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अतिरिक्त पश्चिम बंगाल WEST BENGAL

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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

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Additional Registrar of Assurances-II, Kolkata

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CONVEYANCE

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

28/09

Handwritten signatures and initials

056595

Serial No.....
Name.....
Address.....
71, Park Street, Kolkata - 700 001



06 SEP 2012

Date..... Licensed Vendor
S. SARKAR

Ruison



e-6853

Guidance Vyapar Private Limited

Ruison

Authorised Signatory



e-6856

For Pragati Realcon Pvt. Ltd.

Sandip Khorasani

Authorised Signatory

[Handwritten mark]

Swapan Kar
S/O R-N Kar
7C.K. S. Roy Road
Kolkata-700007
Swame



- 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 **Guidance Vyapaar 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 AACCG6165F), 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 0.875 (zero point eight seven five) decimal equivalent to 8 (eight) *chittak* and 21 (twenty one) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittak* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.474, recorded in L.R. *Khatun* No.600/1, *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.474 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 5.75 (five point seven five) decimal equivalent to 3 (three) *cottah* 7 (seven) *chittak* and 30 (thirty) square feet, more or less [out of 92 (ninety two) decimal equivalent to 55 (fifty five) *cottah* 10 (ten) *chittak* and 25 (twenty five) square feet, more or less], being a portion of R.S./L.R. *Dag* No.480, recorded in L.R. *Khatun* No.600/1, *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.480 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 0.375 (zero point eight seven five) decimal equivalent to 3 (eight) *chittak* and 21 (twenty one) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittak* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.491, recorded in L.R. *Khatun* No.600/1, *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.491 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 collectively and more fully described in the **2nd Schedule** below (collectively

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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.474, 480, 491:** Rahiman Bibi *alias* Raiman Bibi was the owner of (1) *sali* land measuring 3.50 (three point five zero) decimal, more or less, being a portion of R.S./L.R. Dag No.474, recorded in L.R. *Khatian* No.600/1, *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.474**) (2) *sali* land measuring 23 (twenty three) decimal, more or less, being a portion of R.S./L.R. Dag No.480, recorded in L.R. *Khatian* No.600/1, *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.480**) and (3) *sali* land measuring 3.50 (three point five zero) decimal, more or less, being a portion of R.S./L.R. Dag No.491, recorded in L.R. *Khatian* No.600/1, *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.491**) and got her name mutated in the records of the Block Land and Land Reforms Office at Rajarhat in L.R. *Khatian* No. 600/1, in respect thereof.

5.1.2 **Sale by Rahiman Bibi *alias* Raiman Bibi:** By a Deed of Conveyance dated 5th October, 2007, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. 1, CD Volume No. 3, at Pages 8018 to 8036, being Deed No.2730 for the year 2008, Rahiman Bibi *alias* Raiman Bibi sold, conveyed and transferred the entirety of the Portion of R.S./L.R. Dag No.474, the Portion of R.S./L.R. Dag No.480 and the Portion of R.S./L.R. Dag No.491 to Babulal Verma, for the consideration mentioned therein.

5.1.3 **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. 1, CD Volume No. 9, at Pages 10706 to 10729, being Deed No.09644 for the year 2008, the Vendor purchased the entirety of the Portion of R.S./L.R. Dag No.474, the Portion of R.S./L.R. Dag No.480 and the Portion of R.S./L.R. Dag No.491 from Babulal Verma, for the consideration mentioned therein. The First Land is a part of the Portion of R.S./L.R. Dag No.474, the Second Land is a part of the Portion of R.S./L.R. Dag No.480 and the Third Land is a part of the Portion of R.S./L.R. Dag No.491. The First Land, the Second Land and the Third Land are collectively defined as the Said Property in Clause 4.1 above and the Said Property is the subject matter of this Conveyance.

5.1.4 **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:

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- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, 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.

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- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat Limited, having its office at B-401, 4th Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Dreamland Plaza Limited, having its office at Room No.205, 2nd Floor, 10A, Hospital Street, Kolkata-700072 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendor and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **2nd Schedule** below, being **(1)** the First Land, i.e. land classified as *sali* (agricultural) measuring 0.875 (zero point eight seven five) decimal equivalent to 8 (eight) *chittack* and 21 (twenty one) 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.474, recorded in L.R. *Khatian* No.600/1, *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.474 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 5.75 (five point seven five) decimal equivalent to 3 (three) *cottah* 7 (seven) *chittack* and 30 (thirty) square feet, more or less [out of 92 (ninety two) decimal equivalent to 55 (fifty five) *cottah* 10 (ten) *chittack* and 25 (twenty five) square feet, more or less], being a portion of R.S./L.R. *Dag* No.480, recorded in L.R. *Khatian* No.600/1, *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.480 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 0.875 (zero point eight seven five) decimal equivalent to 8 (eight) *chittack* and 21 (twenty one) 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.491, recorded in L.R. *Khatian* No.600/1, *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.491 is delineated and demarcated on **Plan C** 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.

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7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.14,62,500/- (Rupees fourteen lac sixty two thousand and five 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, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, 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.





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- 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 *sahi* (agricultural) measuring 0.875 (zero point eight seven five) decimal equivalent to 8 (eight) *chittack* and 21 (twenty one) 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.474, recorded in L.R. *Khatian* No.600/1, *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.474 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	: By land belonging to R.S./L.R. <i>Dag</i> No.471
On the East	: By land belonging to R.S./L.R. <i>Dag</i> No.479
On the South	: By land belonging to R.S./L.R. <i>Dag</i> Nos.475 and 479
On the West	: By land belonging to R.S./L.R. <i>Dag</i> No.473

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.



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Part II
(Second Land)

Land classified as *sali* (agricultural) measuring 5.75 (five point seven five) decimal equivalent to 3 (three) *cottah* 7 (seven) *chittack* and 30 (thirty) square feet, more or less [out of 92 (ninety two) decimal equivalent to 55 (fifty five) *cottah* 10 (ten) *chittack* and 25 (twenty five) square feet, more or less], being a portion of R.S./L.R. *Dag* No.480, recorded in L.R. *Khatian* No.600/1, *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.480 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.471
On the East	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.481 and 483
On the South	:	By land belonging to R.S./L.R. <i>Dag</i> No.493
On the West	:	By land belonging to R.S./L.R. <i>Dag</i> Nos.478 and 479

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 0.875 (zero point eight seven five) decimal equivalent to 8 (eight) *chittack* and 21 (twenty one) 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.491, recorded in L.R. *Khatian* No.600/1, *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** below and the said *Dag* No.491 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.483
On the East	:	By land belonging to R.S./L.R. <i>Dag</i> No.490
On the South	:	By land belonging to R.S./L.R. <i>Dag</i> No.492
On the West	:	By land belonging to R.S./L.R. <i>Dag</i> 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 Third Land and appurtenances and inheritances for access and user thereof.

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

Land classified as *sali* (agricultural) measuring 0.875 (zero point eight seven five) decimal equivalent to 8 (eight) *chittack* and 21 (twenty one) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23 (twenty three)



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square feet, more or less], being a portion of R.S./L.R. *Dag* No.474, recorded in L.R. *Khatian* No.600/1, *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 I** of the **1st Schedule** above

Land classified as *sali* (agricultural) measuring 5.75 (five point seven five) decimal equivalent to 3 (three) *cottah* 7 (seven) *chittack* and 30 (thirty) square feet, more or less [out of 92 (ninety two) decimal equivalent to 55 (fifty five) *cottah* 10 (ten) *chittack* and 25 (twenty five) square feet, more or less], being a portion of R.S./L.R. *Dag* No.480, recorded in L.R. *Khatian* No.600/1, *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 II** of the **1st Schedule** above

Land classified as *sali* (agricultural) measuring 0.875 (zero point eight seven five) decimal equivalent to 8 (eight) *chittack* and 21 (twenty one) 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.491, recorded in L.R. *Khatian* No.600/1, *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, 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> No.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Bhatenda	474	600/1	14	0.875	Rahiman Bibi <i>alias</i> Raiman Bibi
	480	600/1	92	5.750	Rahiman Bibi <i>alias</i> Raiman Bibi
	491	600/1	14	0.875	Rahiman Bibi <i>alias</i> Raiman Bibi
			Total	7.50	

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28 SEP 2012

9. Execution and Delivery

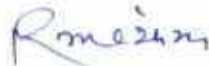
9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Pragati Realcon Private Limited



**Authorised Signatory
[Vendor]**

Guidance Vyapaar Private Limited



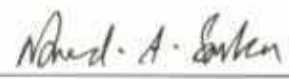
**Authorized Signatory
[Purchaser]**


Drafted by:



Saptarshi Roy, Advocate

Witnesses:

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

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

ADDITIONAL REGISTRAR
OF ASSURANCE COMPANY
28 SEP 2012

Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs.14,62,500/- (Rupees fourteen lac sixty two thousand and five 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	14,62,500/-
		Total:	14,62,500/-

Pragati Realcon Private Limited

Sandip Mandal

Authorised Signatory
[Vendor]

Witnesses:

Signature *Naved Ahmed Barkar*

Name *Naved Ahmed Barkar*

Signature *Sooran Banerjee*

Name *Sooran Banerjee*

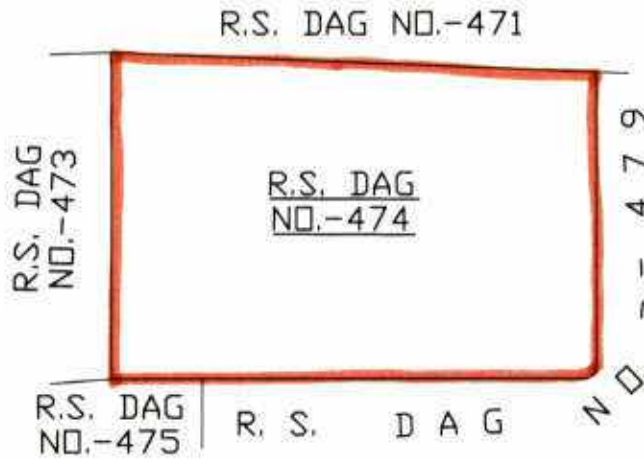
←

ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
28 SEP 2012

PLAN A

SITE PLAN OF R.S./L.R. DAG NO.- 474, L.R. KHATIAN NO.- 600/1,
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.474 is 14 Decimal



For Pragati Realcon Pvt. Ltd.

Sandip Mandal

Authorised Signatory

Guidance Vyapaar Pvt. Ltd.

Ramesh

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.8750 DECIMAL OUT OF 14 DECIMAL SALI LAND IN R.S./L.R.

DAG NO.- 474.

SHOWN THUS: 

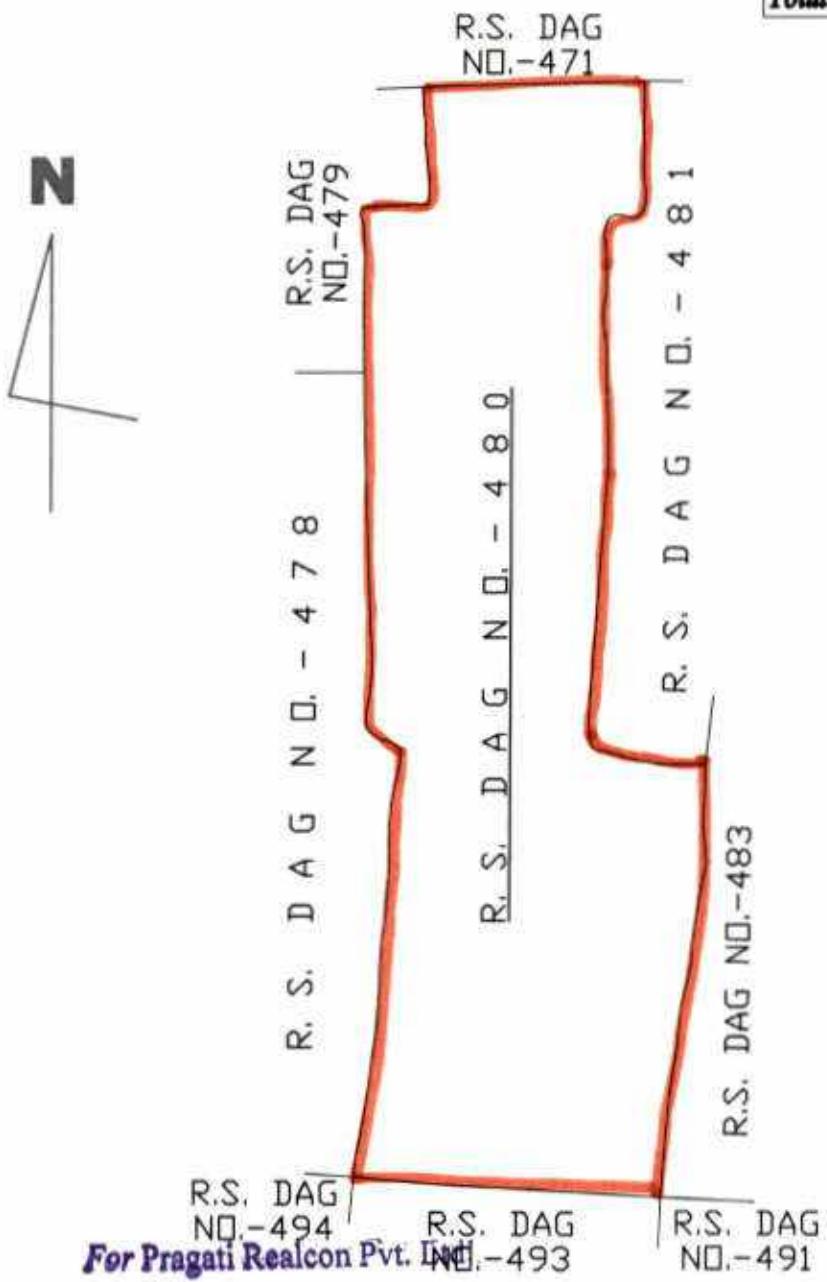


ADDITIONAL RECEIPT
OF ASS' ... KATA
28 SEP 2012

PLAN B

SITE PLAN OF R.S./L.R. DAG NO.- 480, L.R. KHATIAN NO.- 600/1, 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.480 is 92 Decimal



For Pragati Realcon Pvt. Ltd.

Sandip Mandal

Authorised Signatory

Guidance Vyapaar Pvt. Ltd.

Ramesh

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 5.7500 DECIMAL OUT OF 92 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 480.

SHOWN THUS : 

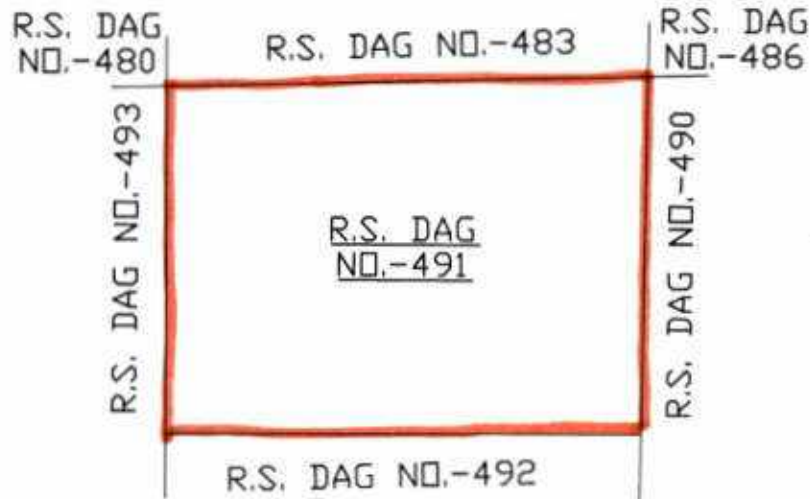


ADDITIONAL REGISTRAR
OF ASSAM, DISPUR, ASSAM
28 SEP 2012

PLAN

SITE PLAN OF R.S./L.R. DAG NO.- 491, L.R. KHATIAN NO.- 600/1,
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.491 is 14 Decimal



For Pragati Realcon Pvt. Ltd.

Sandy Mandal
Authorised Signatory

Guidance Vyapaar Pvt. Ltd.

Ramesh
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.8750 DECIMAL OUT OF 14 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 491.

SHOWN THUS :



ADDITIONAL REGISTRAR
OF ASSURANCES MEXICO
28 SEP 2012

SPECIMEN FORM TEN FINGER PRINTS

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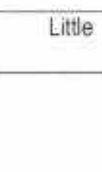


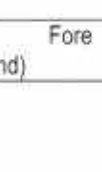
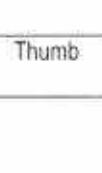



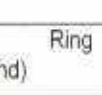

Sandeep Kumar

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



Romish

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

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

ADDITIONAL TESTS
OF ASSESSMENT DATA
28 SEP 2012



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

Endorsement For Deed Number : I - 12741 of 2012
(Serial No. 11787 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 20.53 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, 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. Raghwendra Kumar Mishra
Authorised Signatory, Guidance Vyapaar 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.-14,62,500/-

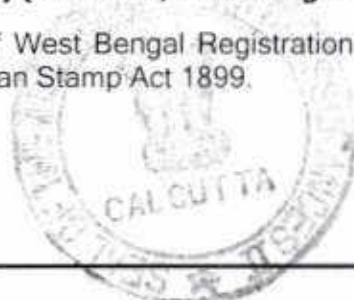
Certified that the required stamp duty of this document is Rs.- 73145 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

On 09/10/2012

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

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

09/10/2012 16:09:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 12741 of 2012
(Serial No. 11787 of 2012)

Payment of Fees:

Amount By Cash

Rs. 16180.00/-, on 09/10/2012

(Under Article : A(1) = 16082/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/10/2012)

Deficit stamp duty

Deficit stamp duty Rs. 73145/- is paid 03892428/09/2012 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

Guidance Vyapaar Pvt. Ltd.
... Purchaser

CONVEYANCE

7.50 Decimal
Portion of
R.S./L.R. Dag Nos. 474, 480 and 491
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 1540 to 1558
being No 12741 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