

11789/2012

BTN/43

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भारतीय गैर न्यायिक

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TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

59AA 715282

26/9/12
8.31 P.M.

Additional Registrar of Assurances-II, Kolkata
28/9/12



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 Regl
of Assurances-II, Kolkata

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v/c 30/9/12

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CONVEYANCE

1. Date: 28th September, 2012

2. Place: Kolkata

3. Parties:

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28/9

056612



Serial No.....
Name.....
Address.....
71, ...

06 SEP 2012

Date..... Licensed Vendor
S. SARKAR

Rishi



e-6853

Anchor Vanija Private Limited

Rishi

Authorised Signatory



e-6856

For Pragati Realcon Pvt. Ltd.

Sandip Halder

Authorised Signatory



Swapna Kar
s/o R. N. Kar
7C. N. S. Roy Road
Kolkata-700001
Service.

- 3.1 **Pragati Realcon Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Flat No.1, Ground Floor, Block C1, Akash Nilay, Narayanpur, Battala, Kolkata-700136, Police Station Airport (**PAN AAFCP0017N**), represented by its authorized signatory Sandip Mazumder, son of Late Sadhan Chandra Mazumder, residing at 63/27/2, Dum Dum Road, Kolkata-700074, Police Station Dum Dum

(Vendor, includes successors-in-interest)

And

- 3.2 **Anchor Vanijya Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAFCA7910D**), represented by its authorized signatory, **Raghwendra Kumar Mishra**, son of Ajit Kumar Mishra, of 1st Floor, 111, Park Street, Kolkata-700016, Police Station Park Street

(Purchaser, includes successors-in-interest).

Vendor 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 *sahi* (agricultural) measuring 8 (eight) decimal equivalent to 4 (four) *cottah* 13 (thirteen) *chittack* and 20 (twenty) square feet, more or less [out of 24 (twenty four) decimal equivalent to 14 (fourteen) *cottah* 8 (eight) *chittack* and 14 (fourteen) square feet, more or less], being a portion of R.S./L.R. *Dag* No.494, recorded in L.R. *Khatian* Nos. 104, 142, 351, 546, 712 and 753, *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 **1st Schedule** below and the said *Dag* No. 494 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And** (2) land classified as *sahi* (agricultural) measuring 1.75 (one point seven five) decimal equivalent to 1 (one) *cottah* and 42 (forty two) square feet, more or less [out of 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 146, *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 **1st Schedule** below and the said *Dag* No.532 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 **2nd Schedule** below (collectively **Said Property**) **together with** all tide, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:



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OF ASSURANCES-II, KOLKATA
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- 5.1.1 **Ownership of First Land:** Kamala Mukherjee, Kumar Chandra Mukhopadhyay, Nihar Mukherjee, Makhan Gopal Mukhopadhyay, Shyamal Mukherjee and Swapan Mukherjee were the joint owners of *inter alia* the First Land and they got their names mutated in the records of the Block Land and Land Reforms Office at Rajarhat in L.R. *Khatian* Nos. 104, 142, 351, 546, 712 and 753, respectively, in respect thereof.
- 5.1.2 **Demise of Makhan Gopal Mukhopadhyay:** Makhan Gopal Mukhopadhyay, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving his 2 (two) sons, namely, Kumar Chandra Mukhopadhyay and Mohan Mukhopadhyay *alias* Chitta Ranjan Mukhopadhyay as his only legal heirs who jointly and equally inherited the entire right, title and interest of Late Makhan Gopal Mukhopadhyay in *inter alia* the First Land.
- 5.1.3 **First Purchase by Babulal Verma:** By a Deed of Conveyance dated 11th March, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, CD Volume No. 3, at Pages 19210 to 19229, being Deed No.03316 for the year 2008, Babulal Verma purchased *inter alia* the entirety of the First Land from Kumar Chandra Mukhopadhyay, Chitta Ranjan Mukhopadhyay, Kamala Mukherjee, Nihar Mukherjee, Shyamal Mukherjee and Swapan Mukherjee, for the consideration mentioned therein.
- 5.1.4 **Ownership of Second Land:** Kebal Chandra Nath was the sole owner of *inter alia* the Second Land and he got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat in L.R. *Khatian* No. 146, in respect thereof.
- 5.1.5 **Gift by Kebal Chandra Nath:** By a Deed of Gift dated 26th June, 2001, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No. 331, at Pages 211 to 216, being Deed No.06253 for the year 2001, Kebal Chandra Nath, out of his natural love and affection, gifted *inter alia* the entirety of the Second Land to his daughter, Menaka Nath.
- 5.1.6 **Second Purchase by Babulal Verma:** By a Deed of Conveyance dated 28th November, 2007, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, CD Volume No. 3, at Pages 18203 to 18212, being Deed No.05072 for the year 2007, Babulal Verma purchased *inter alia* the entirety of the Second Land from Menaka Nath, for the consideration mentioned therein.
- 5.1.7 **Ownership of Babulal Verma:** In the abovementioned circumstances, Babulal Verma became the sole and absolute owner of *inter alia* the First Land and the Second Land, being collectively defined as the Said Property in Clause 4.1 above.
- 5.1.8 **Purchase by Vendor:** By a Deed of Conveyance dated 30th May, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, CD Volume No. 9, at Pages 10771 to 10797, being Deed No.09647 for the year 2008, the Vendor purchased *inter alia* the entirety of the Said Property from Babulal Verma, for the consideration mentioned therein.
- 5.1.9 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the Said Property.





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- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of 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 Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is 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, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the



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ADDITIONAL REGISTRAR
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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, 4th 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, 2nd Floor, 10A, Hospital Street, Kolkata-700072 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendor and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **2nd Schedule** below, being **(1)** the First Land, i.e. land classified as *sahi* (agricultural) measuring 8 (eight) decimal equivalent to 4 (four) *cottah* 13 (thirteen) *chittack* and 20 (twenty) square feet, more or less [out of 24 (twenty four) decimal equivalent to 14 (fourteen) *cottah* 8 (eight) *chittack* and 14 (fourteen) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 494, recorded in L.R. *Khatian* Nos.104, 142, 351, 546, 712 and 753, *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 **1st Schedule** below and the said *Dag* No. 494 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 *sahi* (agricultural) measuring 1.75 (one point seven five) decimal equivalent to 1 (one) *cottah* and 42 (forty two) square feet, more or less [out of 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 146, *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 **1st Schedule** below and the said *Dag* No. 532 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.11,60,350/- (Rupees eleven lac sixty thousand three hundred and fifty) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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OF ASSURANCES-II, KOLKATA
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- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of 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 Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and 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

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ADDITIONAL DEPUTY COMMISSIONER
OF ASSESMENT & TAXATION KOLKATA
28 SEP 2012

whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor 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 Vendor hereby covenants that the Vendor or any person claiming under the Vendor, 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.

1st Schedule
Part I
(First Land)

Land classified as *sali* (agricultural) measuring 8 (eight) decimal equivalent to 4 (four) *cottah* 13 (thirteen) *chittack* and 20 (twenty) square feet, more or less [out of 24 (twenty four) decimal equivalent to 14 (fourteen) *cottah* 8 (eight) *chittack* and 14 (fourteen) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 494, recorded in L.R. *Khatian* Nos. 104, 142, 351, 546, 712 and 753, *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 the said *Dag* No. 494 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By land belonging to R.S./L.R. <i>Dag</i> No.478
On the East	:	By land belonging to R.S./L.R. <i>Dag</i> No.493
On the South	:	By land belonging to R.S./L.R. <i>Dag</i> No.495
On the West	:	By land belonging to R.S./L.R. <i>Dag</i> No.500

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

Part II
(Second Land)

Land classified as *sali* (agricultural) measuring 1.75 (one point seven five) decimal equivalent to 1 (one) *cottah* and 42 (forty two) square feet, more or less [out of 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 146, *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

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ADDITIONAL REGISTRAR
OF ASSAM SOLEKATA
28 SEP 2012

more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No.532 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

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

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

2nd Schedule
(Said Property)
[Subject Matter of Sale]

Land classified as *sali* (agricultural) measuring 8 (eight) decimal equivalent to 4 (four) *cottah* 13 (thirteen) *chittack* and 20 (twenty) square feet, more or less [out of 24 (twenty four) decimal equivalent to 14 (fourteen) *cottah* 8 (eight) *chittack* and 14 (fourteen) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 494, recorded in L.R. *Khatian* Nos. 104, 142, 351, 546, 712 and 753, *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 **1st Schedule** above

Land classified as *sali* (agricultural) measuring 1.75 (one point seven five) decimal equivalent to 1 (one) *cottah* and 42 (forty two) square feet, more or less [out of 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* and 2 (two) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* No. 146, *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 **1st Schedule** above

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

The details of the Said Property are tabulated below:

Mouza	R.S. / L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner/s
Bhatenda	494	104 142 351 546 712 753	24	8.00	Kamala Mukherjee Kumar Chandra Mukhopadhyay Nihar Mukherjee Makhan Gopal Mukhopadhyay Shyamal Mukherjee Swapan Mukherjee



ADDITIONAL REGISTRAR
OF ASS: MOESHI, KOLKATA
28 SEP 2012

Bhatenda	532	146	25	1.75	Kebal Chandra Nath
			Total	9.75	

9. Execution and Delivery

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

Pragati Realcon Private Limited

Sandip Mandal

Authorized Signatory
[Vendor]

Anchor Vanijya Private Limited

Ramesh

Authorized Signatory
[Purchaser]

Drafted by:

Saptarshi Roy

Saptarshi Roy, Advocate

Witnesses:

Signature *Abd. A. Sarkar*

Name *Naved Ahmad Sarkar*

Father's Name *F. A. Sarkar*

Address *7C, K.S. Roy Road*

Kolkata - 70001

Signature *Sourav Banerjee*

Name *Sourav Banerjee*

Father's Name *Saibal Banerjee*

Address *7C, K.S. Roy Road*

Kolkata - 70001


ADDITIONAL REGISTRAR
OF ASSETS & LIABILITIES KOLKATA
28 SEP 2012

Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs.11,60,350/- (Rupees eleven lac sixty thousand three hundred and fifty) towards full and final payment of the consideration for sale of the Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Demand Draft No.001740 (part)	18.09.2012	Axis Bank Limited	11,60,350/-
		Total:	11,60,350/-

Pragati Realcon Private Limited



Authorized Signatory
[Vendor]

Witnesses:

Signature Nand. A. Saha

Name Nand. A. Saha

Signature Sourav Banerjee

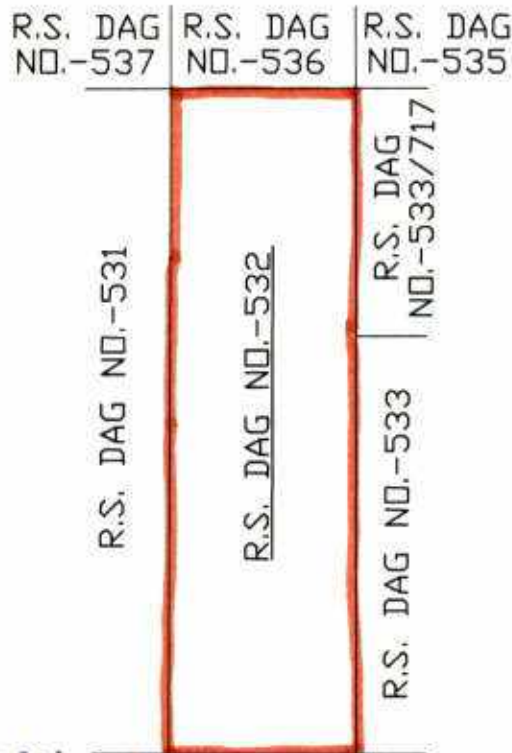
Name Sourav Banerjee

←
ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
28 SEP 2012

PLAN B

SITE PLAN OF R.S./L.R. DAG NO.- 532, L.R. KHATIAN NO.- 146,
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-
NORTH 24 PARGANAS.

Total Area in Dag No.532 is 25 Decimal



For Pragati Realcon Pvt. Ltd.

Sandip Mandal

Authorised Signatory

Anchor Vanija Pvt. Ltd.

Ramesh

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.7500 DECIMAL OUT OF 25 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 532

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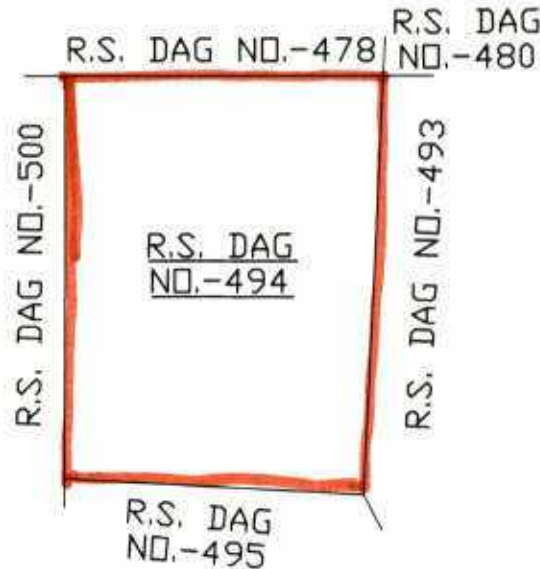
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ADDITIONAL REGISTRAR
OF ASSURANCES - KATA
28 SEP 2012

PLAN A

SITE PLAN OF R.S./L.R. DAG NO.- 494, L.R. KHATIAN NO.- 104, 142, 351, 546, 712 & 753 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.494 is 24 Decimal

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For Pragati Realcon Pvt. Ltd.

Sandip Mandal

Authorised Signatory

Anchor Vanijya Pvt. Ltd.

Ramesh

Authorised Signatory


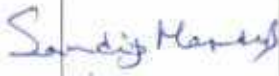
































NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 8.0000 DECIMAL OUT OF 24 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 494.

SHOWN THUS : 

ADDITIONAL REGISTRAR
OF ACCOUNTS AND FINANCE
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 ASSAM AND WEST BENGAL
28 SEP 2012



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

Endorsement For Deed Number : I - 12575 of 2012
(Serial No. 11789 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 17.38 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. Sandip Mazumder

Authorised Signatory, Pragati Realcon Pvt Ltd, Akash Nilay, Narayanpur, Battala, C 1, Flat No:1, Ground Floor, Kol, Thana:-Airport, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

, By Profession : Others

2. Raghwendra Kumar Mishra

Authorised Signatory, Anchor Vanijya 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.-13,86,663/-

Certified that the required stamp duty of this document is Rs.- 69353 /- and the Stamp duty paid as: Impressive Rs.- 10/-

(Dulal chandra Saha)

ADDL. REGISTRAR OF ASSURANCES-II

On 06/10/2012

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

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

06/10/2012 14:39:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 12575 of 2012

(Serial No. 11789 of 2012)

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. 15344.00/-, on 06/10/2012

(Under Article : A(1) = 15246/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 06/10/2012)

Deficit stamp duty

Deficit stamp duty Rs. 69353/- is paid 03891428/09/2012 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

Dated this 28th day of September, 2012

Between

Pragati Realcon Pvt. Ltd.
... Vendor

And

Anchor Vanijya Pvt. Ltd.
... Purchaser

CONVEYANCE

9.75 Decimal
Portion of
R.S./L.R. Dag Nos. 494 and 532
Mouza Bhatenda
District North 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd 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 5456 to 5472
being No 12575 for the year 2012.



(Dulal chandraSaha) 09-October-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal