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



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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28/9/12

CONVEYANCE

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

[Signatures]

30916

18 SEP 2012

BL No. DATE

NAME

ADD

AMT 102



Rmishra



e-6853

Sursanta Advisory Services Private Limited

Rmishra

Authorised Signatory

Shah
MOUSTAFI GHOSE
LICENSED FINANCIAL ADVISOR
KOLKATA REGISTRATION OFFICE



e-6856

For Pragati Realcon Pvt. Ltd.

Sandip Mondal

Authorised Signatory

Swapan Kar
S/o R.N. Kar
7c K.S. Roy Road
Kolkata-700007
Source

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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 **Sursarita Advisory Services Private Limited**, a company incorporated under the Companies Act, 1956, having its office at 1st Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAKCS0247E**), 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 3.9463 (three point nine four six three) decimal equivalent to 2 (two) *cottah* 6 (six) *chittack* and 9 (nine) square feet, more or less [out of 56 (fifty six) decimal equivalent to 33 (thirty three) *cottah* and 14 (fourteen) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No. 501/716, recorded in L.R. *Khatian* No.142, *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. 501/716 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 2.7893 (two point seven eight nine three) decimal equivalent to 1 (one) *cottah* and 11 (eleven) *chittack*, more or less [out of 37 (thirty seven) decimal equivalent to 22 (twenty two) *cottah* 6 (six) *chittack* and 7 (seven) square feet, more or less], being a portion of R.S./L.R. *Dag* No.501, recorded in L.R. *Khatian* Nos.137, 151, 357, 594, 664 and 771, *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.501 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And** (3) land classified as *sahi* (agricultural) measuring 2.2635 (two point two six three five) decimal equivalent to 1 (one) *cottah* 5 (five) *chittack* and 41 (forty one) square feet, more or less [out of 35 (thirty five) decimal equivalent to 21 (twenty one) *cottah* 2 (two) *chittack* and 36 (thirty six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.502, recorded in R.S. *Khatian* No.90 corresponding to L.R. *Khatian* No. 42/1, *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. 502 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**), the First

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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, 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:

5.1.1 **Ownership of First Land:** Kumar Chandra Mukhopadhyay and Makhan Gopal Mukhopadhyay 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. 142 and 546 (*Kān*), respectively.

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 Bhagwat Jana Kalyan Samity:** By a Deed of Conveyance dated 3rd October, 2000, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No. 12, at Pages 59 to 70, being Deed No.00218 for the year 2001, Bhagwat Jana Kalyan Samity purchased *inter alia* the entirety of the First Land from Kumar Chandra Mukhopadhyay and Chitta Ranjan Mukhopadhyay, for the consideration mentioned therein.

5.1.4 **Ownership of Second Land:** Kinkar Nath, Krishna Chandra Nath, Panchanan Nath, Ranjit Nath, Shankar Kumar Nath and Sahadev Nath were the joint owners of *inter alia* the Second 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. 137, 151, 357, 594, 664 and 771, respectively.

5.1.5 **Sale by Kinkar Nath & Ors.:** By a Deed of Conveyance dated 25th January, 1999, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No. 8, at Pages 319 to 328, being Deed No.00319 for the year 1999, Kinkar Nath, Krishna Chandra Nath, Panchanan Nath, Ranjit Nath, Shankar Kumar Nath and Sahadev Nath jointly sold *inter alia* the entirety of the Second Land to Ashim Saha.

5.1.6 **Second Purchase by Bhagwat Jana Kalyan Samity:** By a Deed of Conveyance dated 3rd October, 2000, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No. 12, at Pages 77 to 89, being Deed No.00219 for the year 2001, Bhagwat Jana Kalyan Samity purchased *inter alia* the entirety of the Second Land from Ashim Saha, for the consideration mentioned therein.

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- 5.1.7 **Ownership of Third Land:** Dr. Ayub Ali was the sole owner of *inter alia* the Third 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. 42/1.
- 5.1.8 **Third Purchase by Bhagwat Jana Kalyan Samity:** By a Deed of Conveyance dated 5th March, 2002, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No. 404, at Pages 191 to 205, being Deed No.07282 for the year 2002, Bhagwat Jana Kalyan Samity purchased *inter alia* the entirety of the Second Land from Dr. Ayub Ali, for the consideration mentioned therein.
- 5.1.9 **Ownership of Bhagwat Jana Kalyan Samity:** In the abovementioned circumstances, Bhagwat Jana Kalyan Samity became the sole and absolute owner of *inter alia* the First Land, the Second Land and the Third Land. The First Land, the Second Land and the Third Land, being collectively defined as the Said Property in Clause 4.1 above and the Said Property is the subject matter of this Conveyance.
- 5.1.10 **Sale by Bhagwat Jana Kalyan Samity:** By a Deed of Conveyance dated 18th January, 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. 1, at Pages 14810 to 14826, being Deed No.00780 for the year 2008, Bhagwat Jana Kalyan Samity sold *inter alia* the entirety of the Said Property to Babulal Verma, for the consideration mentioned therein.
- 5.1.11 **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 10814 to 10844, being Deed No.09649 for the year 2008, the Vendor purchased *inter alia* the entirety of the Said Property from Babulal Verma, for the consideration mentioned therein.
- 5.1.12 **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, 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.

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- 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, *bargudars* 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 *khaz*, 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 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.

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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 3.9463 (three point nine four six three) decimal equivalent to 2 (two) *cottah* 6 (six) *chittack* and 9 (nine) square feet, more or less [out of 56 (fifty six) decimal equivalent to 33 (thirty three) *cottah* and 14 (fourteen) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No.501/716, recorded in L.R. *Khatian* No.142, *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.501/716 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 2.7893 (two point seven eight nine three) decimal equivalent to 1 (one) *cottah* and 11 (eleven) *chittack*, more or less [out of 37 (thirty seven) decimal equivalent to 22 (twenty two) *cottah* 6 (six) *chittack* and 7 (seven) square feet, more or less], being a portion of R.S./L.R. *Dag* No.501, recorded in L.R. *Khatian* Nos. 137, 151, 357, 594, 664 and 771, *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. 501 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 *sahi* (agricultural) measuring 2.2635 (two point two six three five) decimal equivalent to 1 (one) *cottah* 5 (five) *chittack* and 41 (forty one) square feet, more or less [out of 35 (thirty five) decimal equivalent to 21 (twenty one) *cottah* 2 (two) *chittack* and 36 (thirty six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.502, recorded in R.S. *Khatian* No.90 corresponding to L.R. *Khatian* No. 42/1, *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. 502 is delineated and demarcated on **Plan C** 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.10,62,600/- (Rupees ten lac sixty two thousand and six hundred) 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, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made

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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, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the 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



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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 3.9463 (three point nine four six three) decimal equivalent to 2 (two) *cottah* 6 (six) *chittack* and 9 (nine) square feet, more or less [out of 56 (fifty six) decimal equivalent to 33 (thirty three) *cottah* and 14 (fourteen) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No. 501/716, recorded in L.R. *Khatian* No.142, *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. 501/716 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> Nos.478, 525 and 526
On the East	:	By land belonging to R.S./L.R. <i>Dag</i> No.500
On the South	:	By land belonging to R.S./L.R. <i>Dag</i> No.501
On the West	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.517 and 524

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 *sahi* (agricultural) measuring 2.7893 (two point seven eight nine three) decimal equivalent to 1 (one) *cottah* and 11 (eleven) *chittack*, more or less [out of 37 (thirty seven) decimal equivalent to 22 (twenty two) *cottah* 6 (six) *chittack* and 7 (seven) square feet, more or less], being a portion of R.S./L.R. *Dag* No.501, recorded in L.R. *Khatian* Nos.137, 151, 357, 594, 664 and 771, *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 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.501/716
On the East	:	By land belonging to R.S./L.R. <i>Dag</i> No.499
On the South	:	By land belonging to R.S./L.R. <i>Dag</i> No.502
On the West	:	By land belonging to R.S./L.R. <i>Dag</i> No.516



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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.

**Part III
(Third Land)**

Land classified as *sahi* (agricultural) measuring 2.2635 (two point two six three five) decimal equivalent to 1 (one) *cottah* 5 (five) *chittack* and 41 (forty one) square feet, more or less [out of 35 (thirty five) decimal equivalent to 21 (twenty one) *cottah* 2 (two) *chittack* and 36 (thirty six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.502, recorded in R.S. *Khatian* No.90 corresponding to L.R. *Khatian* No. 42/1, *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. 502 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.501
On the East	:	By land belonging to R.S./L.R. <i>Dag</i> No.499
On the South	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.503, 504, 509 and 510
On the West	:	By land belonging to R.S./L.R. <i>Dag</i> No.511

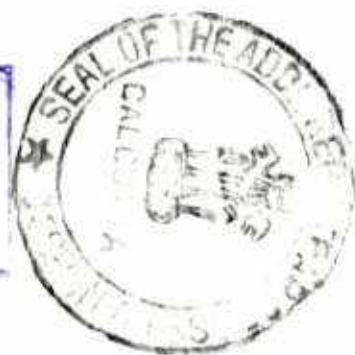
Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Third Land and appurtenances and inheritances for access and user thereof.

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

Land classified as *sahi* (agricultural) measuring 3.9463 (three point nine four six three) decimal equivalent to 2 (two) *cottah* 6 (six) *chittack* and 9 (nine) square feet, more or less [out of 56 (fifty six) decimal equivalent to 33 (thirty three) *cottah* and 14 (fourteen) *chittack*, more or less], being a portion of R.S./L.R. *Dag* No. 501/716, recorded in L.R. *Khatian* No. 142, *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 *sahi* (agricultural) measuring 2.7893 (two point seven eight nine three) decimal equivalent to 1 (one) *cottah* and 11 (eleven) *chittack*, more or less [out of 37 (thirty seven) decimal equivalent to 22 (twenty two) *cottah* 6 (six) *chittack* and 7 (seven) square feet, more or less], being a portion of R.S./L.R. *Dag* No.501, recorded in L.R. *Khatian* Nos. 137, 151, 357, 594, 664 and 771, *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

ADDITIONAL REGISTRAR
OF ASSURANCES II, KOLKATA
28 SEP 2012



Land classified as *sah* (agricultural) measuring 2.2635 (two point two six three five) decimal equivalent to 1 (one) *cottah* 5 (five) *chittack* and 41 (forty one) square feet, more or less [out of 35 (thirty five) decimal equivalent to 21 (twenty one) *cottah* 2 (two) *chittack* and 36 (thirty six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.502, recorded in R.S. *Khatian* No.90 corresponding to L.R. *Khatian* No. 42/1, *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

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. Dag No.	L.R. Khatian No.	Total Area of Dag (in Decimal)	Total Area sold (in decimal)	Name of the Recorded Owner/s
Bhatenda	501/ 716	142	56	3.9463	Kumar Chandra Mukhopadhyay
Bhatenda	501	137 151 357 594 664 771	37	2.7893	Kinkar Nath Krishna Chandra Nath Panchanan Nath Ranjit Nath Shankar Kumar Nath Sahadev Nath
Bhatenda	502	42/1	35	2.2635	Dr. Ayub Ali
			Total	8.9991	

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OF ASSURANCES-II, KOLKATA
28 SEP 2012

9. Execution and Delivery

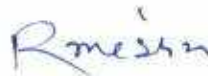
9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Pragati Realcon Private Limited



**Authorised Signatory
[Vendor]**

Sursarita Advisory Services 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 - 700001

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

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 SEP 2012

Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs.10,62,600/- (Rupees ten lac sixty two thousand and six hundred) 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	10,62,600/-
		Total:	10,62,600/-

Pragati Realcon Private Limited

Sandip Mandal

Authorised Signatory
[Vendor]

Witnesses:

Signature *Naved A. Sarkar*
 Name *Naved Ahmed Sarkar*

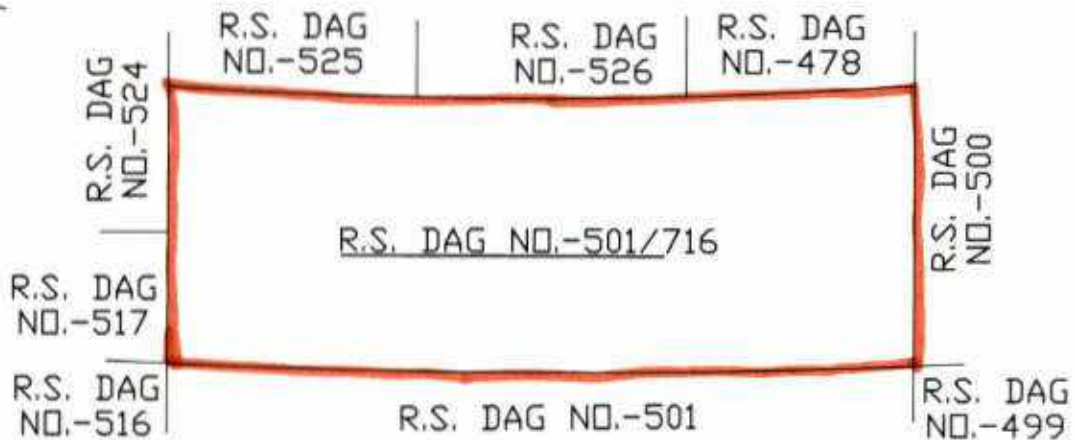
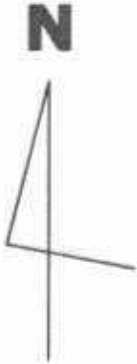
Signature *Sourav Banerjee*
 Name *Sourav Banerjee*

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 SEP 2012

PLAN A

SITE PLAN OF R.S./L.R. DAG NO.- 501/716, L.R. KHATIAN NO.- 142,
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.501/716 is 56 Decimal



For Pragati Realcon Pvt. Ltd.

Sandip Mandal

Authorised Signatory

Sursarita Advisory Services Pvt. Ltd.

Rmedin

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 3.9463 DECIMAL OUT OF 14 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 501/716.

SHOWN THUS : 

ADDITIONAL REGISTRAR
OF ASSURANCES II, KOLKATA
28 SEP 2012

PLAN B

SITE PLAN OF R.S./L.R. DAG NO.- 501, L.R. KHATIAN NO.- 137, 151, 357, 574, 664 & 771, 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.501 is 37 Decimal

N



R.S. DAG
NO.-517

R.S. DAG NO.-501/716

R.S. DAG
NO.-500

R.S. DAG
NO.-516

R.S. DAG NO.-501

R.S. DAG
NO.-499

R.S. DAG
NO.-511

R.S. DAG NO.-502

For Pragati Realcon Pvt. Ltd.

Sandip Mandal

Authorised Signatory

Sursarita Advisory Services Pvt. Ltd.

Ramesh

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 2.7893 DECIMAL OUT OF 37 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 501.

SHOWN THUS: 

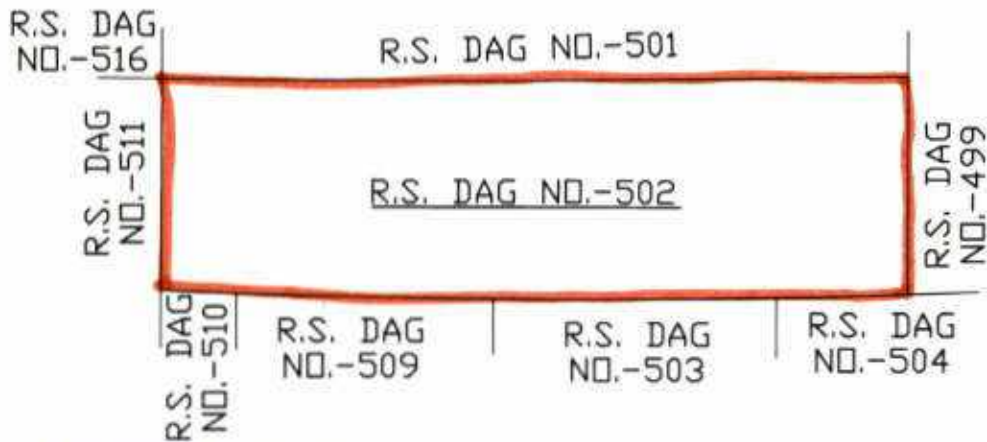
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 SEP 2012



PLAN C

SITE PLAN OF R.S./L.R. DAG NO.- 502, L.R. KHATIAN NO.- 42/1,
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.502 is 35 Decimal



For Pragati Realcon Pvt. Ltd.

Sandy Mandal

Authorised Signatory

Sursarita Advisory Services Pvt. Ltd.

Romita
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 2.2635 DECIMAL OUT OF 35 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 502.

SHOWN THUS : 

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
28 SEP 2012

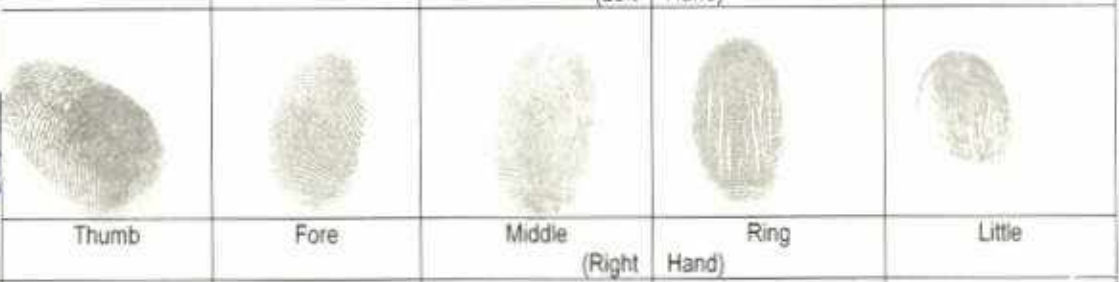
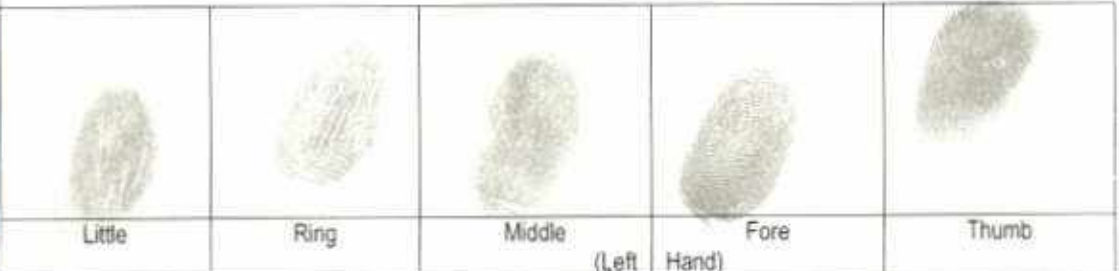


SPECIMEN FORM TEN FINGER PRINTS

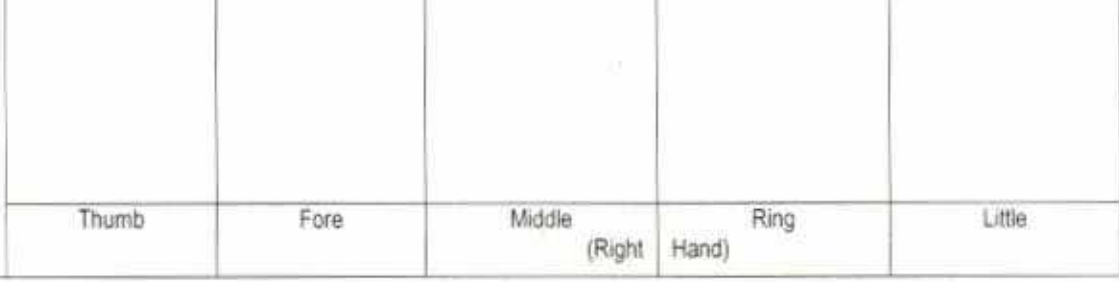
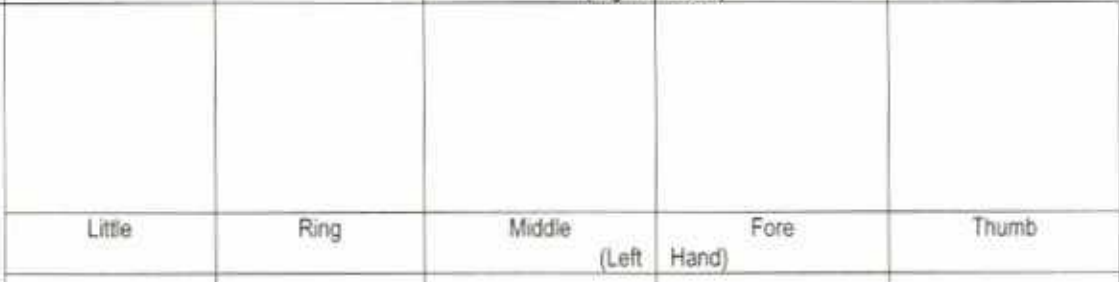
Sl. No.	Signature of the executants and/or purchaser Presentants
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Sandy Mendez



Rmish





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



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

Endorsement For Deed Number : I - 12729 of 2012
(Serial No. 11883 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 17.26 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, Sursarita Advisory Services 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 05/10/2012

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.-13,96,930/-

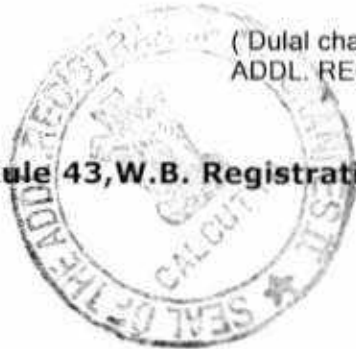
Certified that the required stamp duty of this document is Rs.- 69866 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(Dulal chandra Saha)

ADDL. REGISTRAR OF ASSURANCES-II

On 09/10/2012

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



(Dulal chandra Saha)

ADDL. REGISTRAR OF ASSURANCES-II

09/10/2012 16:13:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 12729 of 2012
(Serial No. 11883 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. 15454.00/-, on 09/10/2012

(Under Article : A(1) = 15356/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/10/2012)

Deficit stamp duty

Deficit stamp duty Rs. 69866/- is paid 03927008/10/2012 State Bank of India, DALHOUSIE SQUARE,
received on 09/10/2012

(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

Sursarita Advisory Services Pvt. Ltd.
... Purchaser

CONVEYANCE


8.9991 Decimal
Portion of
R.S./L.R. Dag Nos. 501/716, 501 and 502
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 50
Page from 413 to 432
being No 12729 for the year 2012.




(Dulal chandra Saha) 10-October-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal