

11721/012

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# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

59AA 715261

26875/12  
7-24 P  
Additional Registrar of Assurances II  
Kolkata  
28/9/12



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

Additional Registrar of Assurances-II, Kolkata

*[Handwritten signature]*

v/c no. 318/12

250  
260  
28/9

### CONVEYANCE

Date: 28<sup>th</sup> September 2012

Place: Kolkata

Parties:

- 1.
- 2.
- 3.

93285

*[Handwritten mark]*

*[Handwritten mark]*

056633

Serial No.....

Name.....

Address.....

71, Park Street, Kolkata - 700016

08 SEP 2012

Date.....

Licensed Broker/ Vendor  
S. SARKAR

Keeran Shankar Roy  
ASU.



Ranish



c-6853

ROSEMARY TIE UP PVT. LTD.

Ranish

Director

Authorized Signatory



c-6854

Debi Prasad



c-6855

Swapan Kar



Swapan Kar  
S/O R. N. Kar  
70, K. S. Roy Road  
Kolkata - 700007  
Service

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
28 SEP 2012

- 3.1 **Rabindra Nath Naskar**, son of Late Rajani Kanta Naskar, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ABOPN7464L**)
- 3.2 **Karabi Naskar**, wife of Rabindra Nath Naskar, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN AKKPN4194L**)

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

**And**

- 3.3 **Rosemery Tie Up 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 AADCR6757M**), 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: (I)** Land classified as *sali* (agricultural) measuring 2.70 (two point seven zero) decimal equivalent to 1 (one) *cottah* 10 (ten) *chittack* and 6 (six) square feet, more or less [out of 50 (fifty) decimal equivalent to 30 (thirty) *cottah* and 4 (four) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.497, recorded in L.R. *Khatian* Nos. 663 and 857, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet* (**RBGP**), Sub-Registration District 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.497 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 2.94 (two point nine four) decimal equivalent to 1 (one) *cottah* 12 (twelve) *chittack* and 21 (twenty one) square feet, more or less, more or less [out of 72 (seventy two) decimal equivalent to 43 (forty three) *cottah* and 9 (nine) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.504, recorded in L.R. *Khatian* Nos. 663 and 857, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District 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.504 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**), the First Land and the Second Land are more fully and collectively described in the **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.

*B*



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## 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 Shankar's Land:** Shankar Chandra Das was the sole owner of (1) land measuring approximately 16.66 (sixteen point six six) decimal out of 50 (fifty) decimal comprised in R.S./L.R. *Dag* No.497 and (2) land measuring approximately 24 (twenty four) decimal out of 72 (seventy two) decimal comprised in R.S./L.R. *Dag* No. 504 and he got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.663, in respect thereof (**Shankar's Land**).
- 5.1.2 **Ownership of Haradhan's Land:** Haradhan Das was the sole owner of (1) land measuring approximately 16 (sixteen) decimal out of 50 (fifty) decimal, comprised in R.S./L.R. *Dag* No. 497 and (2) land measuring approximately 24 (twenty four) decimal out of 72 (seventy two) decimal comprised in R.S./L.R. *Dag* No. 504 and he got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.857, in respect thereof (**Haradhan's Land**).
- 5.1.3 **Demise of Haradhan Das:** Haradhan Das, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving his wife, Anna Das, 2 (two) sons, namely, Atanu Das and Apu Das and 4 (four) daughters, namely, Sabita Das, Namita Das, *Kumari* Purnima Das and *Kumari* Jhunu Das as his only legal heiresses and heirs, who jointly and equally inherited the estate of Late Haradhan Das, each having an undivided 1/7<sup>th</sup> (one seventh) share and/or interest therein.
- 5.1.4 **Sale to Tapati Roy & Ors.:** By a Deed of Sale in *Bengali* language (*Kobala*) dated 25<sup>th</sup> June, 1996, registered in the Office of the District Sub-Registrar, Barasat, North 24 Parganas, in Book No. I, Volume No.77, at Pages 97 to 102, being Deed No.4231 for the year 1996, 3 (three) of the legal heirs of Late Haradhan Das, namely, Atanu Das, *Kumari* Purnima Das and *Kumari* Jhunu Das jointly sold their undivided 3/7<sup>th</sup> (three seventh) share and/or interest in Haradhan's Land to Tapati Roy, Apu Das and Sabita Bala Das, for the consideration mentioned therein.
- 5.1.5 **Ownership of Shankar Chandra Das and Sabita Bala Das:** In the abovementioned circumstances, Shankar Chandra Das and Sabita Bala Das became the joint owners of Shankar's Land and portion of Haradhan's Land.
- 5.1.6 **Purchase by Vendors:** By a Deed of Sale in *Bengali* language (*Kobala*) dated 23<sup>rd</sup> February, 2000, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No. 68, at Pages 155 to 162, being Deed No.2699 for the year 2000, the Vendors purchased the entirety of the Said Property, which is a portion of Shankar's Land and Haradhan's Land, from Shankar Chandra Das and Sabita Bala Das, for the consideration mentioned therein.
- 5.1.7 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the joint and absolute owner of the Said Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:





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- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 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.



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- 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 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 2.70 (two point seven zero) decimal equivalent to 1 (one) *cottah* 10 (ten) *chittack* and 6 (six) square feet, more or less [out of 50 (fifty) decimal equivalent to 30 (thirty) *cottah* and 4 (four) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.497, recorded in L.R. *Khatian* Nos. 663 and 857, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District 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.497 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 2.94 (two point nine four) decimal equivalent to 1 (one) *cottah* 12 (twelve) *chittack* and 21 (twenty one) square feet, more or less, more or less [out of 72 (seventy two) decimal equivalent to 43 (forty three) *cottah* and 9 (nine) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.504, recorded in L.R. *Khatian* Nos. 663 and 857, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District 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.504 is delineated and demarcated on **Plan B** 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 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.6,82,450/- (Rupees six lac eighty two thousand four hundred and fifty) 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.



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- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the 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:** *Etas*, 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, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance; whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the 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.



  
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- 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 2.70 (two point seven zero) decimal equivalent to 1 (one) *cottah* 10 (ten) *chittack* and 6 (six) square feet, more or less [out of 50 (fifty) decimal equivalent to 30 (thirty) *cottah* and 4 (four) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.497, recorded in L.R. *Khatian* Nos. 663 and 857, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Bidhannagar, District North 24 Parganas and the said *Dag* No.497 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.496
<b>On the East</b>	:	By land belonging to <i>Mouza</i> Kalaberia
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.498
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.499

**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.

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

Land classified as *sali* (agricultural) measuring 2.94 (two point nine four) decimal equivalent to 1 (one) *cottah* 12 (twelve) *chittack* and 21 (twenty one) square feet, more or less, more or less [out of 72 (seventy two) decimal equivalent to 43 (forty three) *cottah* and 9 (nine) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.504, recorded in L.R. *Khatian* Nos. 663 and 857, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Bidhannagar, District North 24 Parganas and the said *Dag* No.504 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> Nos.499 and 502
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<b>On the East</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.498 and by land belonging to <i>Mouza</i> Kalaberia
<b>On the South</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.506.
<b>On the West</b>	:	By land belonging to R.S./L.R. <i>Dag</i> No.503

**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.

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

Land classified as *sali* (agricultural) measuring 2.70 (two point seven zero) decimal equivalent to 1 (one) *cottah* 10 (ten) *chittack* and 6 (six) square feet, more or less [out of 50 (fifty) decimal equivalent to 30 (thirty) *cottah* and 4 (four) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.497, recorded in L.R. *Khatian* Nos. 663 and 857, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District 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 2.94 (two point nine four) decimal equivalent to 1 (one) *cottah* 12 (twelve) *chittack* and 21 (twenty one) square feet, more or less [out of 72 (seventy two) decimal equivalent to 43 (forty three) *cottah* and 9 (nine) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.504, recorded in L.R. *Khatian* Nos. 663 and 857, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part II** 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:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Bhatenda	497	663 and 857	50	2.70	Shankar Das and Haradhan Das
Bhatenda	504	663 and 857	72	2.94	Shankar Das and Haradhan Das
			<b>Total</b>	<b>5.64</b>	

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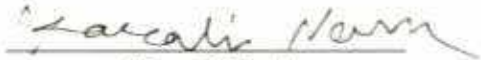
**9. Execution and Delivery**

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



**Rabindra Nath Naskar**

[Vendors]



**Karabi Naskar**

**Rosemery Tie Up Private Limited**



**Authorized Signatory  
[Purchaser]**

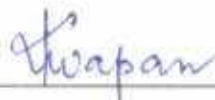
**Drafted by:**



Saptarshi Roy, Advocate

**Witnesses:**

Signature



Name

Swapan Kar

Father's Name

R. N. Kar

Address

7C, K.S. Roy Road  
Kolkata-700001

Signature



Name

Souvar Banerjee

Father's Name

Saibal Banerjee

Address

7C, K.S. Roy Road  
Kolkata-700001



*[Handwritten signature]*

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**Receipt and Memo of Consideration**

Received from the withinnamed Purchaser the withinmentioned sum of Rs.6,82,450/- (Rupees six lac eighty two thousand four hundred and fifty) 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.)
Pay Order No.362637 (Part)	27.09.2012	Axis Bank Limited	3,41,225/-
Pay Order No.362638 (Part)	27.09.2012	Axis Bank Limited	3,41,225/-
		<b>Total:</b>	<b>6,82,450/-</b>



Rabindra Nath Naskar



Karabi Naskar

[Vendors]

**Witnesses:**

Signature Swapan

Name Swapan Kar

Signature Sourav

Name Sourav Banerjee

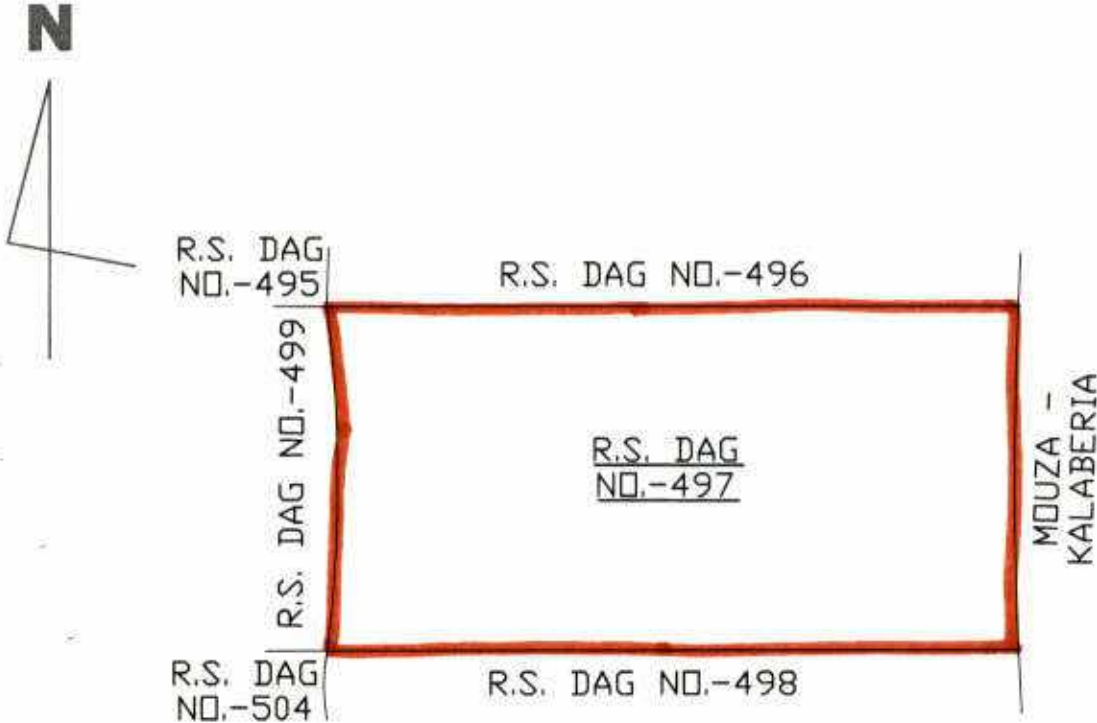


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PLAN 'A'

SITE PLAN OF R.S./L.R. DAG NO.- 497, L.R. KHATIAN NO.- 663 & 857, 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.497 is 50 Decimal



*[Handwritten signature]*  
*[Handwritten signature]*


Rosemery Tie Up Pvt. Ltd.

*[Handwritten signature]*

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 2.7000 DECIMAL OUT OF 50 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 497.

SHOWN THUS : 



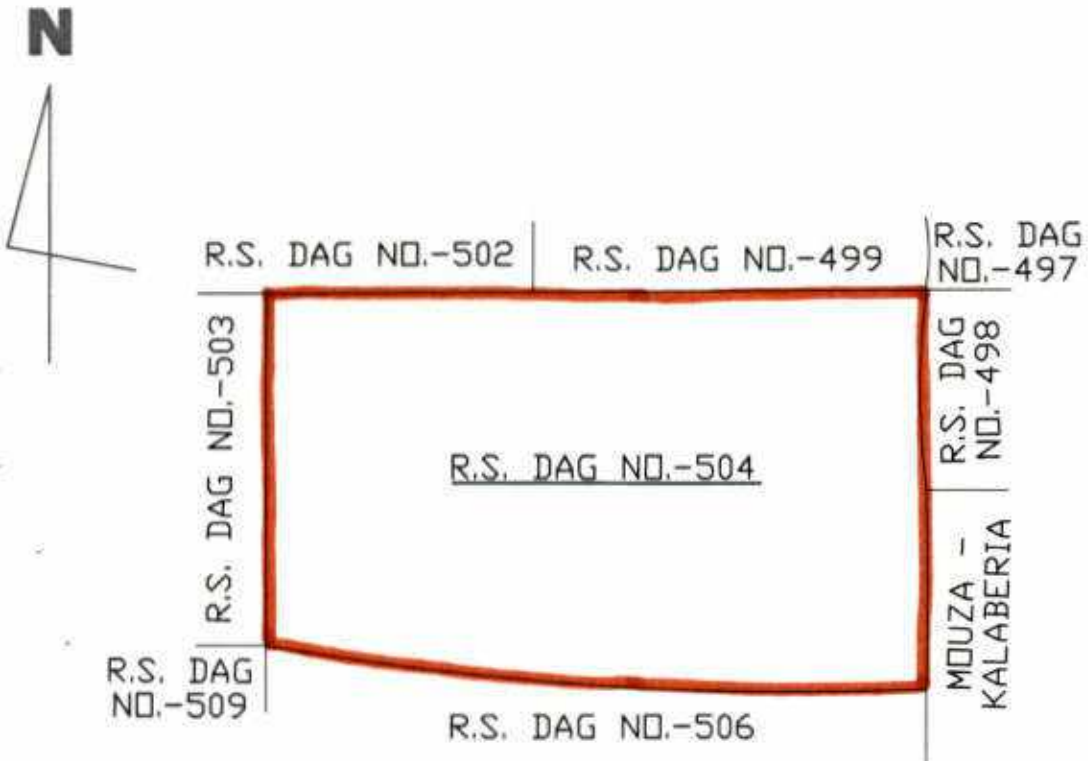
*[Handwritten signature]*

ASSURANCE  
OF ASSURANCES-H. KOLKATA  
28 SEP 2012

PLAN 'B'

SITE PLAN OF R.S./L.R. DAG NO.- 504, L.R. KHATIAN NO.- 663 & 857, 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.504 is 72 Decimal



*Kareli Narain*

Rosemery Tie Up Pvt. Ltd.

*Rosemery*

Authorised Signatory

NAME & SIGNATURE OF THE VENDORS. :

LEGEND : 2.9400 DECIMAL OUT OF 72 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 504.








SHOWN THUS: 



NOTIONAL REGISTER  
OF ASSURANCES-II, KOLKATA  
28 SEP 2012



**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



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
28 SEP 2012



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

**Endorsement For Deed Number : I - 12550 of 2012**  
**(Serial No. 11721 of 2012)**

**On**

**Payment of Fees:**

**On 28/09/2012**

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

Presented for registration at 19.31 hrs on :28/09/2012, at the Private residence by Raghwendra Kumar Mishra ,Claimant.

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

Execution is admitted on 28/09/2012 by

1. Karabi Naskar, wife of Rabindra Nath Naskar , Village:Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Raghwendra Kumar Mishra  
Authorised Signatory, Rosemery Tie Up 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 Swapan Kar, son of R N Kar, 7 C, Kiron Sankar Roy Road(Hastings Street), Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

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

**On 04/10/2012**

**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.-8,02,131/-

Certified that the required stamp duty of this document is Rs.- 40127 /- and the Stamp duty paid as Impresive Rs.- 10/-

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

Execution is admitted on 04/10/2012 by

1. Rabindra Nath Naskar, son of Late Rajani Kanta Naskar , Village:Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others

Identified By Swapan Kar, son of R N Kar, 7 C, Kiron Sankar Roy Road(Hastings Street), Kol, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

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

06/10/2012 14:35:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 12550 of 2012  
(Serial No. 11721 of 2012)

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

On 06/10/2012

**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.

**Payment of Fees:**

Amount By Cash

Rs. 8920.00/-, on 06/10/2012

( Under Article : A(1) = 8822/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 06/10/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 40127/- is paid 03888328/09/2012 State Bank of India, DALHOUSIE SQUARE,  
received on 06/10/2012

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



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

06/10/2012 14:35:00

EndorsementPage 2 of 2

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012

**Between**

**Rabindra Nath Naskar & Anr.  
... Vendors**

**And**

**Rosemery Tie Up Pvt. Ltd.  
... Purchaser**

**CONVEYANCE**


5.64 Decimal  
Portion of  
R.S./L.R. Dag Nos. 497 & 504  
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 49  
Page from 4967 to 4983  
being No 12550 for the year 2012.



  
(Dulal chandra Saha) 08-October-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal