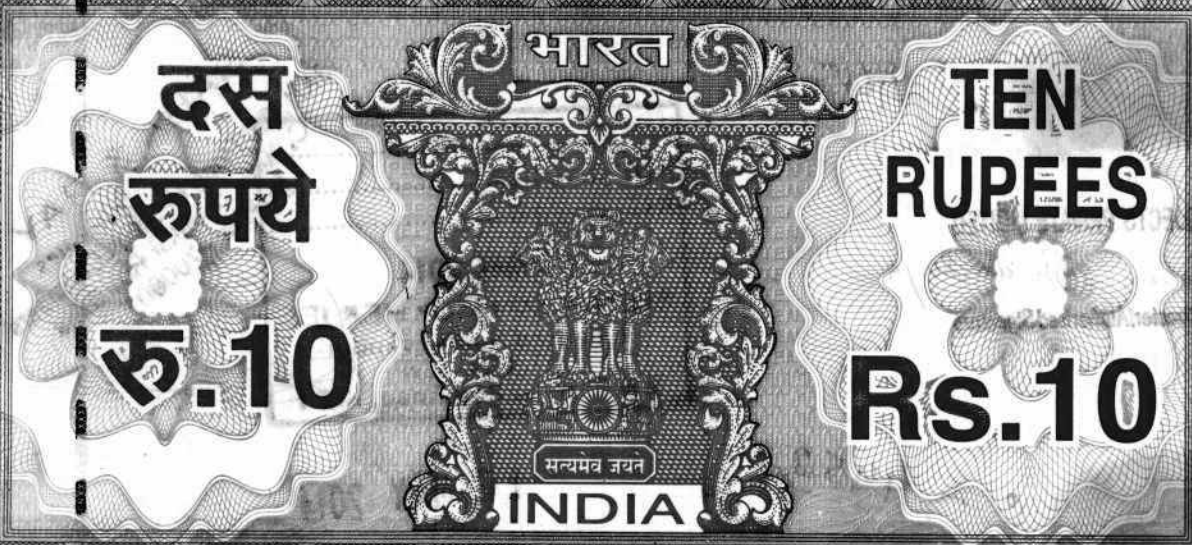


07389/2014

BTN/156

8043/2014

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

79AA 458339



Mr. 577 408

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

Additional Registrar of Assurances, Kolkata

30/6/14

CONVEYANCE

- 1. Date: 18<sup>th</sup> June, 2014
- 2. Place: Kolkata
- 3. Parties

*Handwritten signature and initials*

*Handwritten signature and initials*

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Adcl. Registrar of Assurances  
Kolkata  
18/6/14

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18/08

Amban Bhattacharya

99899



e-4452

ARTLINE PROJECTS PRIVATE LIMITED

Amban Bhattacharya  
Director/Authorised Signatory

NAME.....
ADD.....
RS.....
13 MAY 2014
SURANJAN MUKHERJEE
Licensed Stamp Vender
C. C. Court
88, K. S. Roy Road, KOL-1

SAHA & RAY  
Advocates  
3A/1, 2nd Floor, Hastings Chambers  
7C, Kean Srinagar Roy Road  
Kolkata - 700001



e-4453

13 MAY 2014

13 MAY 2014

Pradyot Kumar Nath



e-4454



Bibha Chakraborty

Nizam uddin Malla

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Dist - North 24 Parganas

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REG-11, KOLKATA
18 JUN 2014



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

**Endorsement For Deed Number : I - 08043 of 2014**  
**(Serial No. 07389 of 2014 and Query No. 1902L000018155 of 2014)**

**On 18/06/2014**

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

Presented for registration at 15.18 hrs on :18/06/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 18/06/2014 by

1. Pradyut Kumar Nath, son of Late Harendra Kumar Nath , Bhatenda, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Bibha Chakraborty Nee Nath, wife of S B Chakraborty , Bhatenda, Kol, 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 Projects 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 Molla, son of Lalmohammad Molla, Mohammadpur, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

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

**On 19/06/2014**

**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.-5,77,408/-

Certified that the required stamp duty of this document is Rs.- 28890 /- and the Stamp duty paid as: Impresive Rs.- 10/-

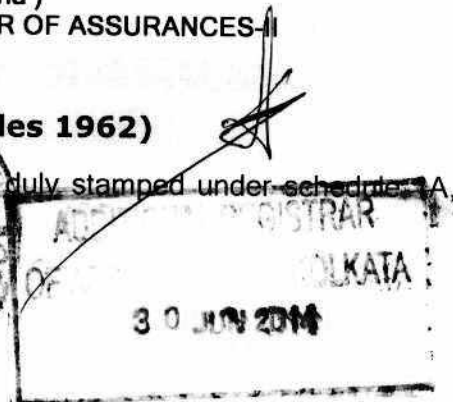
( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 30/06/2014**

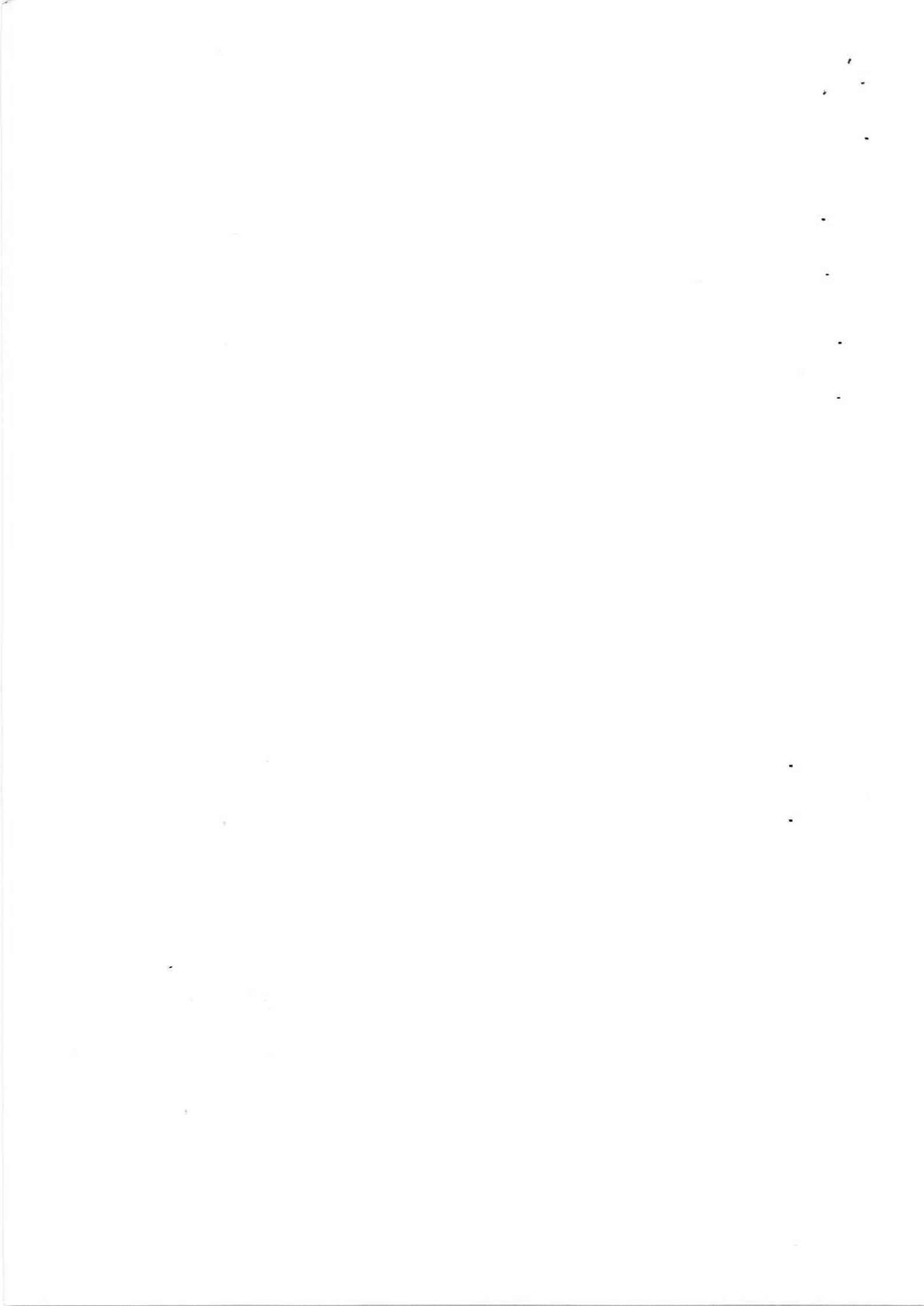
**Certificate of Admissibility(Rule 43,W.B.Registration Rules 1962)**

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:**



( 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 - 08043 of 2014**  
**(Serial No. 07389 of 2014 and Query No. 1902L000018155 of 2014)**

**Amount by Draft**

Rs. 6445/- is paid , by the draft number 846898, Draft Date 21/06/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 30/06/2014

( Under Article : A(1) = 6347/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 30/06/2014 )

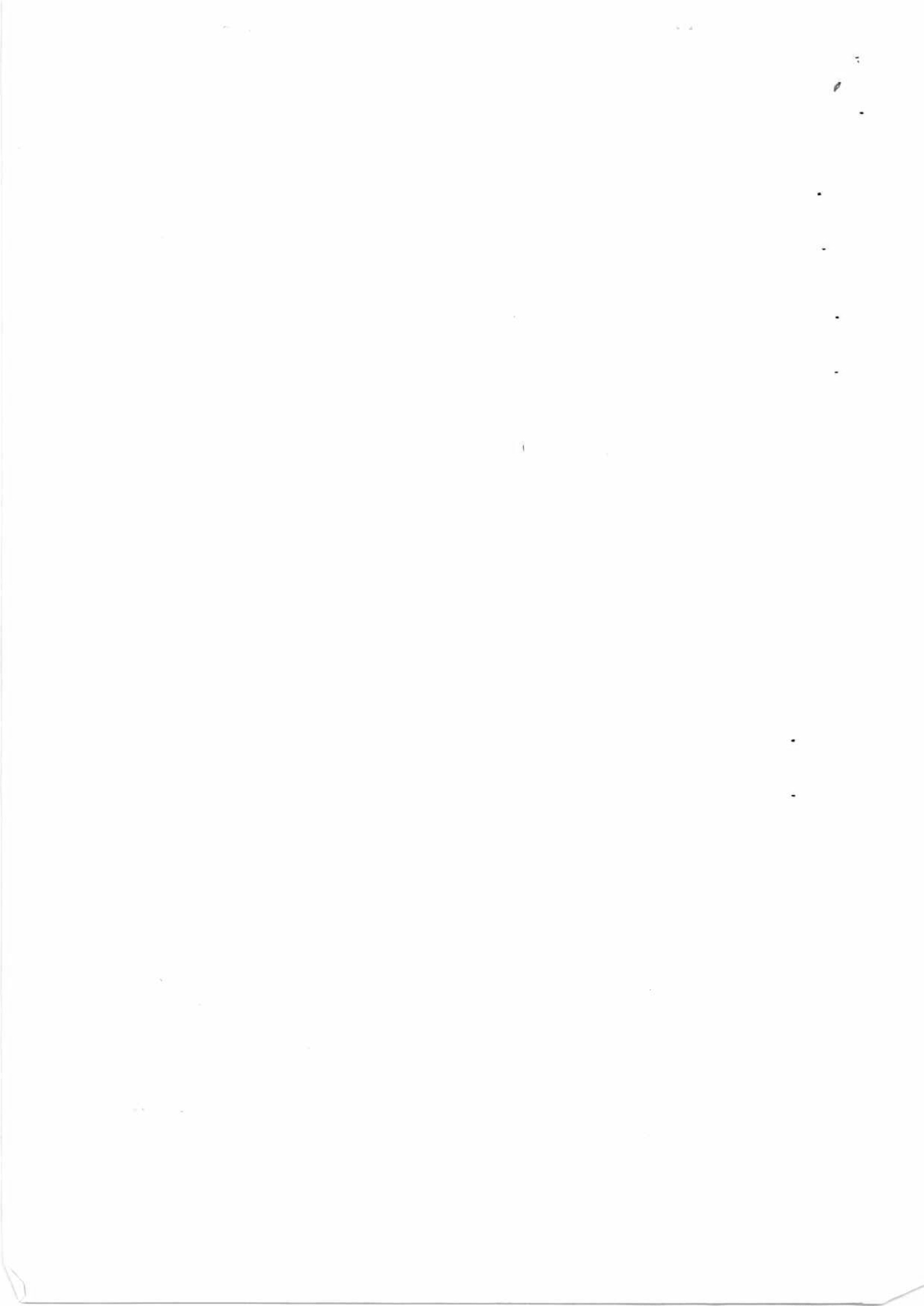
**Deficit stamp duty**

- Deficit stamp duty Rs. 28890/- is paid , by the draft number 847001, Draft Date 21/06/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 30/06/2014

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



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



3.1 **Pradyut Kumar Nath**, son of Late Harendra Kumar Nath, residing at Village Bhatenda, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas

3.2 **Bivha Chakraborty nee Nath**, wife of Snehangshu Bhushan Chakraborty, residing at Village Bhatenda, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas

(collectively **Vendors**, include their successors-in-interest and/or assigns)

**And**

3.3 **Artline Projects 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 AAMCA3968N**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

(**Purchaser**, includes its successors-in-interest and/or assigns).

Vendors 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 *sali* (agricultural) measuring 1.8044 (one point eight zero four four) decimal equivalent to 1.0936 (one point zero nine three six) *cottah*, more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* Nos. 756 and 2519, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.500 is delineated and demarcated on the **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Property**) **And** (2) land classified as *sali* (agricultural) measuring 1.8044 (one point eight zero four four) decimal equivalent to 1.0936 (one point zero nine three six) *cottah*, more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* Nos. 756 and 2573, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.500 is delineated and demarcated on the **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Property**). The First Property and the Second Property are more fully described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

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

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

*Pradyut*

*Bivha*  
*B.C*



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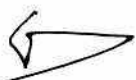
- 5.1.1 **Ownership of Sabita Devi:** Sabita Devi was the sole and absolute owner of land classified as *sali* (agricultural) measuring 5.4132 (five point four one three two) decimal, more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No. 756, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Mother Property**), free from all encumbrances.
- 5.1.2 **Gift to Vendor No. 3.1:** By a Deed of Gift dated 28<sup>th</sup> March, 2011, registered in the Office of Additional District Sub-Registrar Bidhannagar, in Book No. I, CD Volume No. 7, at Pages 6047 to 6066, being Deed No. 03805 for the year 2011, Sabita Devi, out of her natural love and affection towards her son, Pradyut Kumar Nath (Vendor No. 3.1 herein above), gifted her right, title and interest in the First Property, out of the Mother Property, comprised in the Said Property, to her son, free from all encumbrances.
- 5.1.3 **Mutation:** Pradyut Kumar Nath (Vendor No. 3.1 herein above) got his name mutated in the records of the Block Land and Land Reforms, Rajarhat, under L.R. *Khatian* No.2519, free from all encumbrances.
- 5.1.4 **Gift to Vendor No. 3.2:** By a Deed of Gift dated 28<sup>th</sup> March, 2011, registered in the Office of Additional District Sub-Registrar Bidhannagar, in Book No. I, CD Volume No. 7, at Pages 6067 to 6082, being Deed No. 03806 for the year 2011, Sabita Devi, out of her natural love and affection towards her daughter, Bivha Chakraborty *nee* Nath (Vendor No. 3.2 herein above), gifted her right, title and interest in the Second Property, out of the Mother Property, comprised in the Said Property, free from all encumbrances.
- 5.1.5 **Mutation:** Bivha Chakraborty *nee* Nath (Vendor No. 3.2 herein above) got her name mutated in the records of the Block Land and Land Reforms, Rajarhat, under L.R. *Khatian* No.2573, free from all encumbrances.
- 5.1.6 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the First Property and the Second Property, out of the Mother Property, comprised in the Said Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or

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thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

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

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat Limited, having its office at B-401, 4<sup>th</sup> Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Dreamland Plaza Limited, having its office at Room No.205, 2<sup>nd</sup> Floor, 10A, Hospital Street, Kolkata-700072 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendors and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendors and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendors directly to the

  
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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 Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **2<sup>nd</sup> Schedule** below, being (1) the First Property, i.e., land classified as *sali* (agricultural) measuring 1.8044 (one point eight zero four four) decimal equivalent to 1.0936 (one point zero nine three six) *cottah*, more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* Nos. 756 and 2519, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.500 is delineated and demarcated on the **Plan A** annexed hereto and bordered in colour **Red** thereon **And** (2) the Second Property, i.e., land classified as *sali* (agricultural) measuring 1.8044 (one point eight zero four four) decimal equivalent to 1.0936 (one point zero nine three six) *cottah*, more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* Nos. 756 and 2573, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.500 is delineated and demarcated on the **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 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.5,63,100/- (Rupees five lac sixty three thousand and one hundred) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

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

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

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *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.

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- 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 of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of 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 Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/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 Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding anything 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 everyone of the aforesaid rights.

  
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KOLKATA  
18 JUN 2014



- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser 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 agricultural and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.9 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or 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 Property)**

Land classified as *sali* (agricultural) measuring 1.8044 (one point eight zero four four) decimal equivalent to 1.0936 (one point zero nine three six) *cottah*, more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* Nos. 756 and 2519, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.500 is delineated and demarcated on the **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

**On the North** : By R.S./L.R. *Dag* No. 478

*Prasanna*  
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*V. Saha*  
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REGISTRAR  
KOLKATA  
18 JUN 2014

**On the East** : By R.S./L.R. *Dag* Nos. 494 and 495

**On the South** : By R.S./L.R. *Dag* No. 499

**On the West** : By R.S./L.R. *Dag* Nos. 478 and 716

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

**(Part II)**  
**(Second Property)**

Land classified as *sali* (agricultural) measuring 1.8044 (one point eight zero four four) decimal equivalent to 1.0936 (one point zero nine three six) *cottah*, more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* Nos. 756 and 2573, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.500 is delineated and demarcated on the **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

**On the North** : By R.S./L.R. *Dag* No. 478

**On the East** : By R.S./L.R. *Dag* Nos. 494 and 495

**On the South** : By R.S./L.R. *Dag* No. 499

**On the West** : By R.S./L.R. *Dag* Nos. 478 and 716

**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 Property and appurtenances and inheritances for access and user thereof.

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

Land classified as *sali* (agricultural) measuring 1.8044 (one point eight zero four four) decimal equivalent to 1.0936 (one point zero nine three six) *cottah*, more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* Nos. 756 and 2519, *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 described in **Part I** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 1.8044 (one point eight zero four four) decimal equivalent to 1.0936 (one point zero nine three six) *cottah*, more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* Nos. 756 and 2573, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-

*Prata*  
8

*Prata*  
B.C



→  
NATIONAL REGISTER  
18 JUN 2014

Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas  
and described in **Part II** of the **1<sup>st</sup> Schedule** above

The details of the Said Property are tabulated below:

<i>Mouza</i>	<i>R.S./ L.R. Dag No.</i>	<i>L.R. Khatian Nos.</i>	<i>Nature of Land</i>	<i>Total Area of Dag (in Decimal)</i>	<i>Total Area sold (in Decimal)</i>	<i>Name of the Owner</i>
Bhatenda	500	756 and 2519	<i>sali</i>	39	1.8044	Pradyut Kumar Nath
Bhatenda	500	756 and 2573	<i>sali</i>	39	1.8044	Bibha Chakraborty <i>nee</i> Nath
<b>Total Area of Land Sold:</b>					<b>3.6088</b>	

*Pradyut*

*Bibha*  
B.C



←  
ADDITIONAL REGISTRAR  
KUALA LUMPUR  
8 JUN 2014

**9. Execution and Delivery**

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

Pradyut Kumar Nath      Bivha Chakraborty  
[Pradyut Kumar Nath]      [Bivha Chakraborty nee Nath]  
PAN-APGPN 4398B      [Vendors]      PAN-AYVPC 3640H

**Artline Projects Private Limited**

Amitabh Bhattacharya  
[Authorized Signatory]  
[Purchaser]

**Drafted by:**  
Saha & Ray  
Advocate  
High Court at Calcutta

**Witnesses:**

Signature <u>Nizam Uddin Molla</u>	Signature <u>Shagufta Parveen</u>
Name <u>Nizam Uddin Molla</u>	Name <u>Shagufta Parveen</u>
Father's Name <u>Lal mohammed Molla</u>	Father's Name <u>Fahim Uddin</u>
Address <u>vill- Mohammodpur Rajon hut</u>	Address <u>3A/1, Hastings chamber, 7E, Kiran Shanker Ray Road kol- 700001</u>



ADJ. AL PERIOD. POR  
LA LEY N.º 12.528 DEL 2010  
8 JUN 2014



**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.5,63,100/-** (**Rupees five lac sixty three thousand and one hundred**) 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. 394220	18.06.14	Axis Bank Limited, Kolkata Branch	2,81,550/-	Pradyut Kumar Nath
Pay Order No. 394221	18.06.14	Axis Bank Limited, Kolkata Branch	2,81,550/-	Bibha Chakraborty <i>nee</i> Nath
<b>Total:</b>			<b>5,63,100/-</b>	

Pradyut Kumar Nath  
Pradyut Kumar Nath

Bibha Chakraborty  
Bivha Chakraborty *nee* Nath

[Vendors]

**Witnesses:**

Signature Nizamuddin Mallik

Signature Shagufta Parveen

Name Nizamuddin Mallik

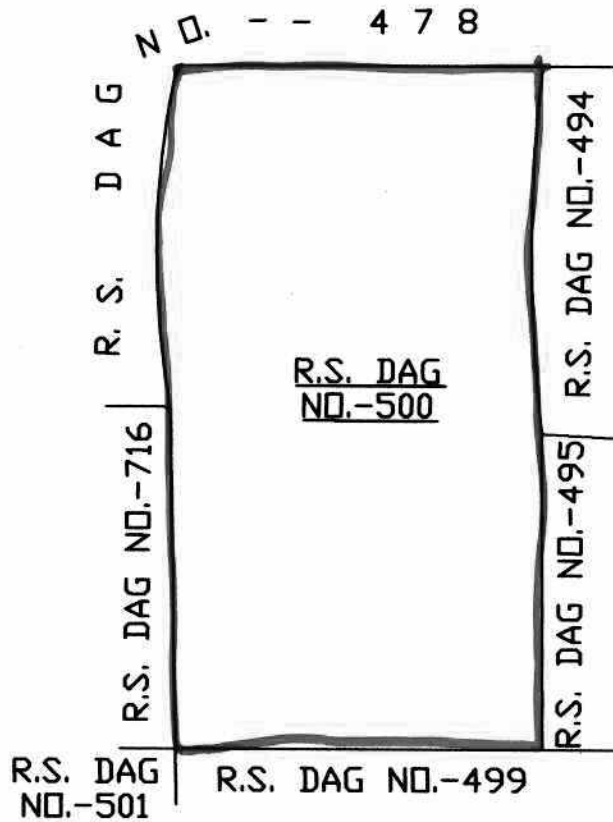
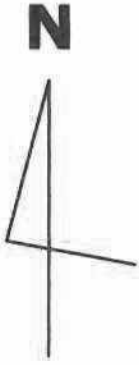
Name Shagufta Parveen



REGISTRAR  
18 JUL 2014

SITE PLAN OF R.S./L.R. DAG NO.- 500, L.R. KHATIAN NO.- 2519 & 756, 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



Bibha Chakraborty  
Pradyut Kumar Nath  
NAME & SIGNATURE OF THE VENDOR/S. :

ARTLINE PROJECTS PRIVATE LIMITED  
*Amban Bhattacharya*  
Director/Authorised Signatory

LEGEND : 1.8044 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 500.

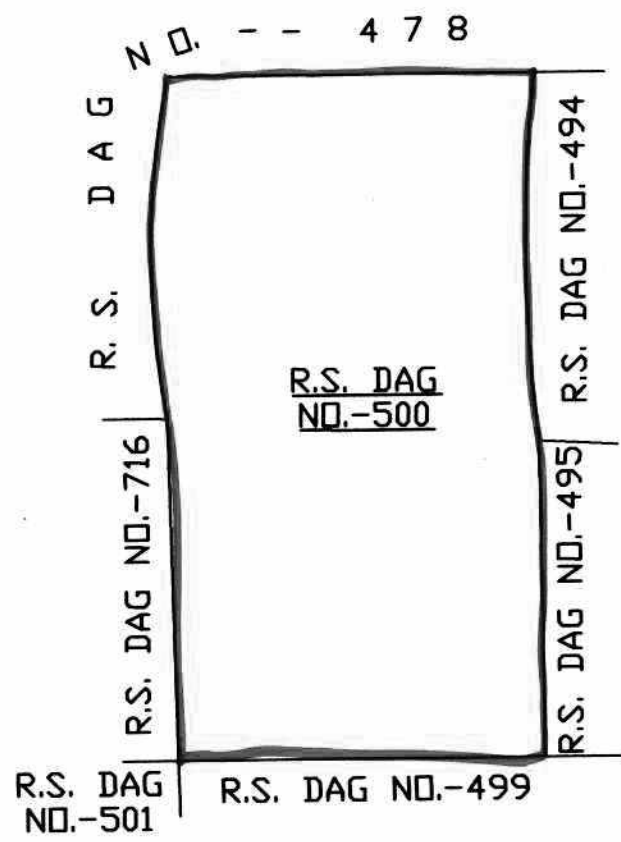
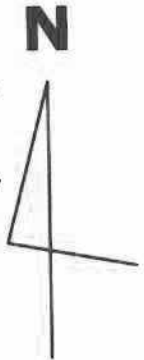
SHOWN THUS :



REGISTRAR  
GENERAL MALAYSIA  
8 JUN 2014

SITE PLAN OF R.S./L.R. DAG NO.- 500, L.R. KHATIAN NO.- 2573 & 756, 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



Bibha Chakraborty  
Pradyut Kumar Nath  
NAME & SIGNATURE OF THE VENDOR/S. :

ARTLINE PROJECTS PRIVATE LIMITED  
Aniban Bhattacharya  
Director/Authorised Signatory

LEGEND : 1.8044 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 500.

SHOWN THUS:



*B*

18 JUNI 2014

# SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



*Anubom Bhattacharya*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



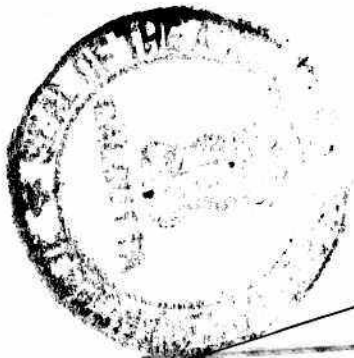
*Pradyut Kumar Nath*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



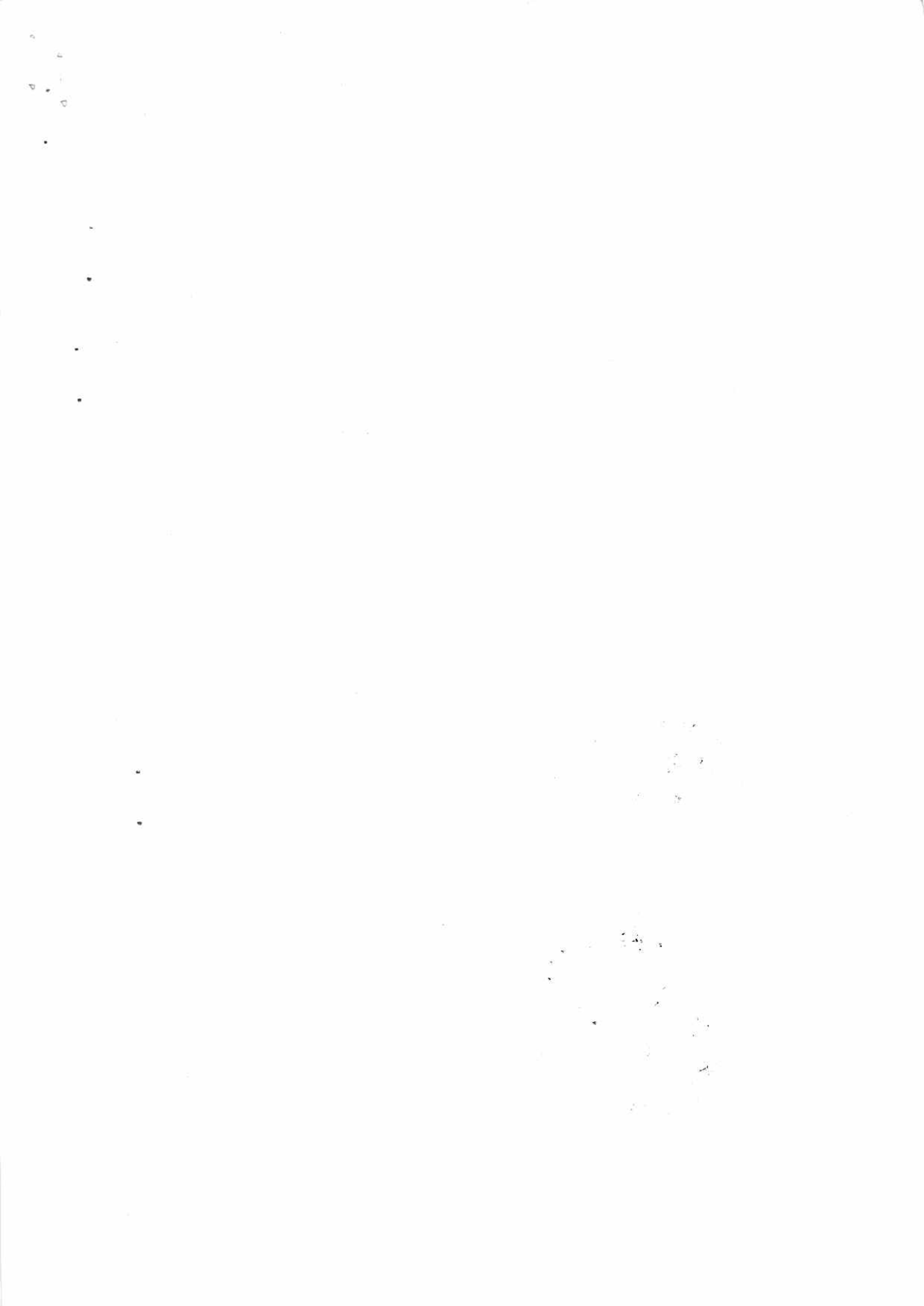
*Bibha Chakraborty*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



REGISTRAR  
KUALA LUMPUR  
18 JUNI 2014





Dated this 18<sup>th</sup> day of June, 2014

Between

**Pradyut Kumar Nath & Anr.**  
... Vendors

And

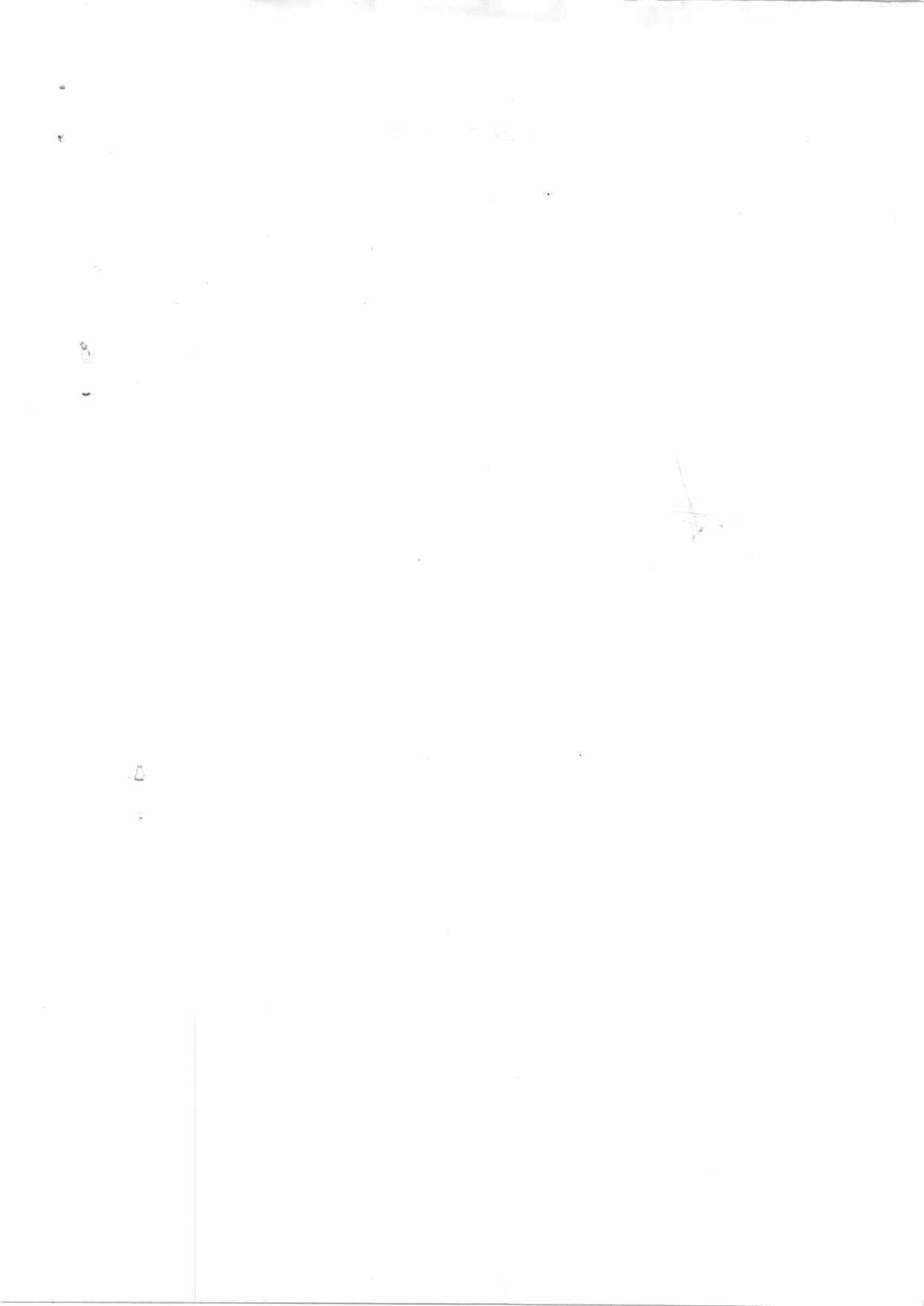
**Artline Projects Private Limited**  
... Purchaser

**CONVEYANCE**

Portion of  
R.S./L.R. Dag No.500  
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 38  
Page from 3146 to 3163  
being No 08043 for the year 2014.



  
(Dulal chandraSaha) 01-July-2014  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal