

1576/15

BTN-168

I 1921

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

91AA 044972

Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet / sheet's attached with this document's are the part of this document

Registrar U/S 7(2)
District Sub Registrar II
24 Pgs (N) Barasat

25 JUN 2015

CONVEYANCE

1. Date: 12th June 2015
2. Place: Kolkata
3. Parties

S. Haldar
S. Haldar,

S. Haldar
S. Haldar

20-16 PM

00-299040

33430

SAHA & RAY

Advocates

3rd Floor, Hastings Chambers

Shankar Roy Road

Kolkata - 700011

NAME.....
 ADD.....
 RS.....
 - 4 JUN 2015
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, R. S. Roy Road, Kalyani

: 4 JUN 2015

: 4 JUN 2015

Anilam Bhattacharya

L.T.I.
1043



GANGAMINI HRISE PRIVATE LIMITED

Anilam Bhattacharya
AUTHORIZED SIGNATORY.

R.T.I.
1044



Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

12 JUN 2015

Shyamali Halder

Nizam uldin Mulla Maulof
 elise Mulla
 50 - Lat moham mird hule
 41 - Moham mird fur
 8-0 Kaden pukar
 P-5 - by or lat
 Dist - north 24 bngan
 ou - Bism
 hat - 135

- 3.1 **Shyamali Haldar alias Haldar Shyamali**, wife of Srividhar Haldar and daughter of Atal Bihari Mondal, by faith Hindu, by occupation Housewife, nationality Indian, residing at Bhatenda, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ACLPH5158B**)

(**Vendor**, includes successors-in-interest)

And

- 3.2 **Gajgami Hirise Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 111, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street (**PAN AAFCG0061M**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, by faith Hindu, by occupation Service, nationality Indian, of 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street (**PAN AOLPB2357J**)

(**Purchaser**, includes successors-in-interest).

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 2.8160 (two point eight one six zero) decimal [equivalent to (i) 1.7037 (one point seven zero three seven) *cottah* and (ii) 113.9580 (one hundred and thirteen point nine five eight zero) square meter], more or less, out of 56 (fifty six) decimal, being a portion of Plot Nos. 34 and 43 in R.S./L.R. *Dag* No. 501/716, recorded in L.R. *Khatian* No. 2346, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**First Property**) and more fully described in **Part I** of the **1st Schedule** below and a portion of said *Dag* No. 501/716 is demarcated and delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and the First Property is a part and portion of such demarcated portion of *Dag* No. 501/716 **And** (2) land classified as *sali* (agricultural) measuring 0.2350 (zero point two three five zero) decimal [equivalent to (i) 0.1422 (zero point one four two two) *cottah* and (ii) 9.51 (nine point five one) square meter], more or less, out of 37 (thirty seven) decimal, being a portion of Plot Nos. 34 and 43 in R.S./L.R. *Dag* No. 501, recorded in L.R. *Khatian* No. 2346, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Second Property**) and more fully described in **Part II** of the **1st Schedule** below and a portion of said *Dag* No. 501 is demarcated and delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and the Second Property is a part and portion of such demarcated portion of *Dag* No. 501. The First Property and the Second Property (collectively **Said Property**) are more fully and collectively described in the **2nd Schedule** below **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.

Arshu



[Handwritten signature]

Registrar U/S 7(2)
District Sub-Registrar II
24 Pgs (N) Barasat

12 JUN 2015

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 Said Property:** Kumar Chandra Mukhopadhyay and Mohan Mukhopadhyay *alias* Chittaranjan Mukhopadhyay were the joint owners of *inter alia* the Said Property in L.R. *Khatian* Nos. 142 (*kri*) and 54 (*kri*).

5.1.2 **Purchase by Vendor:** By a Deed of Conveyance in Bengali language (*Kobala*) dated 13th 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. 317, at Pages 103 to 119, being Deed No. 05758 for the year 2002, Shyamali Haldar *alias* Haldar Shyamali (the Vendor herein) purchased *inter alia* the Said Property from (1) Kumar Chandra Mukhopadhyay and (2) Mohan Mukhopadhyay *alias* Chittaranjan Mukhopadhyay through their constituted attorney Asim Saha.

5.1.3 **Mutation:** The Vendor got her name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No. 2346, in respect of *inter alia* the First Property and the Second Property.

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

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.



2

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Baresat

12 JUN 2015

- 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 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 (**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 Property, i.e. land classified as *sali* (agricultural) measuring 2.8160 (two point eight one six zero) decimal [equivalent to (i) 1.7037 (one point seven zero





[Handwritten signature]

Registrar U/S 7(2)
District Sub-Registrar II
24 Pgs (N) Barasat

12 JUN 2015

three seven) *cottah* and (ii) 113.9580 (one hundred and thirteen point nine five eight zero) square meter], more or less, out of 56 (fifty six) decimal, being a portion of Plot Nos. 34 and 43 in R.S./L.R. *Dag* No. 501/716, recorded in L.R. *Khatian* No. 2346, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1st Schedule** below and a portion of said *Dag* No. 501/716 is demarcated and delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and the First Property is a part and portion of such demarcated portion of *Dag* No. 501/716 **And** (2) the Second Property i.e. land classified as *sali* (agricultural) measuring 0.2350 (zero point two three five zero) decimal [equivalent to (i) 0.1422 (zero point one four two two) *cottah* and (ii) 9.51 (nine point five one) square meter], more or less, out of 37 (thirty seven) decimal, being a portion of Plot Nos. 34 and 43 in R.S./L.R. *Dag* No. 501, recorded in L.R. *Khatian* No. 2346, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1st Schedule** below and a portion of said *Dag* No. 501 is demarcated and delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and the Second Property is a part and portion of such demarcated portion of *Dag* No. 501, **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, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.25,00,000/- (Rupees twenty five lac) 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:

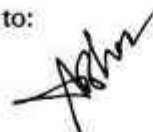
8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

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:



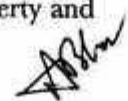


dv

Registration No. 7121
District Sub-Registrar II
24 Pgs (N) Farasat

12 JUN 2015

- 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, 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 any claim made by any third parties with respect to the title of the Vendor.
- 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:** The Vendor has handed over *khas*, vacant, peaceful and physical possession of the Said Property 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/or 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 exclusively 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 and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) 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 and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property and





J

Registrar U/S 7(2)
District Sub-Registrar H
24 Pgs (N) Barasat

12 JUN 2015

the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining the same and (b) 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 undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **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 its 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 Property)

Land classified as *sali* (agricultural) measuring 2.8160 (two point eight one six zero) decimal [equivalent to (i) 1.7037 (one point seven zero three seven) *cottah* and (ii) 113.9580 (one hundred and thirteen point nine five eight zero) square meter], more or less, out of 56 (fifty six) decimal, being a portion of Plot Nos. 34 and 43 in R.S./L.R. *Dag* No. 501/716, recorded in L.R. *Khatian* No. 2346, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and a portion of said *Dag* No. 501/716 is demarcated and delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and the First Property is a part and portion of such demarcated portion of *Dag* No. 501/716 and butted and bounded as follows:

On the North : By Common Passage (*Kocho*)
On the East : By R.S./L.R. *Dag* No. 501/716 (Part)
On the South : By R.S./L.R. *Dag* No. 501
On the West : By Plot Nos. 44 and 33 in R.S./L.R. *Dag* No. 501/716 (Part)

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

Part II
(Second Property)

Land classified as *sali* (agricultural) measuring 0.2350 (zero point two three five zero) decimal [equivalent to (i) 0.1422 (zero point one four two two) *cottah* and (ii) 9.51 (nine point five one) square meter], more or less, out of 37 (thirty seven) decimal, being a portion of Plot Nos. 34 and 43 in R.S./L.R. *Dag* No. 501, recorded in L.R.

Shyamali Halder,



[Handwritten signature]

REGISTRATION 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

12 JUN 2015

Khatian No. 2346, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and a portion of said *Dag* No. 501 is demarcated and delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and the Second Property is a part and portion of such demarcated portion of *Dag* No. 501 and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 501/716
On the East : By R.S./L.R. *Dag* No. 501 (Part)
On the South : By Common Passage (*Kacha*)
On the West : By Plot No. 44 in R.S./L.R. *Dag* No. 501 (Part)

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

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

Land classified as *sali* (agricultural) measuring 2.8160 (two point eight one six zero) decimal [equivalent to (i) 1.7037 (one point seven zero three seven) *cottah* and (ii) 113.9580 (one hundred and thirteen point nine five eight zero) square meter], more or less, out of 56 (fifty six) decimal, being a portion of Plot Nos. 34 and 43 in R.S./L.R. *Dag* No. 501/716, recorded in L.R. *Khatian* No. 2346, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1st Schedule** above

Land classified as *sali* (agricultural) measuring 0.2350 (zero point two three five zero) decimal [equivalent to (i) 0.1422 (zero point one four two two) *cottah* and (ii) 9.51 (nine point five one) square meter], more or less, out of 37 (thirty seven) decimal, being a portion of Plot Nos. 34 and 43 in R.S./L.R. *Dag* No. 501, recorded in L.R. *Khatian* No. 2346, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1st Schedule** above

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.

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.	Nature of Land	Total Area of <i>Dag</i> (in Decimal)	Total Area sold (in Decimal)	Name of the Recorded Owner
Bhatenda	501/ 716	2346	<i>sali</i>	56	2.8160	Shyamali Halder
Bhatenda	501	2346	<i>sali</i>	37	0.2350	Shyamali Halder
Total area of land sold:					3.051	

Shyamali Halder.

Ashu



[Handwritten signature]

Registrar U/S 7(2)
District Sub. Registrar II.
24 Pgs (N) Barasat

12 JUN 2015

9. Execution and Delivery

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

Shyamali Haldar.
(Shyamali Haldar alias Haldar Shyamali)
(Vendor)

GAGGAMINI HIRISE PRIVATE LIMITED

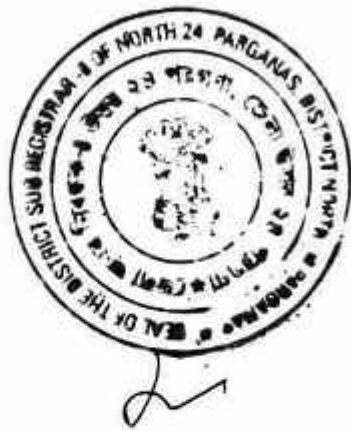
Ambar Bhattacharya
AUTHORIZED SIGNATORY.
(Purchaser)

Drafted by:

Shuvadipta
Advocate
High Court at Calcutta
F/154/14
(SHUVADIP CHAKRABORTY)

Witnesses:

Signature <u>Nizamuddin Molla</u>	Signature <u>Srisudhan Haldar</u>
Name <u>NIZAM UDDIN MOLLA</u>	Name <u>Srisudhan Haldar</u>
Father's Name <u>Lat. maharajinid. Molla</u>	Father's Name <u>Lat. N. C. Haldar</u>
Address <u>VII - Mo. Kankarna Gura</u>	Address <u>Bhatinda, Rajarhat.</u>
<u>Po - Kadam Pukur</u>	<u>North 24 Parg, Kolkata-135</u>
<u>P S - Rajm hat</u>	
<u>North 24 Pargana</u>	



Registrar (S 7/2)
District Sub-Registrar II
24 Pgs (N) Pargana

12 JUN 2015

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.25,00,000/-** (**Rupees twenty five lac**) 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.)
RTGS UTIBK1516 3099708 (Part)	12.06.2015	Axix Bank Limited. Kolkata Main Branch	25,00,000/-

Shyamali Halder.

(**Shyamali Halder alias Halder Shyamali**)
(Vendor)

Witnesses:

Signature *Nizamuddin Mehta*

Signature *Seistidhar Halder*

Name *NIZAM UDDIN Mehta*

Name *Seistidhar Halder*



[Handwritten signature]

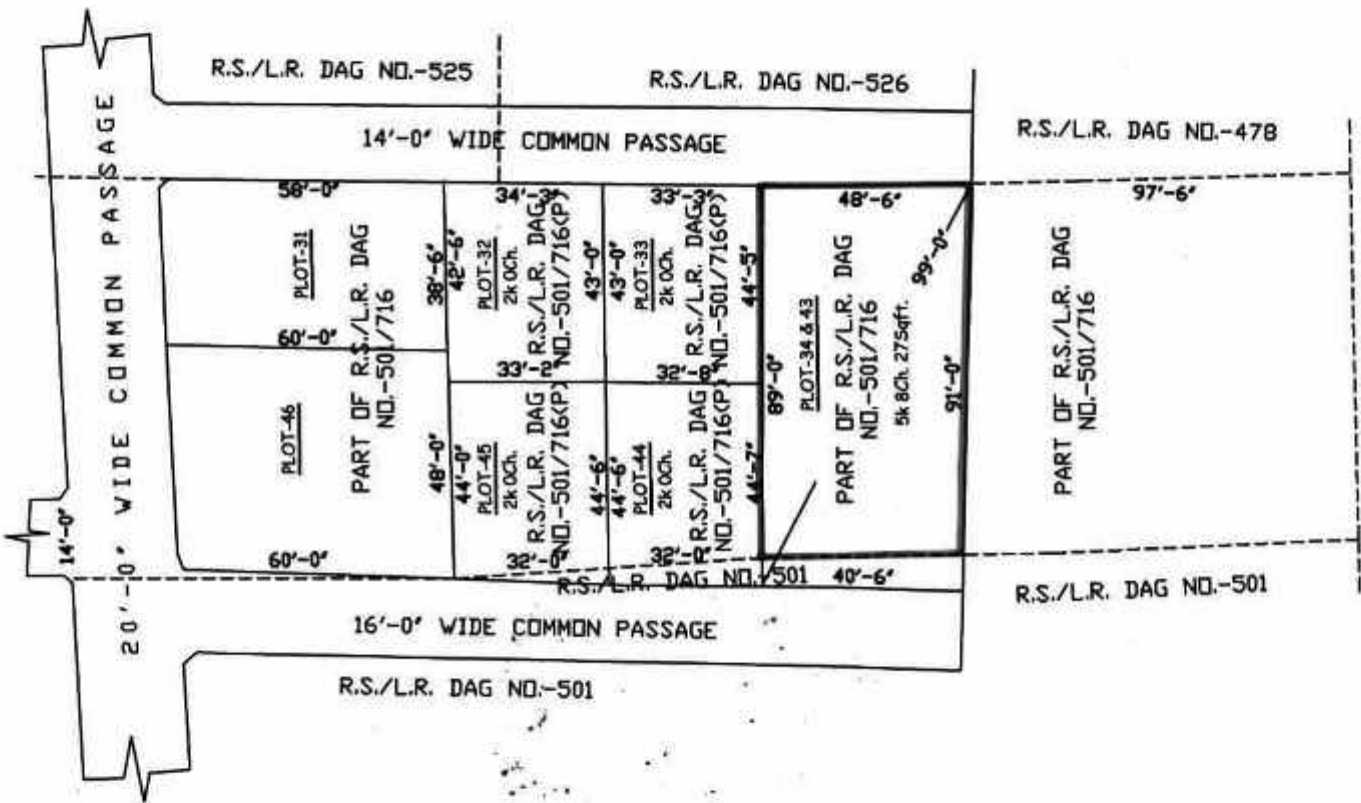
REGISTRAR U/S 7(2)
DISTRICT S.D.O. Registrar II
24 Pgs (N) Barasat

12 JUN 2015

SITE PLAN OF R.S./L.R. DAG NO.- 501/716, L.R. KHATIAN NO.-2346, MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO.501/716 is 56 DECIMAL

N



GASGAMINI HIRISE PRIVATE LIMITED

Anil Kumar Bhattacharya

AUTHORIZED SIGNATORY.

Shyamali Halder

NAME & SIGNATURE OF THE VENDOR/S.:

LEGEND : 2.8160 DECIMAL EQUIVALENT TO 1.7037 COTTAH LAND OUT OF 9.1530 DECIMAL DIVIDED AND DEMARCATED SHALI LAND OUT OF 56 DECIMAL IN R.S./L.R. DAG NO.- 501/716 .

SHOWN THUS:



[Handwritten signature]

Registrar U/S 7(2)
District Sub. Registrar W
24 Pgs (N) Barasat

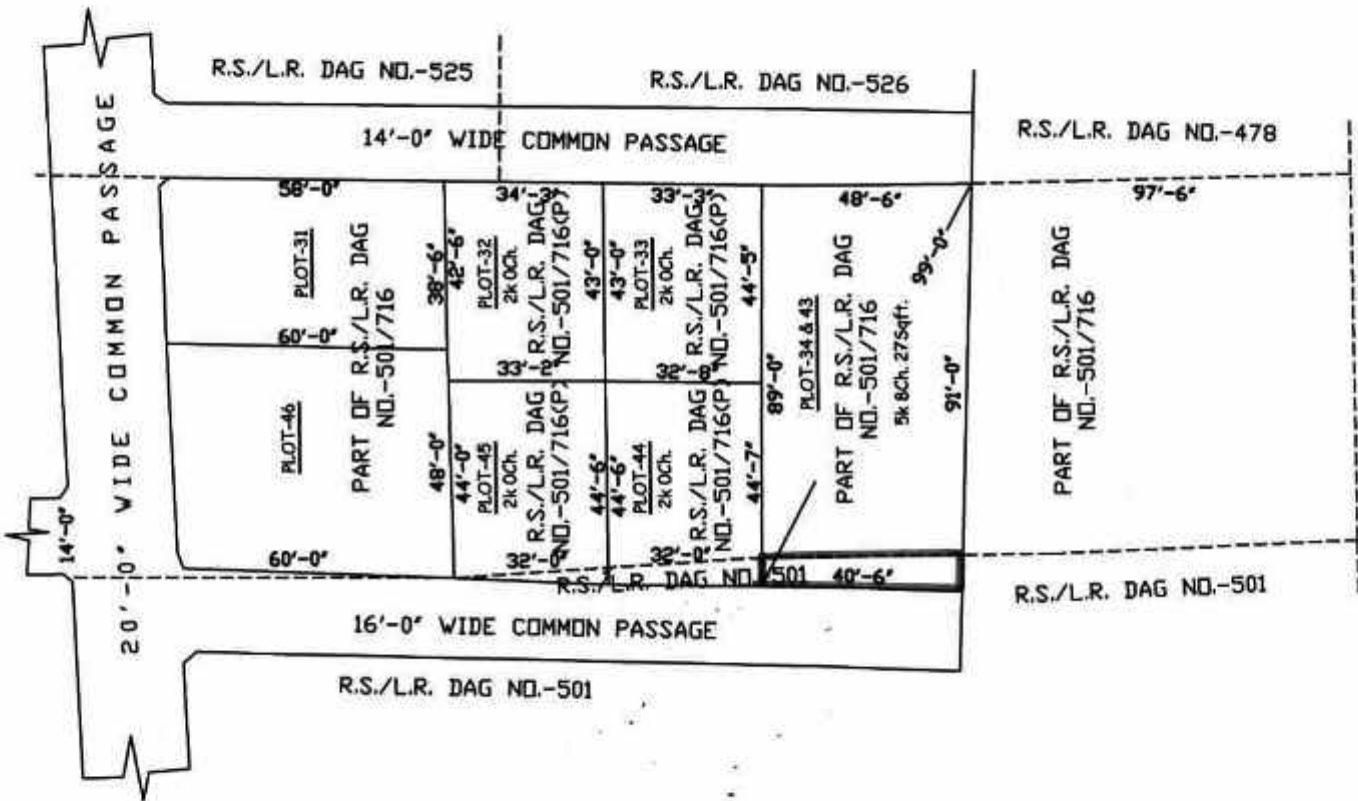
12 JUN 2015

Plan B

SITE PLAN OF R.S./L.R. DAG NO.- 501, L.R. KHATIAN NO.-2346, MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.- NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO.501 is 37 DECIMAL

N



GAGGAMINI HIRISE PRIVATE LIMITED

Anirban Bhattacharya

AUTHORIZED SIGNATORY.

Shyammali Halda
NAME & SIGNATURE OF THE VENDOR/S.:

LEGEND : 0.2350 DECIMAL EQUIVALENT TO 0.1422 COTTAH LAND OUT OF 9.1530 DECIMAL DIVIDED AND DEMARCATED SHALI LAND OUT OF 37 DECIMAL IN R.S./L.R. DAG NO.- 501.

SHOWN THUS:































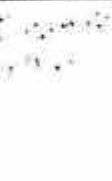




[Handwritten signature]

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

12 JUN 2015

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						LEFT THUMB MISSING
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



[Handwritten signature]

Registrar U/S 7(2)
District Sub-Registrar II
21 Posh (II) Barasat

12 JUN 2018





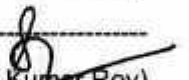
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15020000299040/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shyamali Halder Alias Halder Shyamali Bhatenda, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Seller		RT. I. 	Shyamali Halder 12.6.15
2	Anirban Bhattacharya 99A PARK STREET, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [Gajgami Hirise Private Limited]		L.T. I. 	Anirban Bhattacharya 12/06/15
SI No.	Name and Address of Identifier	Identifier of		Signature with date	
1	Nizam Mondal (Alias Name: Nizamuddin Molla) Son of Lal Mohammad Mondal Mohammadpur, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Shyamali Halder, Anirban Bhattacharya		Nizamuddin Mauder alise Molla 12/06/15	


(Sushil Kumar Roy)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
II NORTH 24-PARGANAS





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HALDAR SHYAMALI

ATAL BIHARI MONDAL

02/01/1962

Permanent Account Number

ACLPH5158B

Shyamali Haldar
Signature



इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें।
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एल. बी. मार्ग,
लोअर परेल, मुंबई-400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 6630, 91-22-2495 0664
email: tininfo@nsdl.co.in



Vombar Right hand
Thumb Impression

Bhatenda 3



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	15020000299040/2015	Query Date	11/06/2015
Office where deed will be registered	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas		
Applicant Name	Shuvadip Chakraborty		
Address	7C, Kiran Sankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001		
Applicant Status	Advocate		
Other Details	Mobile No. : 7278416548		
Transaction	[0101] Sale, Sale Document		
Additional Transaction Details	[4308] Agreement [No of Agreement : 2]		
Set Forth value	Rs. 25,00,000/-	Total Market Value:	Rs. 25,00,000/-
Stampduty Payable	Rs. 1,25,020/-	Stampduty Article:-	23, 5
Registration Fee Payable	Rs. 27,535/-	Registration Fee Article:-	A(1), E, M(b), H
Expected date of the Presentation of Deed	12/06/2015		
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 10/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks			



Land Details						
Sl. No.	Property Location	Plot No & Khatian No / Road Zone	Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	District: North 24-Parganas, Thana: Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 501/716 , RS Khatian No:- 2346	2.816 Decima I	23,07,440/-	23,07,440/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L2	District: North 24-Parganas, Thana: Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 501 , RS Khatian No:- 2346	0.235 Decima I	1,92,560/-	1,92,560/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Seller Details			
Name & Address	Status	Execution And Admission Details	Other Details
Shyamali Halder (Alias: Halder Shyamali) Wife of Sristidhar Halder Bhatenda, Post Office: Rajarhat, Rajarhat, District:- North 24-Parganas, WEST BENGAL, India, PIN - 700135	Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ACLP5158B,

Buyer Details			
Name & Address (Organization)	Status	Execution And Admission Details	Other Details
Gajgami Hirise Private Limited 1st Floor, 111, PARK STREET, Post Office: Park Street, Park Street, KOLKATA, District:-Kolkata, WEST BENGAL, India, PIN - 700016	Organizatio n	Executed by: Representative,	PAN No. AAFCG0061M,



Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Anirban Bhattacharya, Authorised Signatory Son of Giridhari Bhattacharya 99A PARK STREET, Post Office: Park Street, Park Street, KOLKATA, District:- Kolkata, WEST BENGAL, India, PIN - 700016	Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AOLPB2357J,		Gajgami Hirise Private Limited

Identifier Details		
Identifier Name & Address	Other Details	Identifier of
Nizam Mondal (Alias Name: Nizamuddin Molla) Son of Lal Mohammad Mondal Mohammadpur, Post Office: Rajarhat, Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, PIN - 700135	Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Shyamali Haldar, Anirban Bhattacharya

Bank Details

Bank details have not been supplied

For Information only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: North 24-Parganas, Thana: Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 501/716, RS Khatian No:- 2346	DLRS Server does not return any information about RS Plo
L2	District: North 24-Parganas, Thana: Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 501, RS Khatian No:- 2346	DLRS Server does not return any information about RS Plo

Note:

1. 2. 3.

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. e-Assessment report is valid for one month only.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).



Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Shyamali Halder (Alias: Halder Shyamali) Wife of Sristidhar Halder Bhatenda, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. ACLP5158B, Status : Self Date of Execution : 12/06/2015 Date of Admission : 12/06/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	



Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Gajgamani Hirise Private Limited 1st Floor, 111, PARK STREET, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAFCG0061M, Status : Organization Represented by representative as given below:-		
1(1)	Anirban Bhattacharya, Authorised Signatory Son of Giridhari Bhattacharya 99A PARK STREET, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AOLPB2357J, Status : Representative Date of Execution : 12/06/2015 Date of Admission : 12/06/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Nizam Mondal (Alias Name: Nizamuddin Molla) Son of Lal Mohammad Mondal Mohammadpur, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Shyamali Halder, Anirban Bhattacharya	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

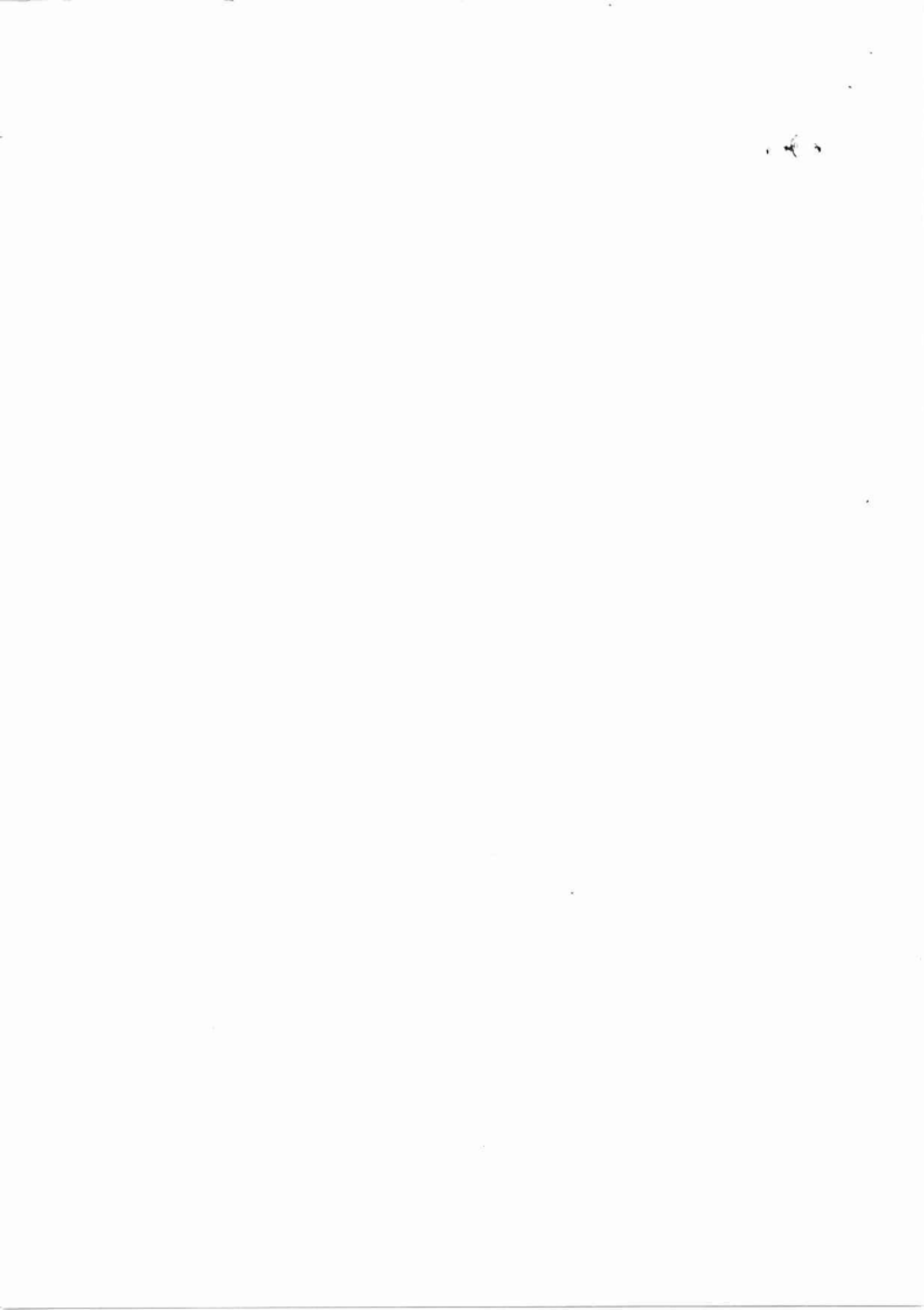


Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 501/716 , RS Khatian No:- 2346	2.816 Decimal	23,07,440/-	23,07,440/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 501 , RS Khatian No:- 2346	0.235 Decimal	1,92,560/-	1,92,560/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Transfer of Land from Seller To Buyer				
Sch No.	Seller Name	Buyer Name	Transferred Area (in decimal)	Transferred Area In(%)
L1	Shyamali Haldar	Gajgamini Hirise Private Limited	2.816	100
L2	Shyamali Haldar	Gajgamini Hirise Private Limited	0.235	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Shuvadip Chakraborty
Address	7C, Kiran Sankar Roy Road,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
applicant's Status	Advocate



Office of the D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas

Endorsement For Deed Number : I - 150201921 / 2015

Query No/Year	15020000299040/2015	Serial no/Year	15021502001576 / 2015
Deed No/Year	I - 150201921 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Anirban Bhattacharya	Presented At	Private Residence
Date of Execution	12-06-2015	Date of Presentation	12-06-2015

Remarks

On 12/06/2015

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 20:16 hrs on : 12/06/2015, at the Private residence by Anirban Bhattacharya .

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 25,00,000/-

Endorsement by Commissioner after execution of Visit Commission Case No:-000449 of 2015

Having visited the residence of

Shyamali HaldarAlias , Haldar Shyamali, Wife of Sristidhar Haldar, Bhatenda, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession House wife
Who has been identified to my satisfaction by Nizam Mondal, Alias Nizamuddin Molla, Son of Lal Mohammad Mondal, Mohammadpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business and the said

1. Shyamali HaldarAlias , Haldar Shyamali has admitted the execution of this document

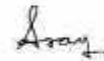
Endorsement by Commissioner after execution of Visit Commission Case No:-000449 of 2015

Having visited the residence of

Anirban Bhattacharya, Authorised Signatory, 1st Floor, 111, PARK STREET, P.O: Park Street, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, By Profession Service

Who has been identified to my satisfaction by Nizam Mondal, Alias Nizamuddin Molla, Son of Lal Mohammad Mondal, Mohammadpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business and the said

1. Anirban Bhattacharya has admitted the execution of this document



(Sushil Kumar Roy)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS

North 24-Parganas, West Bengal



On 25/06/2015

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 27,507/- (A(1) = Rs 27,489/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 27,535/-

Description of Draft

1. Rs 27,535/- is paid, by the Draft(other) No: 000426783270, Date: 16/06/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,25,020/- and Stamp Duty paid by Draft Rs 1,25,020/-, by Stamp Rs 20/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 33430, Purchased on 04/06/2015, Vendor named Suranjan Mukherjee.
2. Rs 10/- is paid on Court Fees.

Description of Draft

1. Rs 1,25,020/- is paid, by the Draft(other) No: 000426783269, Date: 16/06/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Sushil Kumar Roy)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal



263

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2015, Page from 7002 to 7028

being No 150201921 for the year 2015.



Digitally signed by SUSHIL KUMAR RAY
Date: 2015.06.26 11:10:08 +05:30
Reason: Digital Signing of Deed.

Sray

(Sushil Kumar Roy) 26-Jun-15 11:10:08 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
