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 Additional Registrar of Assurance II  
 Kolkata



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

Additional Registrar  
 of Assurances II, Kolkata

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CONVEYANCE

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1. Date: 26<sup>th</sup> December, 2012
2. Place: Kolkata
3. Parties

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Sl. No. 54123 DATE.....

NAME.....

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Rishu (RANHWENDRA LUMAR MISHRA)



e-8746

SUPERIOR COMPLEX PRIVATE LIMITED

Rishu

Director/Authorised Signatory

Mousumi Ghosh

MOUSUMI GHOSH  
LICENSED BY ICFR FOR  
KOLKATA REGISTRATION OFFICE



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26 DEC 2017

Identified by:-  
Rishu Mishra  
Rishu Mishra  
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Rishu Mishra  
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3.1 **Shib Nath Nath**, son of Late Ratan Chandra Nath, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas

3.2 **Sumitra Nath**, daughter of Late Ratan Chandra Nath, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas

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

**And**

3.3 **Superior Complex 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 Applied For**), represented by its authorized signatory, **Raghwendra Kumar Mishra**, son of Ajit Kumar Mishra, of 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street

(**Purchaser**, includes successors-in-interest).

Vendors and Purchaser collectively **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

4.1 **Said Property: (1)** Land classified as *sali* (agricultural) measuring 0.5421 (zero point five four two one) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.500 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And (2)** land classified as *sali* (agricultural) measuring 2.1658 (two point one six five eight) decimal, equivalent to 1 (one) *cottah* 4 (four) *chittack* and 43 (forty three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.503 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And (3)** land classified as *sali* (agricultural) measuring 3.1250 (three point one two five zero) decimal, equivalent to 1 (one) *cottah* 14 (fourteen) *chittack* and 11 (eleven) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.532 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **And (4)** land classified as *sali* (agricultural) measuring 1.3328 (one point three three two eight) decimal, equivalent to 12 (twelve) *chittack* and 41 (forty one) square feet, more or less [out of 16 (sixteen) decimal,

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equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part IV** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.533 is delineated and demarcated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**), the First Land, the Second Land, the Third Land and the Fourth Land are more fully and collectively described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

## 5. Background, Representations, Warranties and Covenants

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

5.1.1 **Ownership of Ratan Chandra Nath:** Ratan Chandra Nath was the owner of the Said Property.

5.1.2 **Mutation:** Ratan Chandra Nath got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.590, in respect of the Said Property.

5.1.3 **Settlement in Favour of Vendors:** By a Deed of Family Settlement in Bengali language (*Paribarik Bandyohosto*) dated 25<sup>th</sup> August, 1992, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No.179, at Pages 225 to 230, being Deed No. 8249 for the year 1992 (**Said Deed of Family Settlement**), Ratan Chandra Nath, subject to his right of life interest, settled *inter alia* the entirety of the Said Property to and in favour of his son, Shib Nath Nath (the Vendor No.3.1 herein) and his daughter, Sumitra Nath (the Vendor No.3.2), to the total exclusion of all other legal heirs of Ratan Chandra Nath.

5.1.4 **Demise of Ratan Chandra Nath:** On or about 21<sup>st</sup> February, 1997, Ratan Chandra Nath died and as a result of such death, the right of life interest of Ratan Chandra Nath as mentioned in the Said Deed of Family Settlement in respect of *inter alia* the Said Property extinguished.

5.1.5 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property, each having equal shares and/or interest therein.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

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- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the 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 Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat Limited, having its office at B-401, 4<sup>th</sup> Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Dreamland Plaza Limited, having its office at Room No.205, 2<sup>nd</sup> Floor, 10A, Hospital Street, Kolkata-700072 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said

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Signature of Vendor 2

Signature of Purchaser



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Property to the Purchaser directly from the Vendors and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendors and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendors directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **2<sup>nd</sup> Schedule** below, being **(1)** the First Land, i.e. land classified as *sali* (agricultural) measuring 0.5421 (zero point five four two one) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.500 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Land, i.e. land classified as *sali* (agricultural) measuring 2.1658 (two point one six five eight) decimal, equivalent to 1 (one) *cottah* 4 (four) *chittack* and 43 (forty three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.503 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Land, i.e. land classified as *sali* (agricultural) measuring 3.1250 (three point one two five zero) decimal, equivalent to 1 (one) *cottah* 14 (fourteen) *chittack* and 11 (eleven) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 532 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Land, i.e. land classified as *sali* (agricultural) measuring 1.3328 (one point three three two eight) decimal, equivalent to 12 (twelve) *chittack* and 41 (forty one) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part IV** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 533 is delineated and demarcated on **Plan D** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or

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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.10,82,500/- (Rupees ten lac eighty two thousand and five 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, *bargainers*, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

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

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

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.

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

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

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



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which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or the Purchaser's successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

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

Land classified as *sali* (agricultural) measuring 0.5421 (zero point five four two one) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.500 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.478
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.494 and 495
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.499
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.478 and 716

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

*Singh Roy* 18/12/2015

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ADDITIONAL & SUPPLEMENTARY  
OF ASSESSMENT & FINANCE  
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**Part II**  
**(Second Land)**

Land classified as *sali* (agricultural) measuring 2.1658 (two point one six five eight) decimal, equivalent to 1 (one) *cottah* 4 (four) *chittack* and 43 (forty three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.503 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.502
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.504
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.509
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.509

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

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

Land classified as *sali* (agricultural) measuring 3.1250 (three point one two five zero) decimal, equivalent to 1 (one) *cottah* 14 (fourteen) *chittack* and 11 (eleven) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 590, *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 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.536
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.533/716 and 533
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.528
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.531

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

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

Land classified as *sali* (agricultural) measuring ~~1.3328~~ (one point three three two eight) decimal, equivalent to 12 (twelve) *chittack* and 41 (forty one) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.

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590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 533 is delineated and demarcated on **Plan D** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.533/717
<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.477
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.528
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.532

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

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

Land classified as *sali* (agricultural) measuring 0.5421 (zero point five four two one) decimal, equivalent to 5 (five) *chittack* and 11 (eleven) square feet, more or less [out of 39 (thirty nine) decimal, equivalent to 1 (one) *bigha* 3 (three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* No.590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 2.1658 (two point one six five eight) decimal, equivalent to 1 (one) *cottah* 4 (four) *chittack* and 43 (forty three) square feet, more or less [out of 26 (twenty six) decimal, equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* No. 590, *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 3.1250 (three point one two five zero) decimal, equivalent to 1 (one) *cottah* 14 (fourteen) *chittack* and 11 (eleven) square feet, more or less [out of 25 (twenty five) decimal, equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 590, *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** above

Land classified as *sali* (agricultural) measuring 1.3328 (one point three three two eight) decimal, equivalent to 12 (twelve) *chittack* and 41 (forty one) square feet, more or less [out of 16 (sixteen) decimal, equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No. 590, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly

*Sd/-* 



ADDITIONAL DIRECTOR  
OF ARCHIVES & LIBRARIES  
28 DEC 2012

Bidhannagar), District North 24 Parganas and more fully described in **Part IV** of the **1<sup>st</sup> Schedule** above

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

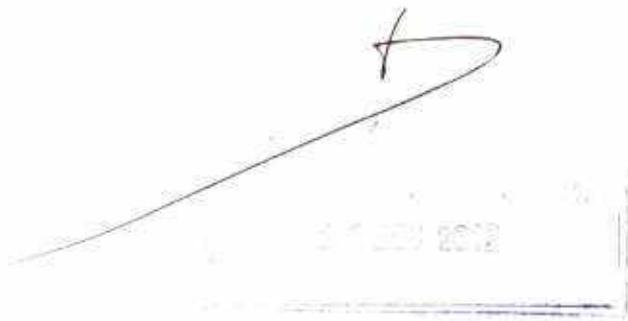
The details of the Said Property are tabulated below:

<b>Mouza</b>	<b>R.S./ L.R. Dag No.</b>	<b>L.R. Khatian Nos.</b>	<b>Total Area of Dag (in decimal)</b>	<b>Total Area sold (in decimal)</b>	<b>Name of the Recorded Owner</b>
Bhatenda	500	590	39	0.5421	Ratan Chandra Nath
Bhatenda	503	590	26	2.1658	Ratan Chandra Nath
Bhatenda	532	590	25	3.1250	Ratan Chandra Nath
Bhatenda	533	590	16	1.3328	Ratan Chandra Nath
			<b>Total</b>	<b>7.1657</b>	

*S. Saha*

*R. Ray*

*8*



9. Execution and Delivery

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

[Signature]  
Shib Nath Nath

[Signature]  
Sumitra Nath

[Vendors]

Read over and explained the contents of this document in vernacular by me personally to the Vendors, who, after understanding the meaning and purpose thereof have put ~~his~~ their signature in my presence.

ARUN NATH

Superior Complex Private Limited

[Signature] (RANHWENDRA KUMAR MISHRA)

Authorized Signatory  
[Purchaser]

Drafted by:

[Signature]  
Subhajit De, Advocate

Witnesses:

Signature A. Nath

Name ARUN NATH

Father's Name ARUN NATH MISHRA

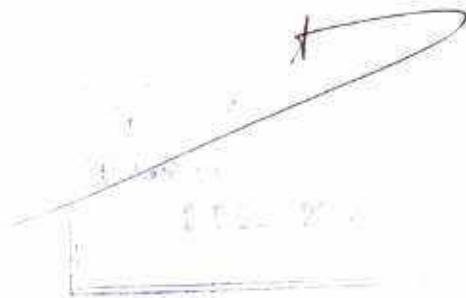
Address 31/1/2/10, 1st Floor  
Colony - DGB

Signature Ahmed. A. Sarkar

Name Named Ahmed Sarkar

Father's Name F.A. Sarkar

Address 7C, K.S. Ray Road  
Kolkata - 700001



**Receipt and Memo of Consideration**

Received from the withinnamed Purchaser the withinmentioned sum of Rs.10,82,500/- (Rupees ten lac eighty two thousand and five 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.367678 (part)	26.12.2012	Axis Bank Limited	5,41,250/-	Shib Nath Nath
Pay Order No.367677 (part)	26.12.2012	Axis Bank Limited	5,41,250/-	Sumitra Nath
		<b>Total:</b>	<b>10,82,500/-</b>	



Shib Nath Nath



Sumitra Nath

[Vendors]

Read over and explained the contents of this document in vernacular by me pers to the Vendor who, after understanding the meaning and purport hereof have put their signature in my presence.

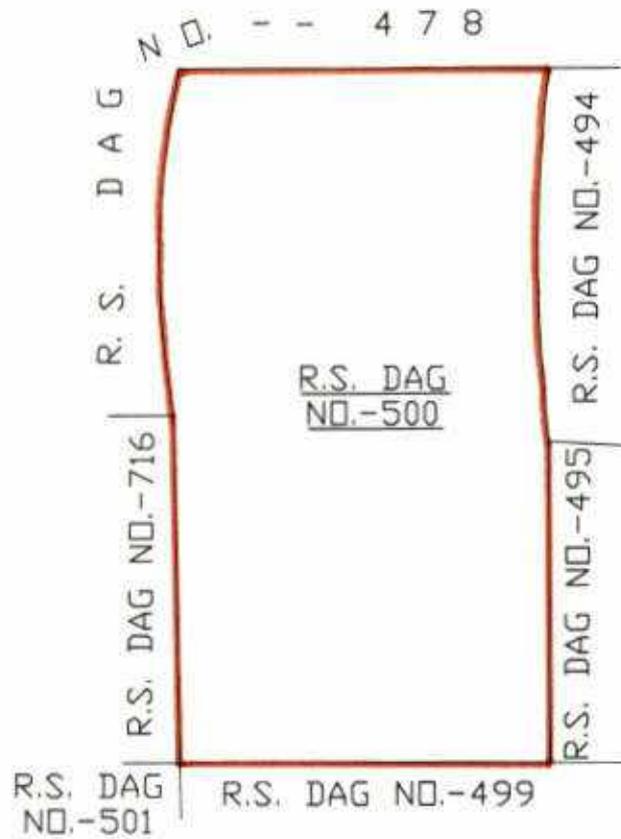

**Witnesses:**Signature CV. 25/25Name CV. 25/25Signature Ahmed A. GorkanName Named Ahmed Gorkan



SITE PLAN OF R.S./L.R. DAG NO.- 500, L.R. KHATIAN NO.- 590,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

PLAN - A

TOTAL AREA OF DAG NO.500 is 39 DECIMAL



*Handwritten signature*

*Handwritten signature*

SUPERIOR COMPLEX PRIVATE LIMITED  
*R. Nishan*  
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.5421 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 500.

SHOWN THUS : 

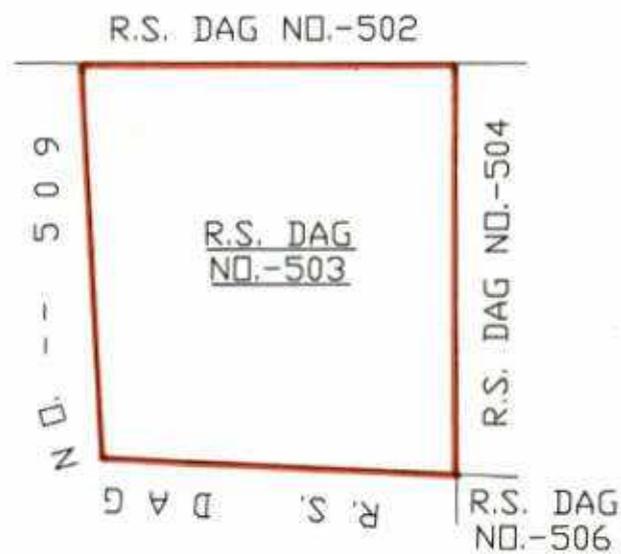


Handwritten mark resembling a stylized arrow or signature above a rectangular stamp. The stamp contains the following text:  
LIBRARY  
UNIVERSITY OF CALIFORNIA  
2000-0002

SITE PLAN OF R.S./L.R. DAG NO.- 503, L.R. KHATIAN NO.- 590,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

PLAN B

Total Area in Dag No.503 is 26 Decimal



*Signature*

*Signature*

SUPERIOR COMPLEX PRIVATE LIMITED

*Signature*

Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 2.1658 DECIMAL OUT OF 26 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 503.

SHOWN THUS : 

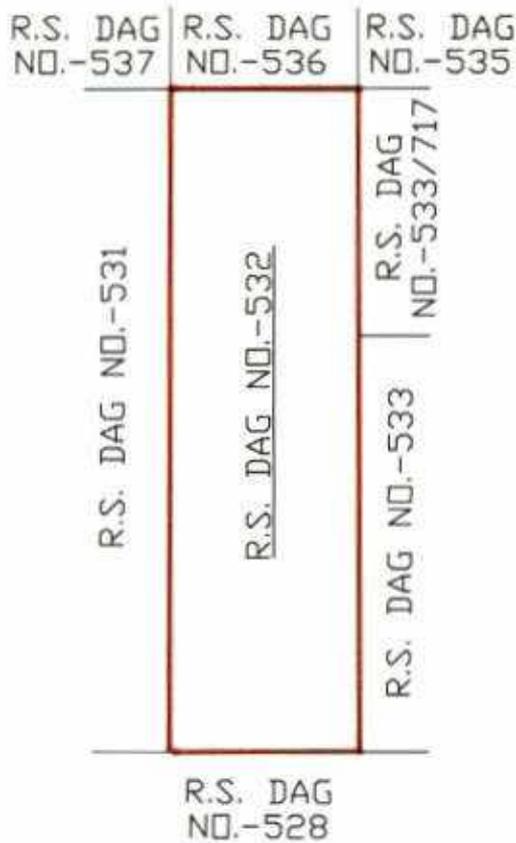


2-6-2012

SITE PLAN OF R.S./L.R. DAG NO.- 532, L.R. KHATIAN NO.-590,  
 MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
 RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
 NORTH 24 PARGANAS.

PLAN - C

Total Area in Dag No.532 is 25 Decimal



*Handwritten signature*

*Handwritten signature*

SUPERIOR COMPLEX PRIVATE LIMITED



*Handwritten signature*

Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 3.1250 DECIMAL OUT OF 25 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 532.

SHOWN THUS : 

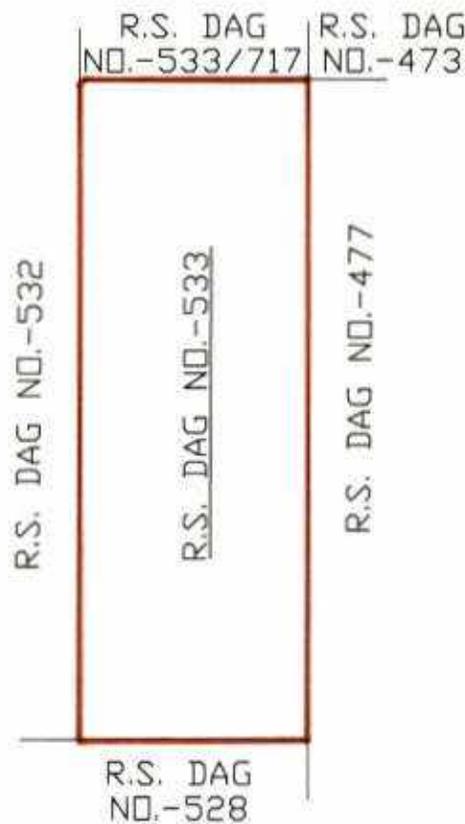


26 OCT 2012

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 590,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

PLAN - D

Total Area in Dag No.533 is 16 Decimal



*Handwritten signatures in Bengali script.*

SUPERIOR COMPLEX PRIVATE LIMITED  
*Ramesh*  
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

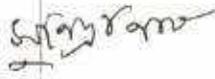
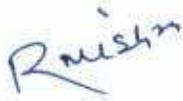
LEGEND : 1.3328 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S/L.R.  
DAG NO.- 533.

SHOWN THUS : 



26 DEC 2012

**SPECIMEN FORM TEN FINGER PRINTS**

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		<p align="center">Little</p>	<p align="center">Ring</p>	<p align="center">Middle</p>	<p align="center">Fore</p>	<p align="center">Thumb</p>
		<p align="center">(Left Hand)</p>				
						
<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle</p>	<p align="center">Ring</p>	<p align="center">Little</p>		
<p align="center">(Right Hand)</p>						
						
		<p align="center">Little</p>	<p align="center">Ring</p>	<p align="center">Middle</p>	<p align="center">Fore</p>	<p align="center">Thumb</p>
		<p align="center">(Left Hand)</p>				
						
<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle</p>	<p align="center">Ring</p>	<p align="center">Little</p>		
<p align="center">(Right Hand)</p>						
						
		<p align="center">Little</p>	<p align="center">Ring</p>	<p align="center">Middle</p>	<p align="center">Fore</p>	<p align="center">Thumb</p>
		<p align="center">(Left Hand)</p>				
						
<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle</p>	<p align="center">Ring</p>	<p align="center">Little</p>		
<p align="center">(Right Hand)</p>						



ADDITIONAL REGISTRAR  
DEPARTMENT OF AGRICULTURE, FOOD AND FORESTRY  
26 DEC 2012





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

**Endorsement For Deed Number : I - 16217 of 2012**  
**(Serial No. 15246 of 2012)**

**On 26/12/2012**

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

Presented for registration at 18.33 hrs on :26/12/2012, at the Private residence by Raghwendra Kumar Mishra ,Claimant.

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

Execution is admitted on 26/12/2012 by

1. Shib Nath Nath, son of Late Ratan Chandra Nath , Village:Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Sumitra Nath, daughter of Late Ratan Chandra Nath , Village:Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
3. Raghwendra Kumar Mishra  
Authorised Signatory, Superior Complex Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Arun Nath, son of Shib Nath Nath, Rajarhat, Bhatenda, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

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

**On 27/12/2012**

**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.-11,75,368/-

Certified that the required stamp duty of this document is Rs.- 58788 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

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

**On 31/12/2012**

**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 chandraSaha )  
ADDL. REGISTRAR OF ASSURANCES-II



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

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**Endorsement For Deed Number : I - 16217 of 2012**  
**(Serial No. 15246 of 2012)**

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**Payment of Fees:**

Amount by Draft

Rs. 13023/- is paid , by the draft number 751780, Draft Date 28/12/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 31/12/2012

( Under Article : A(1) = 12925/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 31/12/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 53788/- is paid , by the draft number 751779, Draft Date 28/12/2012, Bank : State Bank of India, DALHOUSIE SQUARE, received on 31/12/2012

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



( Dulal chandraSaha )  
ADDL. REGISTRAR OF ASSURANCES-II

Dated this 26<sup>th</sup> day of December, 2012

**Between**

**Shib Nath Nath & Anr.  
... Vendors**

**And**

**Superior Complex Pvt. Ltd.  
... Purchaser**

**CONVEYANCE**

7.1657 Decimal  
Portion of  
R.S./L.R. Dag Nos. 500, 503, 532 & 533  
Mouza Bhatenda  
District North 24 Parganas

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 65  
Page from 2643 to 2663  
being No 16217 for the year 2012.



  
(Dulal chandraSaha) 05-January-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal