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पश्चिम बंगाल WEST BENGAL

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ANJANA DEALERS PVT. LTD.

26/09/12
8:21 P.M.

Additional Registrar of Assurances II, Kolkata



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

Additional Registrar of Assurances-II, Kolkata

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n/c 3/84/12

CONVEYANCE

1. Date: 28th September, 2012
2. Place: Kolkata
3. Parties:

250
0
250

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Handwritten signature

058609

Serial No.....

Name.....

Address.....

71, Park Street, Kolkata-700011

Kolkata-700011



06 SEP 2012

Date.....

Licensed Vendor
S. SARKAR

Sudrata Chandra



e- 6852

ANTRATMA DEALERS PVT. LTD.

Sudrata Chandra
Authorised Signatory



e- 6856

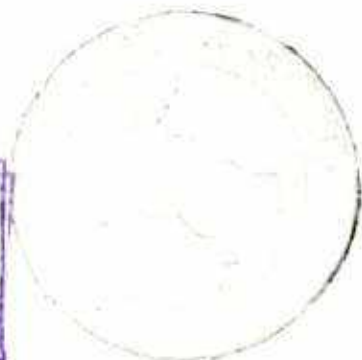
For Pragati Realcon Pvt. Ltd,

Sandip Mondal

Authorised Signatory

Swapan Kava
S/O R.N. Kava
70 K. S. Roy Road
Kolkata - 700001
Sewing

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 SEP 2012



- 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 **Antratma Dealers 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 AAGCA4508E**], represented by its authorized signatory, **Subrata Chakraborty**, son of Satinath Chakraborty, 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 *sah* (agricultural) measuring 2.20 (two point two zero) decimal equivalent to 1 (one) *cottah* 5 (five) *chittack* and 13 (thirteen) square feet, more or less [out of 22 (twenty two) decimal equivalent to 13 (thirteen) *cottah* and 5 (five) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.470, recorded in L.R. *Khatian* Nos. 531 and 780, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishuapur 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.470 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) (2) land classified as *sah* (agricultural) measuring 2.50 (two point five zero) decimal equivalent to 1 (one) *cottah* 8 (eight) *chittack* and 9 (nine) 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* Nos. 531 and 780, *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**) And (3) land classified as *sah* (agricultural) measuring 1.0656 (one point zero six five six) decimal equivalent to 10 (ten) *chittack* and 14 (fourteen) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* Nos. 531 and 780, *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 III** of the **1st Schedule** below and the said *Dag* No. 533 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**), the First Land, the Second Land and the Third Land are more fully and collectively described in the **2nd Schedule** below (collectively **Said Property**) together with all title, benefits, easements, authorities, claims,

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ADDITIONAL REGISTRAR
OF ASSURANCE - KOLKATA
28 SEP 2012



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.

5. Background, Representations, Warranties and Covenants

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

5.1.1 Ownership of Manibala Nath and Siddhartha Nath: Manibala Nath and Siddhartha Nath were the joint owners of the Said Property and they got their names mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* Nos.531 and 780, respectively, in respect thereof.

5.1.2 Demise of Siddhartha Nath: On or about 18th March, 2004, Siddhartha Nath, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving his mother, Manibala Nath, wife, Kalpana Nath and his 2 (two) sons, namely, Sandip Nath and Abhijit Nath as his only legal heiresses and heirs, who jointly and equally inherited the entire right, title and interest of Late Siddhartha Nath in the Said Property, each having an undivided 1/4th (one fourth) share and/or interest therein.

5.1.3 Purchase by Babulal Verma: By a Deed of Conveyance dated 25th June, 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. 8, at Pages 18558 to 18572, being Deed No.8888 for the year 2008, Babulal Verma purchased the entirety of the Said Property from Manibala Nath, Kalpana Nath, Sandip Nath and Abhijit Nath, for the consideration mentioned therein.

5.1.4 Purchase by Vendor: By a Deed of Sale dated 24th October, 2011, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, CD Volume No. 20, at Pages 11059 to 11073, being Deed No.12261 for the year 2011, the Vendor purchased the entirety of the Said Property from Babulal Verma, for the consideration mentioned therein.

5.1.5 Absolute Ownership of Vendor: In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the Said Property.

5.2 Representations, Warranties and Covenants Regarding Encumbrances: The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

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

5.2.2 No Excess Land: The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 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,

2

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 SEP 2012



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 *khass*, 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, 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

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 SEP 2012



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 *sali* (agricultural) measuring 2.20 (two point two zero) decimal equivalent to 1 (one) *cottah* 5 (five) *chittack* and 13 (thirteen) square feet, more or less [out of 22 (twenty two) decimal equivalent to 13 (thirteen) *cottah* and 5 (five) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.470, recorded in L.R. *Khatian* Nos. 531 and 780, *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.470 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 2.50 (two point five zero) decimal equivalent to 1 (one) *cottah* 8 (eight) *chittack* and 9 (nine) 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* Nos. 531 and 780, *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 A** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Land, i.e. land classified as *sali* (agricultural) measuring 1.0656 (one point zero six five six) decimal equivalent to 10 (ten) *chittack* and 14 (fourteen) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* Nos. 531 and 780, *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 III** of the **1st Schedule** below and the said *Dag* No. 533 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 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.7,48,000/- (Rupees seven lac and forty eight thousand) 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:

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

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

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OF ASSURANCES-II, KOLKATA
28 SEP 2012



- 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, *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 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

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 SEP 2012

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 *sahi* (agricultural) measuring 2.20 (two point two zero) decimal equivalent to 1 (one) *cottah* 5 (five) *chittack* and 13 (thirteen) square feet, more or less [out of 22 (twenty two) decimal equivalent to 13 (thirteen) *cottah* and 5 (five) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.470, recorded in L.R. *Khatian* Nos. 531 and 780, *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.470 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 Panchayet Road
On the East	:	By land belonging to R.S./L.R. <i>Dag</i> No.732
On the South	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.483 and 484
On the West	:	By land belonging to R.S./L.R. <i>Dag</i> No.471

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

Part II
(Second Land)

Land classified as *sahi* (agricultural) measuring 2.50 (two point five zero) decimal equivalent to 1 (one) *cottah* 8 (eight) *chittack* and 9 (nine) 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* Nos. 531 and 780, *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.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
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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 SEP 2012



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, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Second Land and appurtenances and inheritances for access and user thereof.

**Part III
(Third Land)**

Land classified as *sah* (agricultural) measuring 1.0656 (one point zero six five six) decimal equivalent to 10 (ten) *chittak* and 14 (fourteen) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittak* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* Nos. 531 and 780, *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 more fully described in **Part III** of the **1st Schedule** below and the said *Dag* No.533 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

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

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

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

Land classified as *sah* (agricultural) measuring 2.20 (two point two zero) decimal equivalent to 1 (one) *cottah* 5 (five) *chittak* and 13 (thirteen) square feet, more or less [out of 22 (twenty two) decimal equivalent to 13 (thirteen) *cottah* and 5 (five) *chittak*, more or less], being a portion of R.S./L.R. *Dag* No.170, recorded in L.R. *Khatian* Nos. 531 and 780, *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 described in **Part I** of the **1st Schedule** above

Land classified as *sah* (agricultural) measuring 2.50 (two point five zero) decimal equivalent to 1 (one) *cottah* 8 (eight) *chittak* and 9 (nine) square feet, more or less [out of 25 (twenty five) decimal equivalent to 15 (fifteen) *cottah* and 2 (two) *chittak*, more or less], being a portion of R.S./L.R. *Dag* No.532, recorded in L.R. *Khatian* Nos. 531 and 780, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of

ADDITIONAL REGISTRAR
OF REGISTRAR GENERAL, KOLKATA
28 SEP 2012



Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Bidhannagar, District North 24 Parganas and described in **Part II** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 1.0656 (one point zero six five six) decimal equivalent to 10 (ten) *chittack* and 14 (fourteen) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 40 (forty) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* Nos. 531 and 780, *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 described in **Part III** of the **1st Schedule** above.

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.

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/s
Bhatenda	470	531 and 780	22	2.20	Manibala Nath and Siddhartha Nath
Bhatenda	532	531 and 780	25	2.50	Manibala Nath and Siddhartha Nath
Bhatenda	533	531 and 780	16	1.0656	Manibala Nath and Siddhartha Nath
			Total	5.7656	

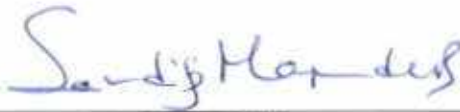
ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
28 SEP 2012



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



Authorized Signatory
[Vendor]

Anratma Dealers Private Limited



Authorized Signatory
[Purchaser]

Drafted by:



Saptarshi Roy, Advocate

Witnesses:

Signature Naved A. Sarkar

Name Naved Ahmed Sarkar

Father's Name F. A. Sarkar

Address 7C, K.S. Roy Road

Kolkata - 70001

Signature 

Name Saikat Banerjee

Father's Name Saibal Banerjee

Address 7C, K.S. Roy Road

Kolkata - 70001.



ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
28 SEP 2012

Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs.7,48,000/- (Rupees seven lac and forty eight thousand) 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	7,48,000/-
		Total:	7,48,000/-

Pragati Realcon Private Limited

Sandip Mandal

Authorized Signatory
[Vendor]

Witnesses:

Signature *Abd. A. Sakh*

Signature *Souvar Banerji*

Name *Naved Ahmed Sakh*

Name *Souvar Banerji*

ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
28 SEP 2012

PLAN A

SITE PLAN OF R.S./L.R. DAG NO.- 470, L.R. KHATIAN NO.- 531 & 780, MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.- NORTH 24 PARGANAS.

Total Area in Dag No.470 is 22 Decimal



For Pragati Realcon Pvt.

Sandip Mondal

Authorised Signatory

Antratma Dealers Pvt. Ltd.

Sulochana Chandra
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 2.2000 DECIMAL OUT OF 22 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 470.

SHOWN THUS: 

10
11
12

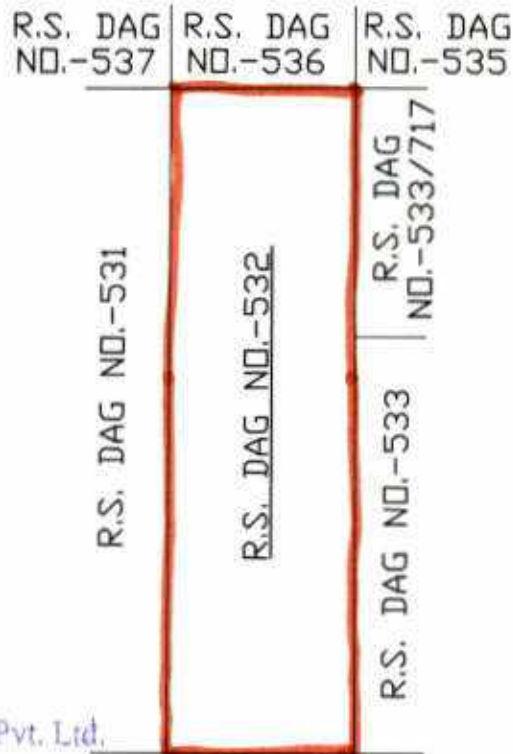


ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 SEP 2012

PLAN B

SITE PLAN OF R.S./L.R. DAG NO.- 532, L.R. KHATIAN NO.- 531 & 780, 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 Mondal

AUTHORIZED SIGNATORY

Anratma Dealers Pvt. Ltd.

Sulekha Choudhary
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 25000 DECIMAL OUT OF 25 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 532

SHOWN THUS : 

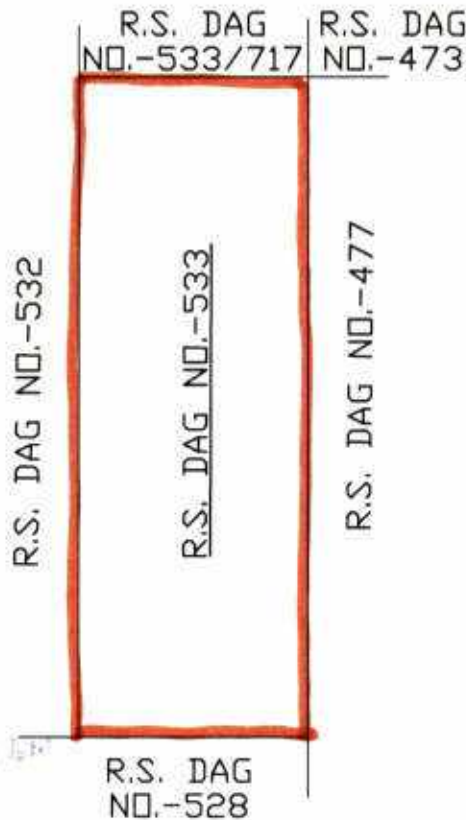


ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
28 SEP 2012

PLAN C

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 531 & 780, MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.- NORTH 24 PARGANAS.

Total Area in Dag No.533 is 16 Decimal



For Pragati Realcon Pvt. Ltd.

Sandip Halder

AUTHORIZED SIGNATORY

Antratma Dealers Pvt. Ltd.

Subrata Chatterjee
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.0656 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 533.

SHOWN THUS :




✓

ADDITIONAL REGISTRAR
OF ASSURANCE IN CALCUTTA
28 SEP 2012

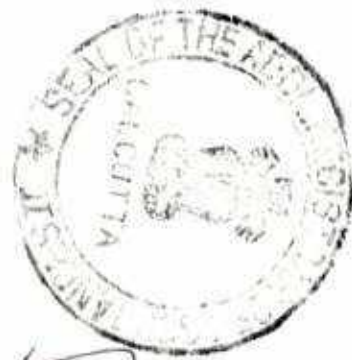
SPECIMEN FORM TEN FINGER PRINTS

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

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

Sandip Mondal

Subrata Chatterjee



ADDITIONAL REGISTRAR
OF ASSET MANAGEMENT
28 SEP 2012



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

Endorsement For Deed Number : I - 12577 of 2012
(Serial No. 11767 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 20.21 hrs on :28/09/2012, at the Private residence by Subrata Chakraborty ,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, Flat No:1, Gr. Floor, Block C I, Akash Nilay, Narayanpur, Battala, Kol, Thana:-Airport, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
, By Profession : Others
2. Subrata Chakraborty
Authorised Signatory, Antratma Dealers 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.-8,19,995/-

Certified that the required stamp duty of this document is Rs.- 41020 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(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.

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

06/10/2012 14:40:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 12577 of 2012
(Serial No. 11767 of 2012)

Payment of Fees:

Amount By Cash

Rs. 9107.00/-, on 06/10/2012

(Under Article : A(1) = 9009/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 06/10/2012)

Deficit stamp duty

Deficit stamp duty Rs. 41020/- is paid 03893628/09/2012 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
Endorsement Page 2 of 2

Dated this 28th day of September, 2012

Between

Pragati Realcon Pvt. Ltd.
... Vendor

And

Antratma Dealers Pvt. Ltd.
... Purchaser

CONVEYANCE

5.7656 Decimal
Portion of
R.S./L.R. Dag Nos.470, 532 & 533
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 5553 to 5571
being No 12577 for the year 2012.



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