



ADDITIONAL REGISTRAR  
GENERAL REGISTRAR, KOLINGA  
15 JAN 2014



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, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

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

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

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendor provided such claims or demands do not pertain to the period on and from the date of this Conveyance.

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

8.3 **Delivery of Possession:** The Vendor has handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, 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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and







ADDITIONAL SECRETARY  
OFFICE OF THE SECRETARY, KOLKATA  
16 JAN 2014

at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and give up each and every one of the aforesaid rights.

- 8.6 **No Objection to Mutation:** The Vendor covenants, confirms and declares that **(1)** the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly **(a)** consents to the same and **(b)** appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and **(2)** the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly **(a)** consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining the same and **(b)** appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

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

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



ADDITIONAL REGISTRAR  
OF ASST  
15 JAN 2014



No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.470 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

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

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

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

Land classified as *sali* (agricultural) measuring 3.6652 (three point six six five two) decimal equivalent to 2 (two) *cottah* 3 (three) *chittack* and 21.53 (twenty one point five three) square feet, more or less [out of 44 (forty four) decimal equivalent to 1 (one) *bigha* 6 (six) *cottah* 9 (nine) *chittack* and 41.26 (forty one point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.481, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.481 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By land belonging to R.S./L.R. *Dag* No.471  
**On the East** : By land belonging to R.S./L.R. *Dag* No.483  
**On the South** : By land belonging to R.S./L.R. *Dag* No.480  
**On the West** : By land belonging to R.S./L.R. *Dag* No.480

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

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

Land classified as *sali* (agricultural) measuring 1.3026 (one point three zero two six) decimal equivalent to 12 (twelve) *chittack* and 27.41 (twenty seven point four one) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23.26 (twenty three point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.500 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By land belonging to R.S./L.R. *Dag* No.478  
**On the East** : By land belonging to R.S./L.R. *Dag* Nos.494 and 495



*Mouza*



SECRETAR  
15 JAN 2010

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

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

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

Land classified as *sali* (agricultural) measuring 0.8658 (zero point eight six five eight) decimal equivalent to 8 (eight) *chittack* and 17.14 (seventeen point one four) square feet, more or less [out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.53 (thirty point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.503 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By land belonging to R.S./L.R. *Dag* No.502  
**On the East** : By land belonging to R.S./L.R. *Dag* No.504  
**On the South** : By land belonging to R.S./L.R. *Dag* No.509  
**On the West** : By land belonging to R.S./L.R. *Dag* No.509

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

**Part V**  
**(Fifth Land)**

Land classified as *sali* (agricultural) measuring 1.2500 (one point two five zero zero) decimal equivalent to 12 (twelve) *chittack* and 4.50 (four point five zero) square feet, more or less [out of 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* 1 (one) *chittack* and 44.93 (forty four point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.532 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By land belonging to R.S./L.R. *Dag* No.536  
**On the East** : By land belonging to R.S./L.R. *Dag* Nos.533/717 and 533  
**On the South** : By land belonging to R.S./L.R. *Dag* No.528  
**On the West** : By land belonging to R.S./L.R. *Dag* No.531

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





ADDITIONAL OFFICE  
15 JAN 2014

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

Land classified as *sali* (agricultural) measuring 0.5328 (zero point five three two eight) decimal equivalent to 5 (five) *chittack* and 7.083 (seven point zero eight three) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39.53 (thirty nine point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.533 being delineated on **Plan F** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

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

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

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

Land classified as *bagan* (orchard) measuring 1.1000 (one point one zero zero zero) decimal equivalent to 10 (ten) *chittack* and 29.15 (twenty nine point one five) square feet, more or less [out of 22 (twenty two) decimal equivalent to 13 (thirteen) *cottah* 4 (four) *chittack* and 43.13 (forty three point one three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.470, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below above

Land classified as *sali* (agricultural) measuring 3.6652 (three point six six five two) decimal equivalent to 2 (two) *cottah* 3 (three) *chittack* and 21.53 (twenty one point five three) square feet, more or less [out of 44 (forty four) decimal equivalent to 1 (one) *bigha* 6 (six) *cottah* 9 (nine) *chittack* and 41.26 (forty one point two six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.481, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** above

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



SECRETARY  
GOVERNMENT OF WEST BENGAL  
9 JAN 2013



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

Land classified as *sali* (agricultural) measuring 0.8658 (zero point eight six five eight) decimal equivalent to 8 (eight) *chittack* and 17.14 (seventeen point one four) square feet, more or less [out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.53 (thirty point five three) square feet, more or less], being a portion of R.S./L.R. Dag No.503, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part IV** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 1.2500 (one point two five zero zero) decimal equivalent to 12 (twelve) *chittack* and 4.50 (four point five zero) square feet, more or less [out of 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* 1 (one) *chittack* and 44.93 (forty four point nine three) square feet, more or less], being a portion of R.S./L.R. Dag No.532, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part V** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 0.5328 (zero point five three two eight) decimal equivalent to 5 (five) *chittack* and 7.083 (seven point zero eight three) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39.53 (thirty nine point five three) square feet, more or less], being a portion of R.S./L.R. Dag No.533, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I Gram Panchayet, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part VI** of the **1<sup>st</sup> Schedule** above

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

The details of the Said Property are tabulated below:

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



ADDITIONAL REGISTRAR  
REGISTRAR OF COMPANIES, BANGALORE  
15 JAN 2014

**9. Execution and Delivery**

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

Babulal Verma

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

**[Vendor]**

**Crossway Heights Private Limited**

Anuban Bhattacharya

**Authorized Signatory**

**[Purchaser]**

**Drafted by:**

Sourav Banerjee

Sourav Banerjee, Advocate

**Witnesses:**

Signature Siddique

Name Siddique

Father's Name Inmat Ali

Address Rajachi, P.O. Rajachhat

2A Parganas (N)

Signature Dinesh Saha

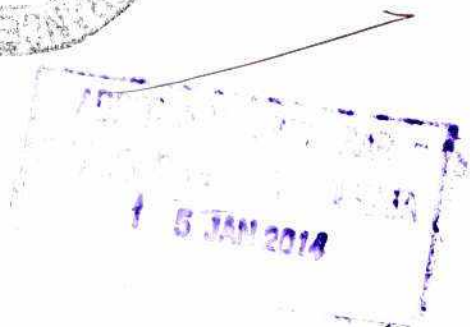
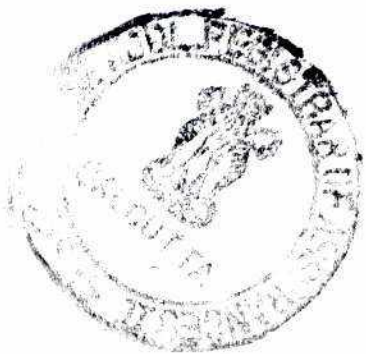
Name Dinesh Saha

Father's Name Late K.C. Saha

Address Parlita

2A P.S (N)





**Receipt and Memo of Consideration**

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

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

*Babulal Verma*

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

[Vendor]

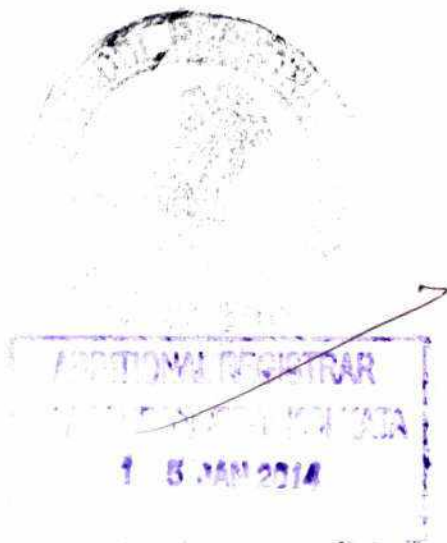
**Witnesses:**

Signature *Siddhu*

Signature *Denesh Saha*

Name *Siddhu*

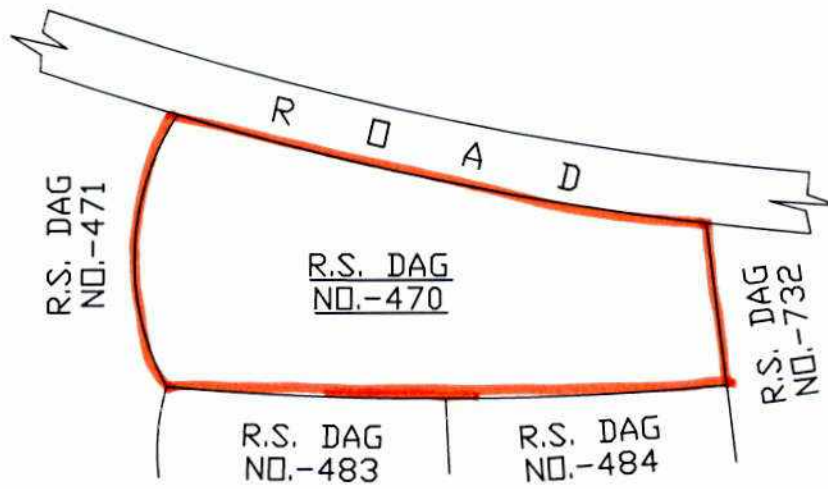
Name *Denesh Saha*





SITE PLAN OF R.S./L.R. DAG NO.- 470, L.R. KHATIAN NO.- 3113,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

Total Area in Dag No.470 is 22 Decimal



CROSSWAY HEIGHTS PRIVATE LIMITED  
*Amitan Bhattacharya*  
Director / Authorised Signatory

*Prabul Kumar*

NAME & SIGNATURE OF THE VENDOR/S. :

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

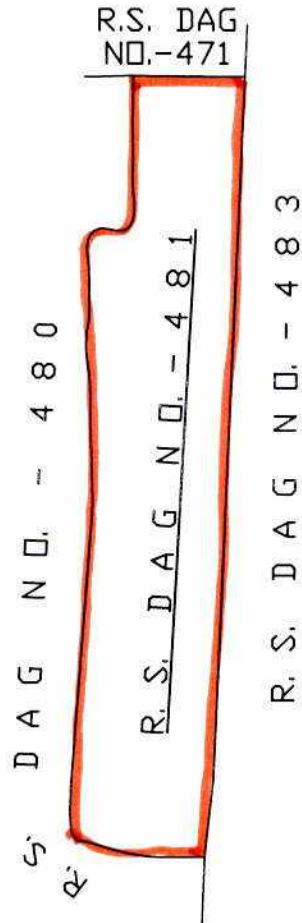
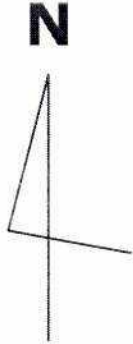
SHOWN THUS : 



1 5 JAN 2012

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

Total Area in Dag No.481 is 44 Decimal



CROSSWAY HEIGHTS PRIVATE LIMITED

*Anirban Bhattacharya*  
Authorized Signatory

*Banuntal Verma*

NAME & SIGNATURE OF THE VENDOR/S. :

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

SHOWN THUS : 

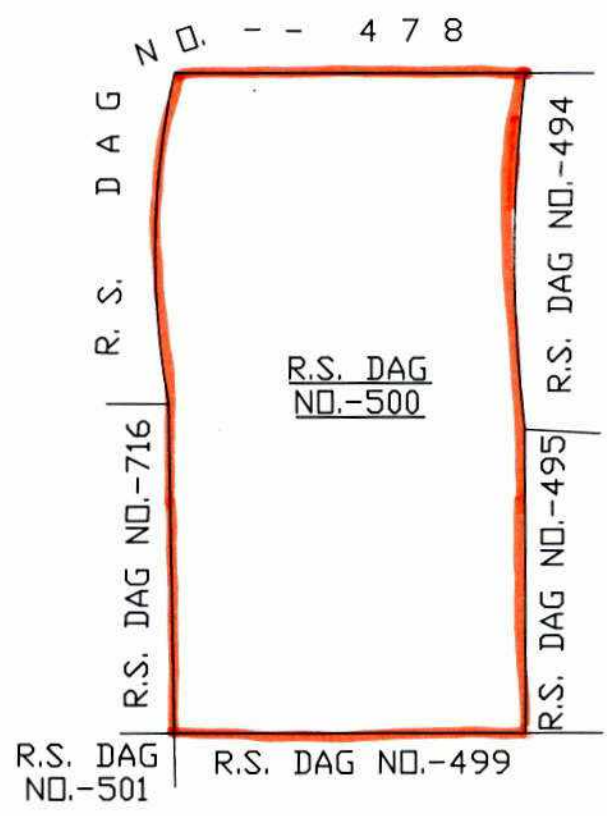
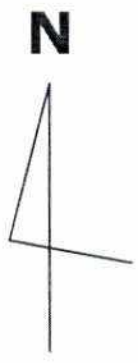




RECEIVED  
OF ASSESSOR  
15 JUN 2014

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

TOTAL AREA OF DAG NO.500 is 39 DECIMAL

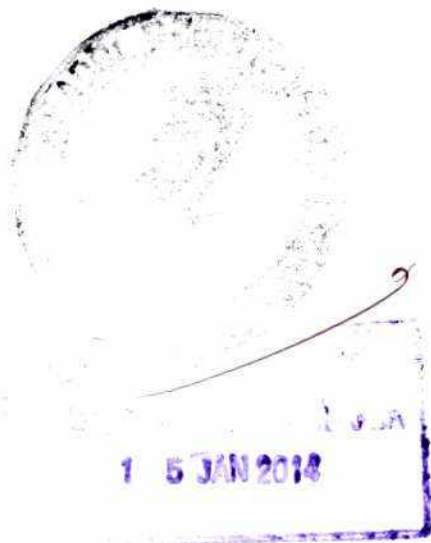


CROSSWAY HEIGHTS PRIVATE LIMITED  
*Anirban Bhattacharya*  
Director / Authorized Signatory

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

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

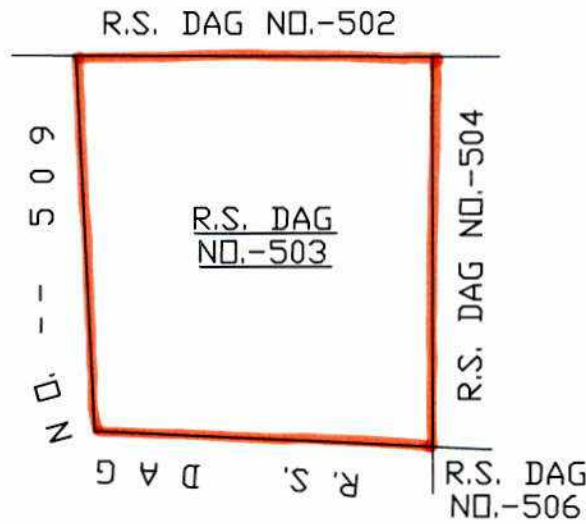
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SITE PLAN OF R.S./L.R. DAG NO.- 503, L.R. KHATIAN NO.- 3113,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

Total Area in Dag No.503 is 26 Decimal



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

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

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

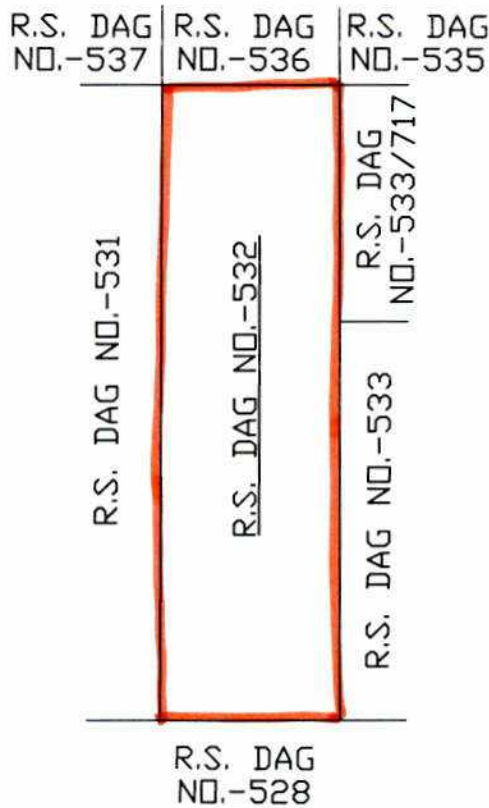
SHOWN THUS:



ADVISORY BOARD  
OF RESEARCH AND  
15 JAN 2014

SITE PLAN OF R.S./L.R. DAG NO.- 532, L.R. KHATIAN NO.-3113,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

Total Area in Dag No.532 is 25 Decimal



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

*Babulal Verma*

NAME & SIGNATURE OF THE VENDOR/S. :

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

SHOWN THUS :

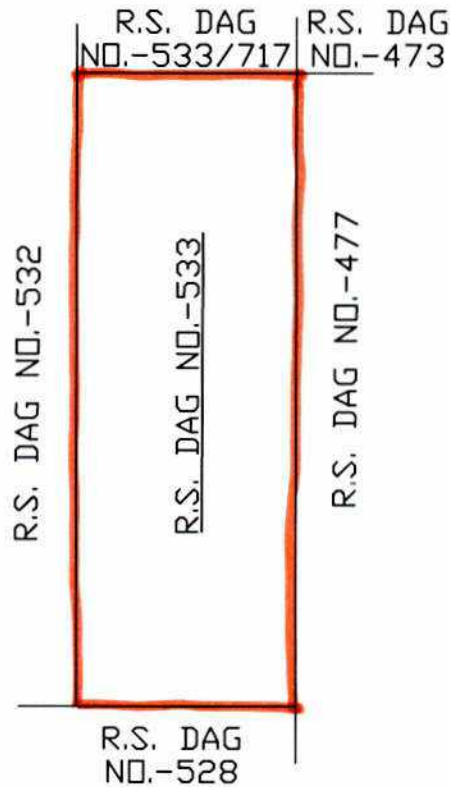
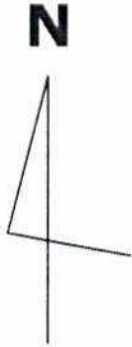




ADDITIONAL REGISTRAR  
OF COMPANIES  
15 JAN 2014

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 3113,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

Total Area in Dag No.533 is 16 Decimal



CROSSWAY HEIGHTS PRIVATE LIMITED  
*Anirban Bhattacharya*  
/ Authorised Signatory

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







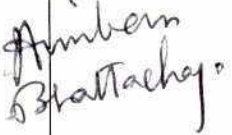











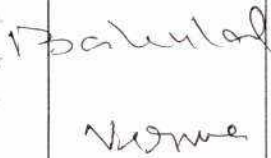






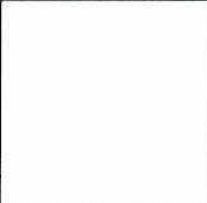
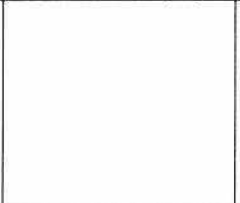

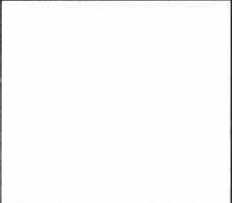


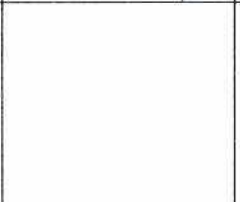
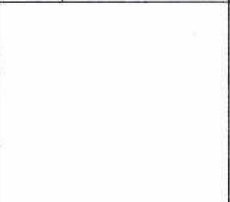
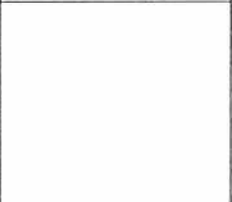
LEGEND : 0.5328 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S/L.R.  
DAG NO.- 533.

SHOWN THUS:



ADDITIONAL REGISTRAR  
MADRAS LEGAL DEPARTMENT  
1 5 JAN 2018

## 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





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ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
15 JAN 2014

100

100

100

100

100

100

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

**Between**

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

**And**

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

**CONVEYANCE**

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

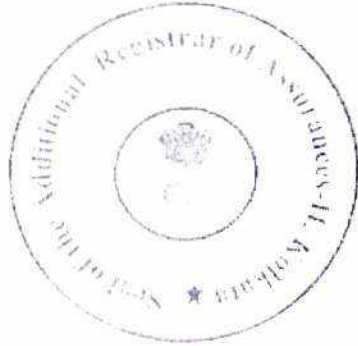
**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001






Certificate of Registration under section 60 and Rule 69.

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



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