11779/2012 BTN/49 12584/12

भारतीय गैर न्यायिक

भारत

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TEN RUPEES Rs.10

सत्यमेव जयते

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

Additional Registrar of Assurances-II, Kolkata

Additional Registrar of Assurances II, Kolkata

ARA

CONVEYANCE

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

Serial No. 056594

Name

Address

71, F

Date 06 SEP 2012

Licensed Stamp Vendor
S. SARKAR

BAHA & RAY
KOLKATA 700 001
70, KIRAN SANKAR ROY ROAD

Ranjan

e-6853

Greentop Nirman Private Limited

Ranjan

Authorised Signatory

e-6856

For Pragati Realcon Pvt. Ltd.

Sandip Mandal

Authorised Signatory

Swapan Kar
S/o R. N Kar
7C K. S. Roy Road
Kolkata. 700001
Service

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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 **Greentop Nirman 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 AACCG5547R**), 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 *sali* (agricultural) measuring 1.750 (one point seven five zero) decimal equivalent to 1 (one) *cottah* and 42 (forty two) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.492, recorded in L.R. *Khatian* Nos. 117/1, 331/1 and 341/1, *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. 492 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 0.650 (zero point six five zero) decimal equivalent to 6 (six) *chittack* and 13 (thirteen) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 23 (twenty three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* Nos. 574/2 and 615/1, *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. 500 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And (3)** land classified as *sali* (agricultural) measuring 0.435 (zero point four three five) decimal equivalent to 4 (four) *chittack* and 9 (nine) square feet, more or less [out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 31 (thirty one) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* Nos. 574/2 and 615/1, *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. 503 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **And (4)** land classified as *sali* (agricultural)

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measuring 3.275 (three point two seven five) decimal equivalent to 1 (cottah) *cottah* 15 (fifteen) *chittack* and 32 (thirty two) square feet, more or less [out of 45 (forty five) decimal equivalent to 27 (twenty seven) *cottah* 3 (three) *chittack* and 27 (twenty seven) square feet, more or less], being a portion of R.S./L.R. *Dag* No.509, recorded in L.R. *Khatian* Nos.104, 142, 546 and 712, *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 IV** of the **1st Schedule** below and the said *Dag* No. 509 is delineated and demarcated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**) **And (5)** land classified as *sali* (agricultural) measuring 0.625 (zero point six two five) decimal equivalent to 6 (six) *chittack* and 2 (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* Nos. 574/2 and 615/1, *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 V** of the **1st Schedule** below and the said *Dag* No. 532 is delineated and demarcated on **Plan E** annexed hereto and bordered in colour **Red** thereon (**Fifth Land**) **And (6)** land classified as *sali* (agricultural) measuring 0.265 (zero point two six five) decimal equivalent to 2 (two) *chittack* and 25 (twenty five) 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. 574/2 and 615/1, *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 VI** of the **1st Schedule** below and the said *Dag* No. 533 is delineated and demarcated on **Plan F** annexed hereto and bordered in colour **Red** thereon (**Sixth Land**), the First Land, the Second Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land are collectively and more fully described in the **2nd 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 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 Portion Of R.S./L.R. *Dag* No.492:** By way of inheritance, Kanai Lal Nath, Nemai Chandra Nath and Niranjan Nath became the joint owners of *sali* (agricultural) land measuring 7 (seven) decimal, being a portion of R.S./L.R. *Dag* No.492, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas (**Portion Of R.S./L.R. *Dag* No.492**) and they got their names mutated in the records of the Block Land and Land Reforms Office at Rajarhat in L.R. *Khatian* Nos. 117/1, 331/1 and 341/1, respectively, in respect thereof.

5.1.2 **First Purchase by Babulal Verma:** By a Deed of Conveyance dated 21st February, 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 879 to 896, being Deed No.02341 for the year 2008, Babulal Verma purchased the entirety of Portion Of R.S./L.R. *Dag* No.492 from Kanai Lal Nath, Nemai Chandra Nath and Niranjan Nath, for the consideration mentioned therein.

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5.1.3 **Ownership of Portion Of R.S./L.R. *Dag* Nos.500, 503, 532 and 533:** Mira Rani Nath and Rama Nath were the joint owners of **(1)** *sali* (agricultural) land measuring 2.60 (two point six zero) decimal, more or less, being a portion of R.S./L.R. *Dag* No.500, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas (**Portion Of R.S./L.R. *Dag* No.500**) **(2)** *sali* (agricultural) land measuring 1.74 (one point seven four) decimal, more or less, being a portion of R.S./L.R. *Dag* No.503, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas (**Portion Of R.S./L.R. *Dag* No.503**) **(3)** *sali* (agricultural) land measuring 2.50 (two point five zero) decimal, more or less, being a portion of R.S./L.R. *Dag* No.532, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas (**Portion Of R.S./L.R. *Dag* No.532**) and **(4)** *sali* (agricultural) land measuring 1.06 (one point zero six) decimal, more or less, being a portion of R.S./L.R. *Dag* No.533, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas (**Portion Of R.S./L.R. *Dag* No.533**) and they got their names mutated in the records of the Block Land and Land Reforms Office at Rajarhat in L.R. *Khatian* Nos. 574/2 and 615/1, respectively, in respect of Portion Of R.S./L.R. *Dag* No.500, Portion Of R.S./L.R. *Dag* No.503, Portion Of R.S./L.R. *Dag* No.532 and Portion Of R.S./L.R. *Dag* No.533.

5.1.4 **Demise of Mira Rani Nath:** Mira Rani Nath, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind her surviving her only son, Sanjay Nath and only daughter, Anjana Nath as her sole legal heir and heiress, who jointly and equally inherited the right, title and interest of Late Mira Rani Nath in Portion Of R.S./L.R. *Dag* No.500, Portion Of R.S./L.R. *Dag* No.503, Portion Of R.S./L.R. *Dag* No.532 and Portion Of R.S./L.R. *Dag* No.533.

5.1.5 **Ownership of Rama Nath & Ors.:** In the above circumstances, Rama Nath, Sanjay Nath and Anjana Nath became the joint and absolute owners of Portion of R.S./L.R. *Dag* No.500, Portion of R.S./L.R. *Dag* No.503, Portion of R.S./L.R. *Dag* No.532 and Portion of R.S./L.R. *Dag* No.533.

5.1.6 **Sale to Sarmishta Nath (Basu) and Paritosh Pal:** By a Deed of Conveyance dated 23rd December, 2005, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No.377, at Pages 106 to 125, being Deed No.06269 for the year 2005, Rama Nath, Sanjay Nath and Anjana Nath collectively sold the entirety of Portion of R.S./L.R. *Dag* No.500, Portion of R.S./L.R. *Dag* No.503, Portion of R.S./L.R. *Dag* No.532 and Portion of R.S./L.R. *Dag* No.533 to Sarmishta Nath (Basu) and Paritosh Pal, for the consideration mentioned therein.

5.1.7 **Second Purchase by Babulal Verma:** By a Deed of Conveyance dated 28th November, 2006, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, CD Volume No. 1, at Pages 7141 to 7154, being Deed No.00374 for the year 2008, Babulal Verma purchased the entirety of Portion of R.S./L.R. *Dag* No.500, Portion of R.S./L.R. *Dag* No.503, Portion of R.S./L.R. *Dag* No.532 and Portion of R.S./L.R. *Dag* No.533 from Sarmishta Nath (Basu) and Paritosh Pal, for the consideration mentioned therein.

5.1.8 **Ownership of Portion of R.S./L.R. *Dag* No.509:** Makhan Gopal Mukhopadhyay, Kumar Chandra Mukhopadhyay, Kamala Mukherjee and Shyamal

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Mukherjee were the recorded owners of *sali* land measuring 13.10 (thirteen point one zero) decimal, more or less, being a portion of R.S./L.R. *Dag* No.509, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Bidhannagar, District North 24 Parganas (**Portion of R.S./L.R. *Dag* No.509**) in L.R. *Khatian* Nos. 546, 142, 104 and 712, respectively.

5.1.9 **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 Portion of R.S./L.R. *Dag* No.509. In the circumstances, Mohan Mukhopadhyay *alias* Chitta Ranjan Mukhopadhyay, Kumar Chandra Mukhopadhyay, Kamala Mukherjee and Shyamal Mukherjee became the joint and absolute owners of Portion of R.S./L.R. *Dag* No.509.

5.1.10 **Third Purchase by Babulal Verma:** By a Deed of Conveyance dated 27th September, 2006, 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 5980 to 5997, being Deed No.02619 for the year 2008, Babulal Verma purchased Portion of R.S./L.R. *Dag* No.509 from Kamala Mukherjee, Kumar Chandra Mukhopadhyay, Mohan Mukhopadhyay *alias* Chitta Ranjan Mukhopadhyay and Shyamal Mukherjee, for the consideration mentioned therein.

5.1.11 **Ownership of Babulal Verma:** In the above circumstances, Babulal Verma became the sole and absolute owner of the Portion of R.S./L.R. *Dag* No.492, the Portion of R.S./L.R. *Dag* No.500, the Portion of R.S./L.R. *Dag* No.503, the Portion of R.S./L.R. *Dag* No.509, the Portion of R.S./L.R. *Dag* No.532 and the Portion of R.S./L.R. *Dag* No.533.

5.1.12 **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 10730 to 10759, being Deed No.09645 for the year 2008, the Vendor purchased the entirety of the Said Property from Babulal Verma, for the consideration mentioned therein. The First Land is a part of the Portion of R.S./L.R. *Dag* No.492, the Second Land is a part of the Portion of R.S./L.R. *Dag* No.500, the Third Land is a part of the Portion of R.S./L.R. *Dag* No.503, the Fourth Land is a part of the Portion of R.S./L.R. *Dag* No.509, the Fifth Land is a part of the Portion of R.S./L.R. *Dag* No.532 and the Sixth Land is a part of the Portion of R.S./L.R. *Dag* No.533. The First Land, the Second Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land are collectively the Said Property defined in Clause 4.1 above, which is the subject matter of this Conveyance.

5.1.13 **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

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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 whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the 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 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

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(**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 *sali* (agricultural) measuring 1.750 (one point seven five zero) decimal equivalent to 1 (one) *cottah* and 42 (forty two) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.492, recorded in L.R. *Khatian* Nos. 117/1, 331/1 and 341/1, *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. 492 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 0.650 (zero point six five zero) decimal equivalent to 6 (six) *chittack* and 13 (thirteen) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 23 (twenty three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* Nos. 574/2 and 615/1, *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. 500 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Land, i.e. land classified as *sali* (agricultural) measuring 0.435 (zero point four three five) decimal equivalent to 4 (four) *chittack* and 9 (nine) square feet, more or less [out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 31 (thirty one) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* Nos. 574/2 and 615/1, *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. 503 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Land, i.e. land classified as *sali* (agricultural) measuring 3.275 (three point two seven five) decimal equivalent to 1 (cottah) *cottah* 15 (fifteen) *chittack* and 32 (thirty two) square feet, more or less [out of 45 (forty five) decimal equivalent to 27 (twenty seven) *cottah* 3 (three) *chittack* and 27 (twenty seven) square feet, more or less], being a portion of R.S./L.R. *Dag* No.509, recorded in L.R. *Khatian* Nos.104, 142, 546 and 712, *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 IV** of the **1st Schedule** below and the said *Dag* No. 509 is delineated and demarcated on **Plan D** annexed hereto and bordered in colour **Red** thereon **And**

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(5) the Fifth Land, i.e. land classified as *sali* (agricultural) measuring 0.625 (zero point six two five) decimal equivalent to 6 (six) *chittack* and 2 (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* Nos. 574/2 and 615/1, *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 V** of the **1st Schedule** below and the said *Dag* No. 532 is delineated and demarcated on **Plan E** annexed hereto and bordered in colour **Red** thereon **And (6)** the Sixth Land, i.e. land classified as *sali* (agricultural) measuring 0.265 (zero point two six five) decimal equivalent to 2 (two) *chittack* and 25 (twenty five) 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. 574/2 and 615/1, *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 VI** of the **1st Schedule** below and the said *Dag* No. 533 is delineated and demarcated on **Plan F** 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.8,28,000/- (Rupees eight lac and twenty 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.

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

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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 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 1.750 (one point seven five zero) decimal equivalent to 1 (one) *cottah* and 42 (forty two) square feet, more or less [out of 14

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(fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.492, recorded in L.R. *Khatian* Nos. 117/1, 331/1 and 341/1, *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. 492 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. *Dag* No.491
On the East	:	By land belonging to R.S./L.R. *Dag* No.490
On the South	:	By land belonging to R.S./L.R. *Dag* No.496
On the West	:	By land belonging to R.S./L.R. *Dag* No.493

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 *sali* (agricultural) measuring 0.650 (zero point six five zero) decimal equivalent to 6 (six) *chittack* and 13 (thirteen) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 23 (twenty three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* Nos. 574/2 and 615/1, *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. 500 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. *Dag* No.478
On the East	:	By land belonging to R.S./L.R. *Dag* Nos.494 and 495
On the South	:	By land belonging to R.S./L.R. *Dag* No.499
On the West	:	By land belonging to R.S./L.R. *Dag* Nos.478 and 501/716

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 *sali* (agricultural) measuring 0.435 (zero point four three five) decimal equivalent to 4 (four) *chittack* and 9 (nine) square feet, more or less [out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 31 (thirty one) square feet, more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* Nos. 574/2 and 615/1, *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. 503 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. *Dag* No.502

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On the East	:	By land belonging to R.S./L.R. *Dag* No.504
On the South	:	By land belonging to R.S./L.R. *Dag* No.509
On the West	:	By land belonging to R.S./L.R. *Dag* No.509

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.

Part IV
(Fourth Land)

Land classified as *sali* (agricultural) measuring 3.275 (three point two seven five) decimal equivalent to 1 (cottah) *cottah* 15 (fifteen) *chittack* and 32 (thirty two) square feet, more or less [out of 45 (forty five) decimal equivalent to 27 (twenty seven) *cottah* 3 (three) *chittack* and 27 (twenty seven) square feet, more or less], being a portion of R.S./L.R. *Dag* No.509, recorded in L.R. *Khatian* Nos.104, 142, 546 and 712, *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.509 is delineated and demarcated on **Plan D** 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. *Dag* No.502
On the East	:	By land belonging to R.S./L.R. *Dag* Nos.503, 504, 506 and 507
On the South	:	By Public Road
On the West	:	By land belonging to R.S./L.R. *Dag* No.510

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

Part V
(Fifth Land)

Land classified as *sali* (agricultural) measuring 0.625 (zero point six two five) decimal equivalent to 6 (six) *chittack* and 2 (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* Nos. 574/2 and 615/1, *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.532 is delineated and demarcated on **Plan E** 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. *Dag* No.536
On the East	:	By land belonging to R.S./L.R. *Dag* Nos.533 and 533/717
On the South	:	By land belonging to R.S./L.R. *Dag* No.528

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On the West	:	By land belonging to R.S./L.R. *Dag* 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 Fifth Land and appurtenances and inheritances for access and user thereof.

Part VI
(Sixth Land)

Land classified as *sali* (agricultural) measuring 0.265 (zero point two six five) decimal equivalent to 2 (two) *chittack* and 25 (twenty five) 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. 574/2 and 615/1, *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.533 is delineated and demarcated on **Plan F** 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. *Dag* No.533/717
On the East	:	By land belonging to R.S./L.R. *Dag* No.477
On the South	:	By land belonging to R.S./L.R. *Dag* No.528
On the West	:	By land belonging to R.S./L.R. *Dag* 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 Sixth Land and appurtenances and inheritances for access and user thereof.

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

Land classified as *sali* (agricultural) measuring 1.750 (one point seven five zero) decimal equivalent to 1 (one) *cottah* and 42 (forty two) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.492, recorded in L.R. *Khatian* Nos. 117/1, 331/1 and 341/1, *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 I** of the **1st Schedule** above

Land classified as *sali* (agricultural) measuring 0.650 (zero point six five zero) decimal equivalent to 6 (six) *chittack* and 13 (thirteen) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 23 (twenty three) *cottah* 9 (nine) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.500, recorded in L.R. *Khatian* Nos. 574/2 and 615/1, *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 II** of the **1st Schedule** above

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more or less], being a portion of R.S./L.R. *Dag* No.503, recorded in L.R. *Khatian* Nos. 574/2 and 615/1, *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 III** of the **1st Schedule** above

Land classified as *sali* (agricultural) measuring 3.275 (three point two seven five) decimal equivalent to 1 (cottah) *cottah* 15 (fifteen) *chittack* and 32 (thirty two) square feet, more or less [out of 45 (forty five) decimal equivalent to 27 (twenty seven) *cottah* 3 (three) *chittack* and 27 (twenty seven) square feet, more or less], being a portion of R.S./L.R. *Dag* No.509, recorded in L.R. *Khatian* Nos.104, 142, 546 and 712, *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 IV** of the **1st Schedule** above

Land classified as *sali* (agricultural) measuring 0.625 (zero point six two five) decimal equivalent to 6 (six) *chittack* and 2 (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* Nos. 574/2 and 615/1, *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 V** of the **1st Schedule** above

Land classified as *sali* (agricultural) measuring 0.265 (zero point two six five) decimal equivalent to 2 (two) *chittack* and 25 (twenty five) 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. 574/2 and 615/1, *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 VI** 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:

Mouza	**R.S./ L.R. *Dag* No.**	**L.R. *Khatian* No.**	**Total Area of *Dag* (in decimal)**	**Total Area sold (in decimal)**	**Name of the Recorded Owner/s**
Bhatenda	492	117/1 331/1 341/1	14	1.750	Kanai Lal Nath Nimai Chandra Nath Niranjan Nath
	500	574/2 615/1	39	0.650	Mira Nath Rama Nath
	503	574/2 615/1	26	0.435	Mira Nath Rama Nath
	509	104 142 546 712	45	3.275	Kamala Mukherjee Kumar Chandra Mukhopadhyay Makhan Gopal Mukhopadhyay Shyamal Mukherjee

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	532	574/2 615/1	25	0.625	Mira Nath Rama Nath
	533	574/2 615/1	16	0.265	Mira Nath Rama Nath
			Total	**7.00**	

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

Authorised Signatory
[Vendor]

Greentop Nirman Private Limited

Romesh

Authorized Signatory
[Purchaser]

Drafted by:

Saptarshi Roy, Advocate

Witnesses:

Signature Nawed A Sarkar
Name Nawed Ahmed Sarkar
Father's Name F. A. Sarkar
Address 7C, K.S. Roy Road
Kolkata - 700001

Signature
Name Sourav Banerjee
Father's Name Saibal Banerjee
Address 7C, K.S. Roy Road
Kolkata - 700001.

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OF AS[illegible] KATA
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Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs.8,28,000/- (Rupees eight lac and twenty 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	8,28,000/-
		Total:	**8,28,000/-**

Pragati Realcon Private Limited

Sandip Mandal

Authorised Signatory
[Vendor]

Witnesses:

Signature _____ Signature _____

Name Nawed Ahmed Sarker Name Sourav Banerjee

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OF ASSURANCES-II KOLKATA
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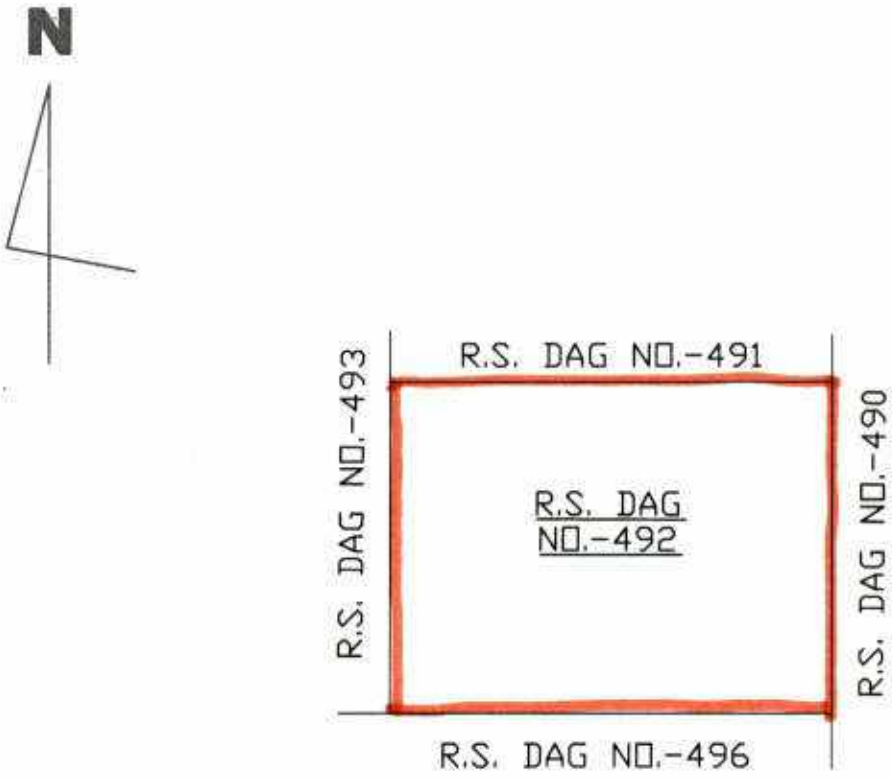
PLAN A

SITE PLAN OF R.S./L.R. DAG NO.- 492, L.R. KHATIAN NO.- 117/1, 331/1, & 341/1, 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.492 is 14 Decimal



For Pragati Realcon Pvt. Ltd.

Sandip Mondal

Authorised Signatory

Greentop Nirman Pvt. Ltd.

Ramesh

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.7500 DECIMAL OUT OF 14 DECIMAL SALI LAND IN R.S/L.R. DAG NO.- 492.

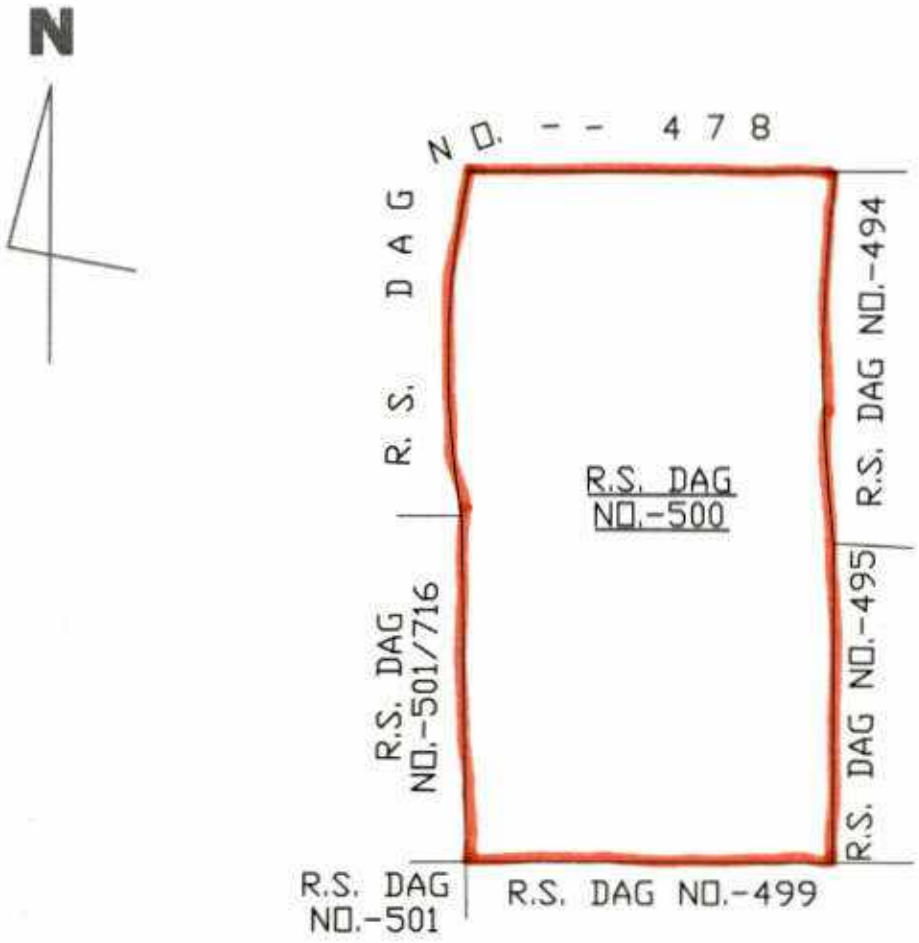
SHOWN THUS :

ADDITIONAL REGISTRAR
CITY CIVIL COURT, KOLKATA
28 SEP 2012

PLAN B

SITE PLAN OF R.S./L.R. DAG NO.- 500, L.R. KHATIAN NO.- 574/2 & 615/1, 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.500 is 39 Decimal



For Pragati Realcon Pvt. Ltd.

Authorised Signatory

Greentop Nirman Pvt. Ltd.

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.6500 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S/L.R. DAG NO.- 500.

SHOWN THUS :

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
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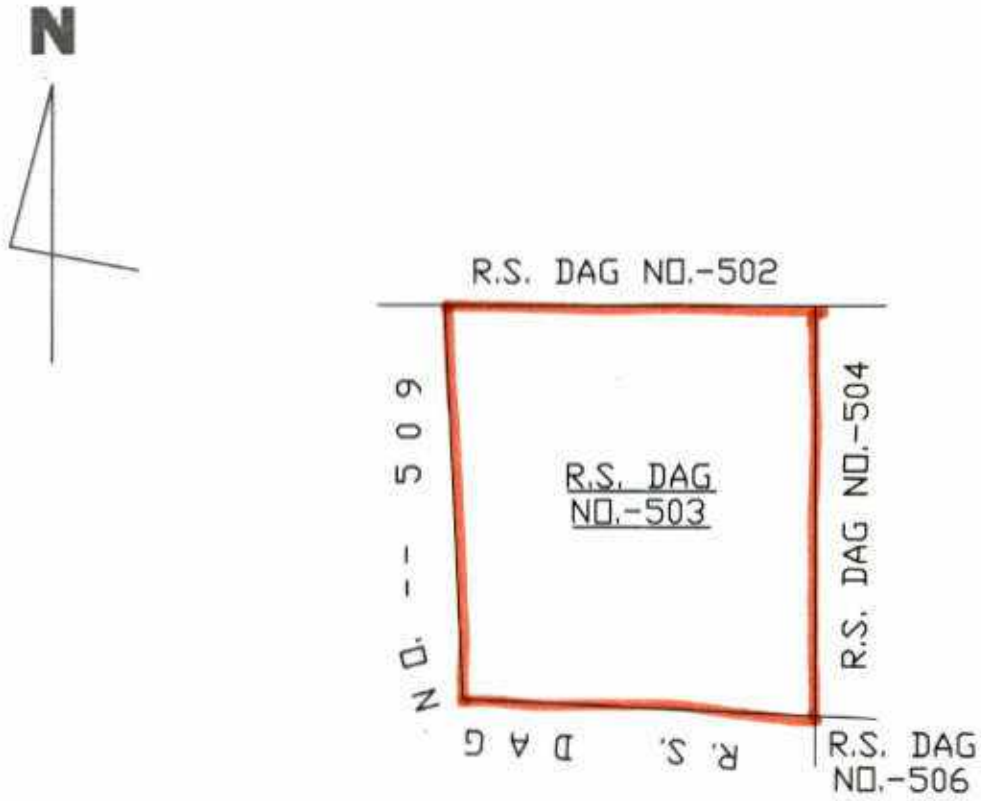
PLAN C

SITE PLAN OF R.S./L.R. DAG NO.- 503, L.R. KHATIAN NO.- 574/2 & 615/1, 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.503 is 26 Decimal



For Pragati Realcon Pvt. Ltd.

Sandip Mazumder

Authorised Signatory

Greentop Nirman Pvt. Ltd.

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.4350 DECIMAL OUT OF 26 DECIMAL SALI LAND IN R.S/L.R. DAG NO.- 503.

SHOWN THUS :

ADDITIONAL REGISTRAR
Ch... ...KATA
2 8 SEP 2012

PLAN D

SITE PLAN OF R.S./L.R. DAG NO.- 509, L.R. KHATIAN NO.- 104, 142, 546 & 712, 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.509 is 45 Decimal

For Pragati Realcon Pvt. Ltd.

Authorised Signatory

Greentop Nirman Pvt. Ltd.

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 3.2750 DECIMAL OUT OF 45 DECIMAL SALI LAND IN R.S/L.R. DAG NO.- 509.

SHOWN THUS :

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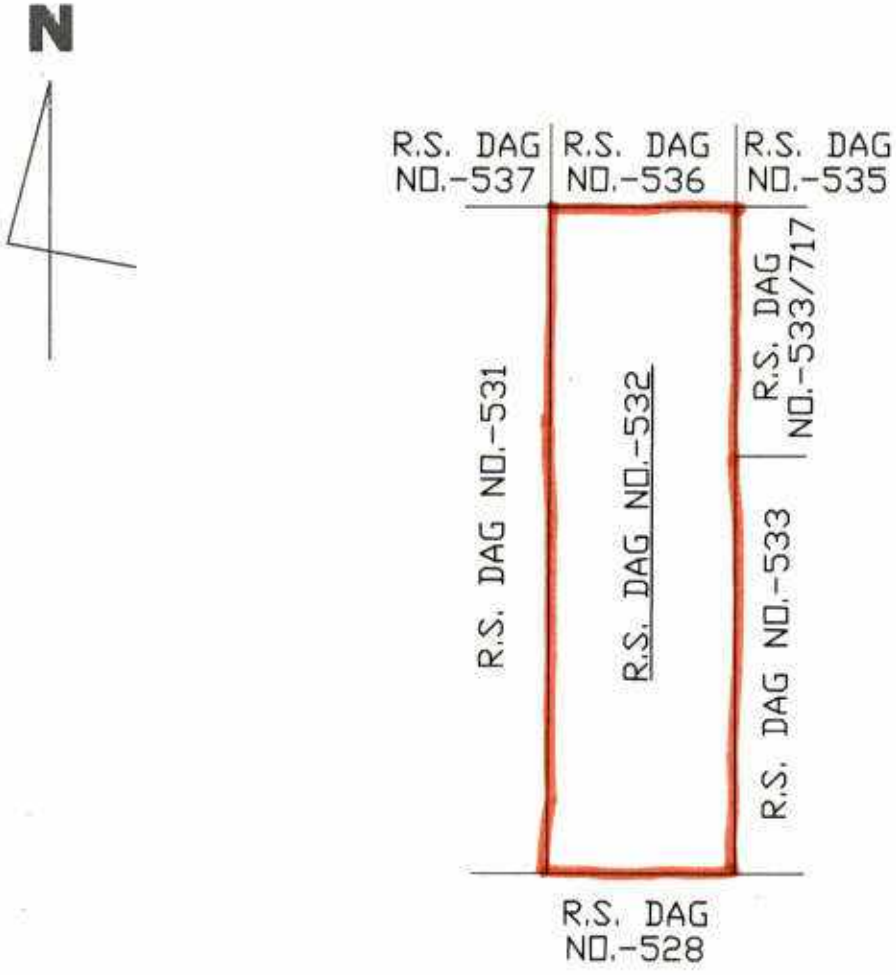
PLAN E

SITE PLAN OF R.S./L.R. DAG NO.- 532, L.R. KHATIAN NO.- 574/2 & 615/1, 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.

Authorised Signatory

Greentop Nirman Pvt. Ltd.

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.6250 DECIMAL OUT OF 25 DECIMAL SALI LAND IN R.S/L.R. DAG NO.- 532

SHOWN THUS :

ADDITIONAL REGISTRAR
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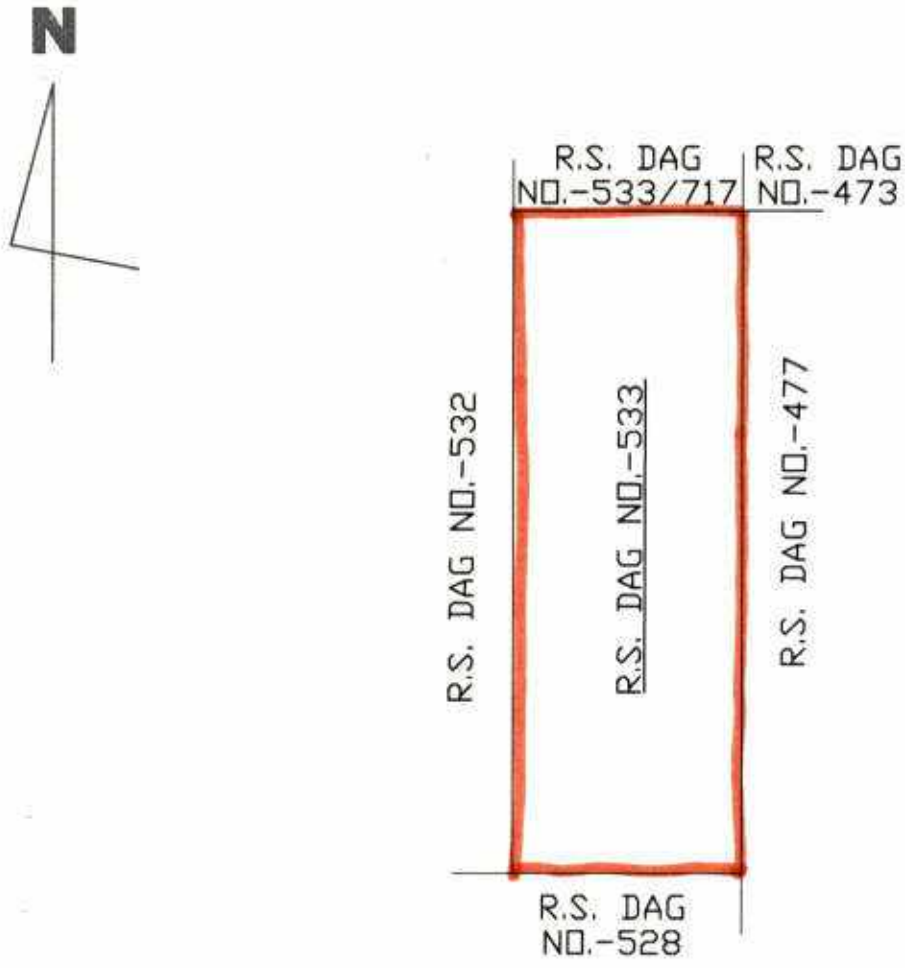
PLAN F

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 574/2 & 615/1, 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.

Authorised Signatory

Greentop Nirman Pvt. Ltd.

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.2650 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S/L.R. DAG NO.- 533.

SHOWN THUS :

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
2 8 SEP 2012

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
		Little	Ring	Middle	Fore	Thumb
				(Left	Hand)	
	Sandy Mandal	Thumb	Fore	Middle	Ring	Little
				(Right	Hand)	
		Little	Ring	Middle	Fore	Thumb
				(Left	Hand)	
	Rmishra	Thumb	Fore	Middle	Ring	Little
				(Right	Hand)	
		Little	Ring	Middle	Fore	Thumb
				(Left	Hand)	
		Thumb	Fore	Middle	Ring	Little
				(Right	Hand)	

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Government Of West Bengal

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

Endorsement For Deed Number : I - 12584 of 2012

(Serial No. 11779 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 17.16 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, Greentop Nirman 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.-18,22,576/-

Certified that the required stamp duty of this document is Rs.- 91149 /- 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)

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

Government Of West Bengal

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

Endorsement For Deed Number : I - 12584 of 2012

(Serial No. 11779 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. 20140.00/-, on 06/10/2012

(Under Article : A(1) = 20042/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 06/10/2012)

Deficit stamp duty

Deficit stamp duty Rs. 91149/- is paid03893728/09/2012State Bank of India, DALHOUSIE SQUARE, received on 06/10/2012

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

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES CALCUTTA

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

Dated this 28th day of September, 2012

Between

Pragati Realcon Pvt. Ltd.
... Vendor

And

Greentop Nirman Pvt. Ltd.
... Purchaser

CONVEYANCE

7.00 Decimal
Portion of
R.S./L.R. *Dag* Nos.492, 500, 503, 509
532 and 533
***Mouza* Bhatenda**
District North 24 Parganas

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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 49
Page from 5134 to 5159
being No 12584 for the year 2012.

Seal of the Additional Registrar of Assurances-II, Kolkata

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