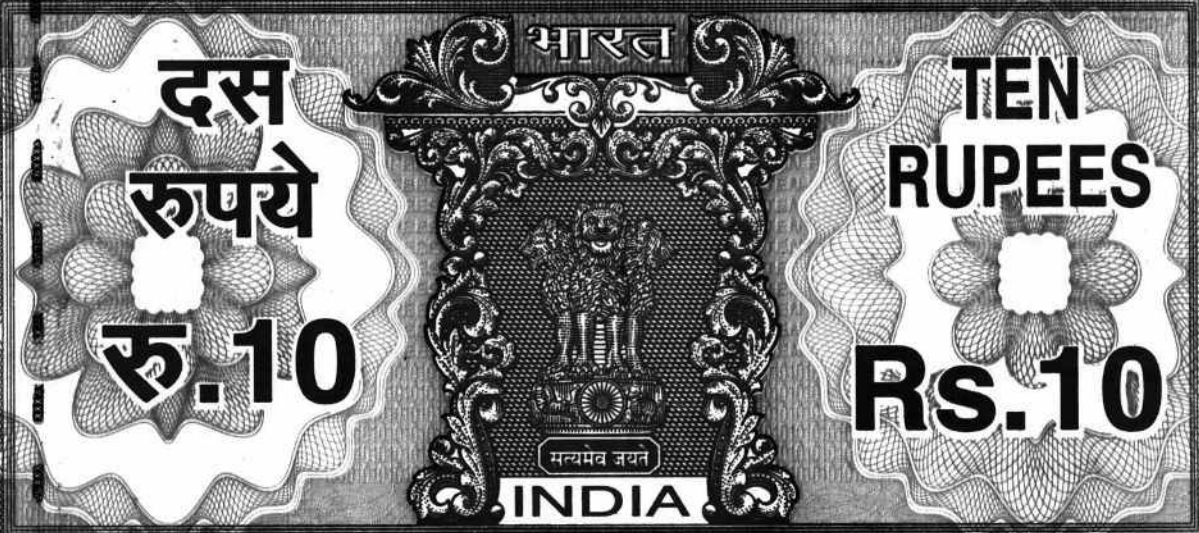


14945/0 14

BTN/159

199/2015

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

86AA 597848

3208/14
5-18

12/14/14
Appl. Registrar of Assurances II
Kolkata



Mr. 801408

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
Kolkata

4293/14

28

250

12/14

CONVEYANCE

Date: 12th December 2014

Place: Kolkata

Parties

Amiya Banerjee

Amiya

Amiya Banerjee

26 NOV 2014

SL. NO. 39610 DATE.....
NAME.....
ADD.....
AMT. 10/-



Amban Bhattachaya
e - 9311

BASUDEV ENCLAVE PRIVATE

Amban Bhattachaya
Director/Authorised Signatory

e - 9313

Amiya Banerjee

Choud

MOUSUMI GHOSH
LICENSED SIGN VENDOR
KOLKATA REGISTRATION OF...



Nizam Uddin Mulla
S/o - Lal Mahan mud Mch
M - Mahan mud Pur
P.O - Kailash Pur
P.S - Rajar hat
cc - Bidan
Tel - 2131

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
12 DEC 2014



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

**Endorsement For Deed Number : I - 00199 of 2015
(Serial No. 14945 of 2014 and Query No. 1902L000032808 of 2014)**

On 12/12/2014

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

Presented for registration at 17.48 hrs on :12/12/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 12/12/2014 by

1. Amiya Banerjee, wife of Panchugopal Banerjee , 195/ B, Shyamnagar Road, Kol, Thana:-Dum Dum, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Others
2. Anirban Bhattacharya
Authorised Signatory, Basudev Enclave Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others

Identified By Nizam Uddin Molla, son of Lal Mahammad Molla, Village:Mohammadpur, Thana:-Rajarhat, P.O. :-Kadampukur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

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

On 13/12/2014

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-8,01,406/-

Certified that the required stamp duty of this document is Rs.- 40090 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

On 08/01/2015

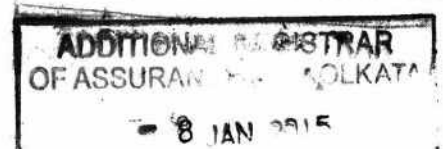
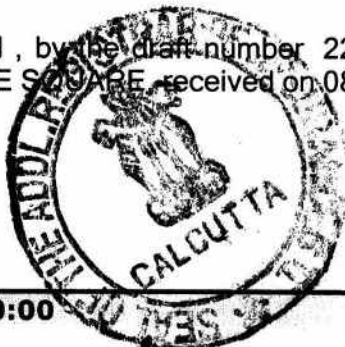
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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:

Amount by Draft

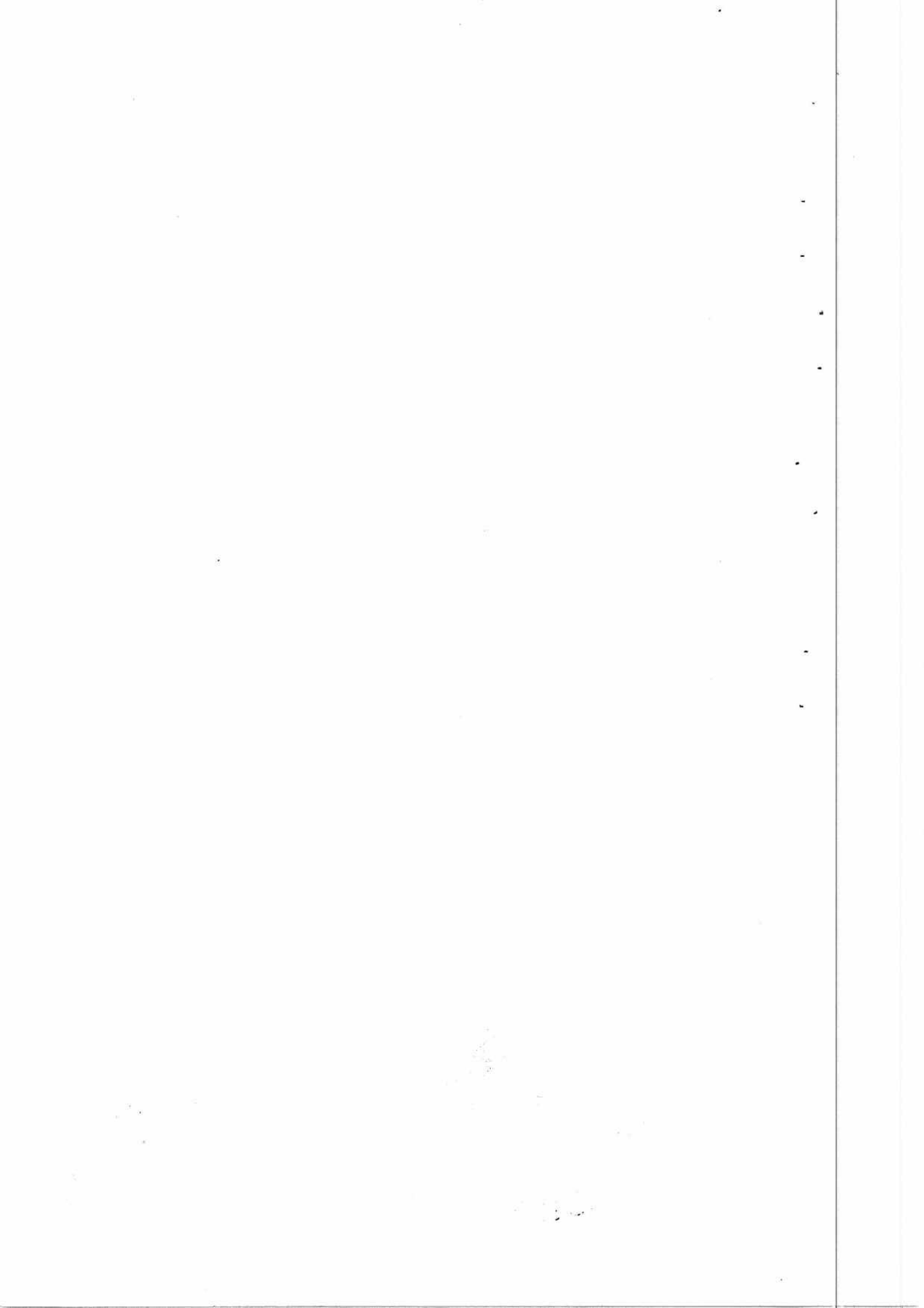
Rs. 8909/- is paid , by the draft number 221763, Draft Date 07/01/2015, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 08/01/2015



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

08/01/2015 12:50:00

EndorsementPage 1 of 2





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

**Endorsement For Deed Number : I - 00199 of 2015
(Serial No. 14945 of 2014 and Query No. 1902L000032808 of 2014)**

(Under Article : A(1) = 8811/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 08/01/2015)

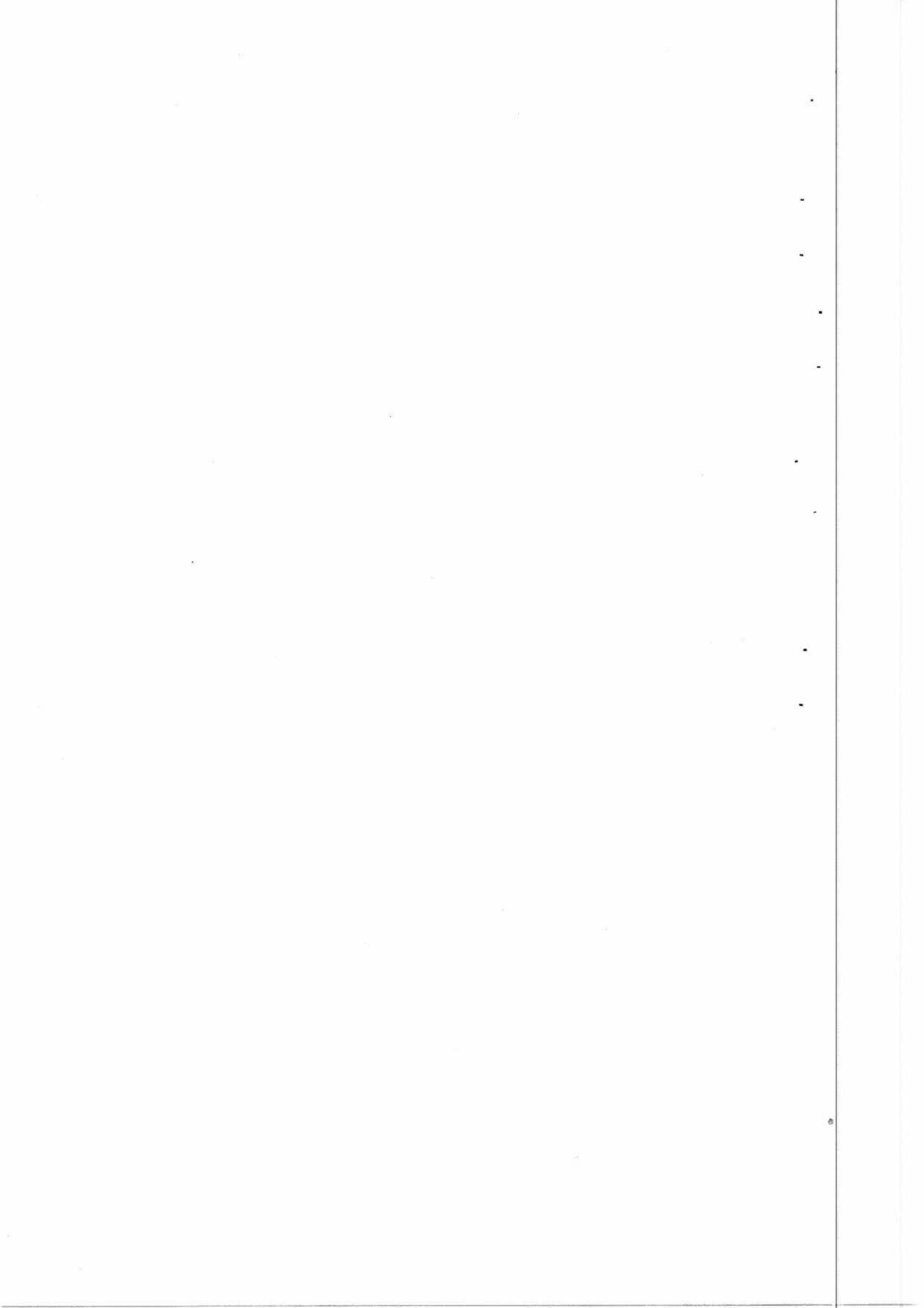
Deficit stamp duty

Deficit stamp duty Rs. 40090/- is paid , by the draft number 221760, Draft Date 07/01/2015, Bank : State Bank of India, DALHOUSIE SQUARE, received on 08/01/2015

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



8 JAN 2015
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



- 3.1 **Amiya Banerjee**, wife of Panchugopal Banerjee and daughter of Subhendu Kumar Mukherjee, residing at 195/B, Shyamnagar Road, Kolkata-700055, Police Station Dum Dum (**PAN BAAPB0348D**)

(**Vendor**, includes successors-in-interest and/or assigns)

And

- 3.2 **Basudev Enclave 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 AAFCB8177R**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

(**Purchaser**, includes successors-in-interest and/or assigns).

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

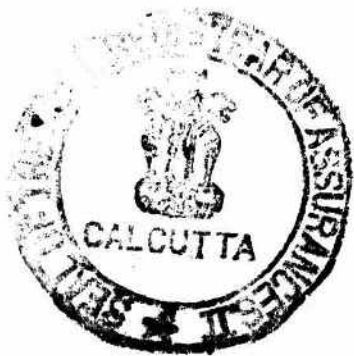
- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 3.1681 (three point one six eight one) decimal equivalent to 1.9167 (one point nine one six seven) *cottah*, more or less [out of 56 (fifty six) decimal], being a portion of R.S./L.R. *Dag* No. 501/716, recorded in L.R. *Khatian* No. 2178, *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 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 *sali* (agricultural) measuring 0.1377 (zero point one three seven seven) decimal equivalent to 0.0833 (zero point zero eight three three) *cottah*, more or less [out of 37 (thirty seven) decimal], being a portion of R.S./L.R. *Dag* No. 501, recorded in L.R. *Khatian* Nos. 142 (*kri*) and 54 (*kri*), *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 the said *Dag* No. 501 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) the First Land and the Second 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, 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:

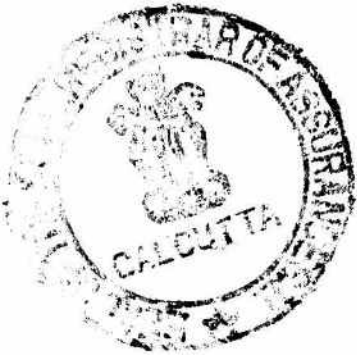


A. B.



[Faint handwritten text]
12 DEC 2014

- 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 December, 1999 registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), North 24 Parganas, in Book No. I, Volume No. 127, at Pages 73 to 80, being Deed No. 05054 for the year 1999, the Vendor purchased entirety of the Said Property from Kumar Chandra Mukhopadhyay and Mohan Mukhopadhyay *alias* Chittaranjan Mukhopadhyay.
- 5.1.3 **Mutation:** The Vendor got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No. 2178, in respect of the First Land.
- 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.
- 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,



ADDITIONAL MEMBER
OF ASSURANCE COMMISSION
12 DEC 2014

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.

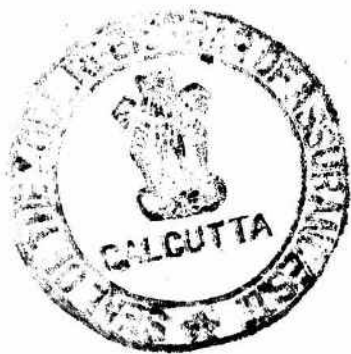
6. Basic Understanding

- 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 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 3.1681 (three point one six eight one) decimal equivalent to 1.9167 (one point nine one six seven) *cottah*, more or less [out of 56 (fifty six) decimal], being a portion of R.S./L.R. *Dag* No. 501/716, recorded in L.R. *Khatam* No. 2178, *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 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

A. B.



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
12 DEC 2014

classified as *sali* (agricultural) measuring 0.1377 (zero point one three seven seven) decimal equivalent to 0.0833 (zero point zero eight three three) *cottah*, more or less [out of 37 (thirty seven) decimal], being a portion of R.S./L.R. *Dag* No. 501, recorded in L.R. *Khatian* Nos. 142 (*kri*) and 54 (*kri*), *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 the said *Dag* No. 501 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon **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. 8,00,000/- (Rupees eight 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:

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 covenant 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 provided such claims or demands do not pertain to the period on and from the date of this Conveyance.

Adh

A. B.

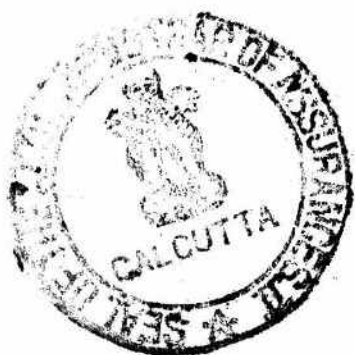


REGISTRY
OF ACCOUNTS AND FINANCE
2 DEC 2014

- 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, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/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 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.

A. D.

A. D.



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
12 DEC 2014

- 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 Land)

Land classified as *sali* (agricultural) measuring 3.1681 (three point one six eight one) decimal equivalent to 1.9167 (one point nine one six seven) *cottah*, more or less [out of 56 (fifty six) decimal], being a portion of R.S./L.R. *Dag* No. 501/716, recorded in L.R. *Khatian* No. 2178, *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 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 Plot No. 32 in R.S./L.R. <i>Dag</i> No. 501/716
On the East	: By Plot No. 44 in R.S./L.R. <i>Dag</i> Nos. 501/716 and 501
On the South	: By Plot No. 45 in R.S./L.R. <i>Dag</i> No. 501
On the West	: By Plot No. 46 in R.S./L.R. <i>Dag</i> No. 501/716

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 Land and appurtenances and inheritances for access and user thereof.

Part II
(Second Land)

Land classified as *sali* (agricultural) measuring 0.1377 (zero point one three seven seven) decimal equivalent to 0.0833 (zero point zero eight three three) *cottah*, more or less [out of 37 (thirty seven) decimal], being a portion of R.S./L.R. *Dag* No. 501, recorded in L.R. *Khatian* Nos. 142 (*kri*) and 54 (*kri*), *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 the said *Dag* No. 501 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 Plot No. 45 in R.S./L.R. <i>Dag</i> No. 501/716
On the East	: By Plot No. 44 in R.S./L.R. <i>Dag</i> No. 501
On the South	: By Common Passage in R.S./L.R. <i>Dag</i> No. 501
On the West	: By Plot No. 46 in R.S./L.R. <i>Dag</i> No. 501/716

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 Land and appurtenances and inheritances for access and user thereof.

A. B.

A. B.



12 DEC 2014

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

Land classified as *sali* (agricultural) measuring 3.1681 (three point one six eight one) decimal equivalent to 1.9167 (one point nine one six seven) *cottah*, more or less [out of 56 (fifty six) decimal], being a portion of R.S./L.R. *Dag* No. 501/716, recorded in L.R. *Khatian* No. 2178, *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 0.1377 (zero point one three seven seven) decimal equivalent to 0.0833 (zero point zero eight three three) *cottah*, more or less [out of 37 (thirty seven) decimal], being a portion of R.S./L.R. *Dag* No. 501, recorded in L.R. *Khatian* Nos. 142 (*kri*) and 54 (*kri*), *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	2178	<i>sali</i>	56	3.1681	Amiya Banerjee
Bhatenda	501	142 (<i>kri</i>) and 54 (<i>kri</i>) / 2178	<i>sali</i>	37	0.1377	Kumar Chandra Mukhopadhyay and Mohan Mukhopadhyay <i>alias</i> Chittaranjan Mukhopadhyay
Total area of land sold:					3.3058	

Amiya Banerjee

Arshad

A. B.



REGISTRAR
COMPANIES, KOLKATA
12 DEC 2014

9. Execution and Delivery

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

Amiya Banerjee
Amiya Banerjee
[Vendor]

BASUDEV ENCLAVE PRIVATE LIMITED
Anirban Bhattacharya
Director/Authorised Signatory
[Purchaser]

Drafted by:

Shuvadip Chakraborty
Advocate (Shuvadip Chakraborty)
High Court at Calcutta

Witnesses:

Signature <u>[Signature]</u>	Signature <u>Arnob Mukherjee</u>
Name <u>Nizam Uddin Malik</u>	Name <u>Arnob Mukherjee</u>
Father's Name <u>Lal mahammed</u>	Father's Name <u>Parsimul Mukherjee</u>
Address <u>Mohammedpur</u> <u>8-0 Kadim pukur</u> <u>8-5 Koyanchuk</u>	Address <u>Rajwahal Bhatanda</u> <u>601-135</u>



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
12 DEC 2014

Receipt and Memo of Consideration


Received from the within named Purchaser the within mentioned sum of Rs. 8,00,000/- (Rupees eight lac) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:


Mode	Date	Bank	Amount (Rs.)	Favouring
Pay Order No. 400833	09.12.2014	Axis Bank Limited, Kolkata Branch	8,00,000/-	Amiya Banerjee



Amiya Banerjee
 [Vendor]

Witnesses:

Signature  _____
 Name Niranjan Kumar

Signature  _____
 Name Anand Mukherjee

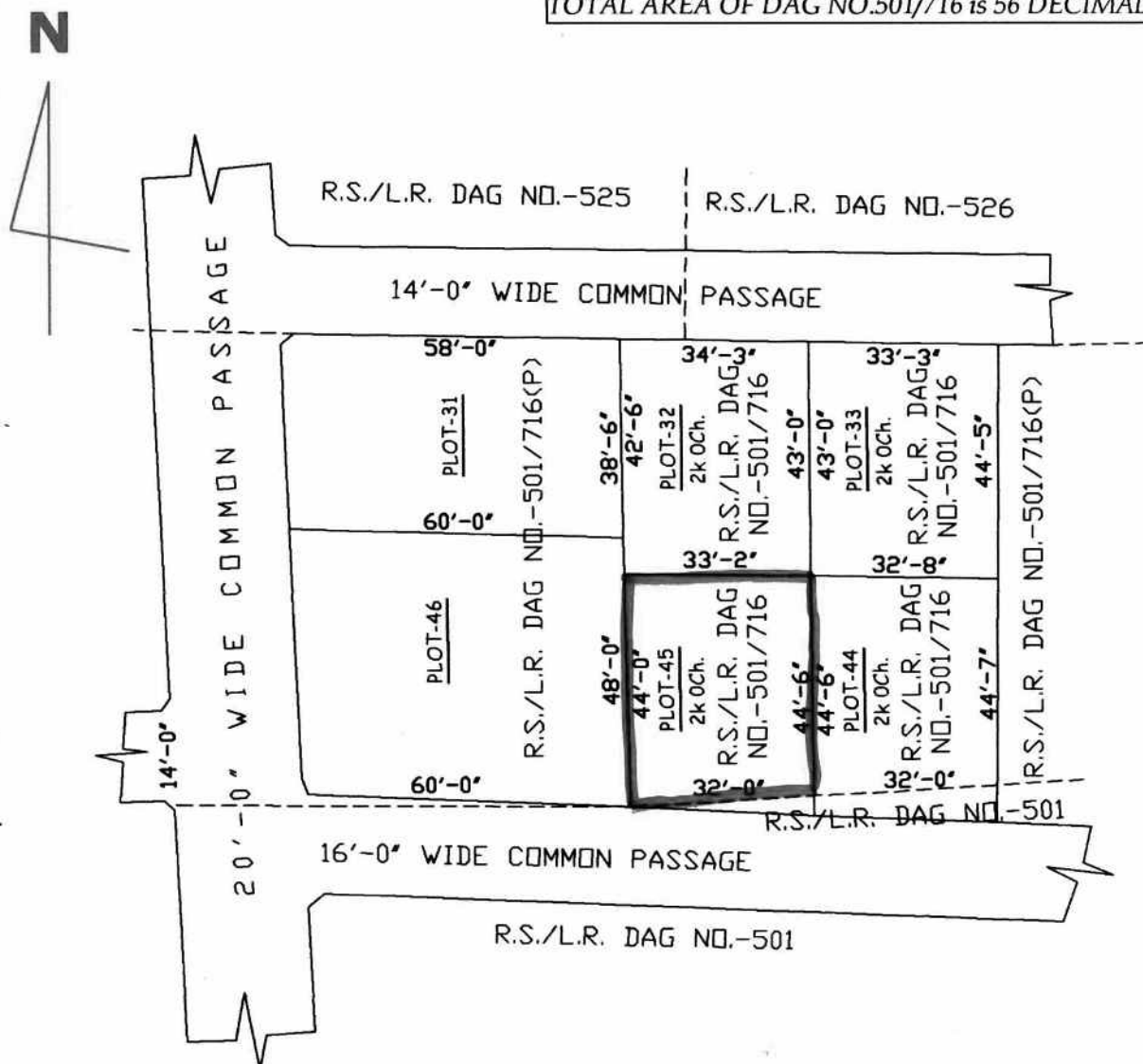


ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
12 DEC 2014

Plan A

SITE PLAN OF R.S./L.R. DAG NO.- 501/716, L.R. KHATIAN NO.-2178, 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

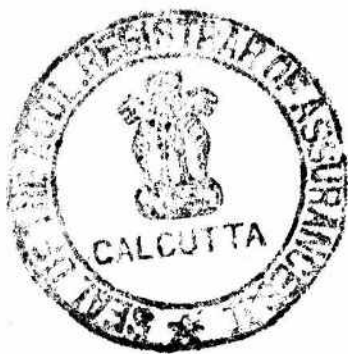


Aniya Banerjee
NAME & SIGNATURE OF THE VENDOR/S. :

BASUDEV ENCLAVE PRIVATE LIMITED
Anil Kumar Bhattacharya
Director/Authorised Signatory

LEGEND : 3.1681 DECIMAL EQUIVALENT TO 1K. 14CH. 30.02 SQFT. DEMARCATED SHALI LAND OUT OF 56 DECIMAL IN R.S./L.R. DAG NO.- 501/716.

SHOWN THUS:

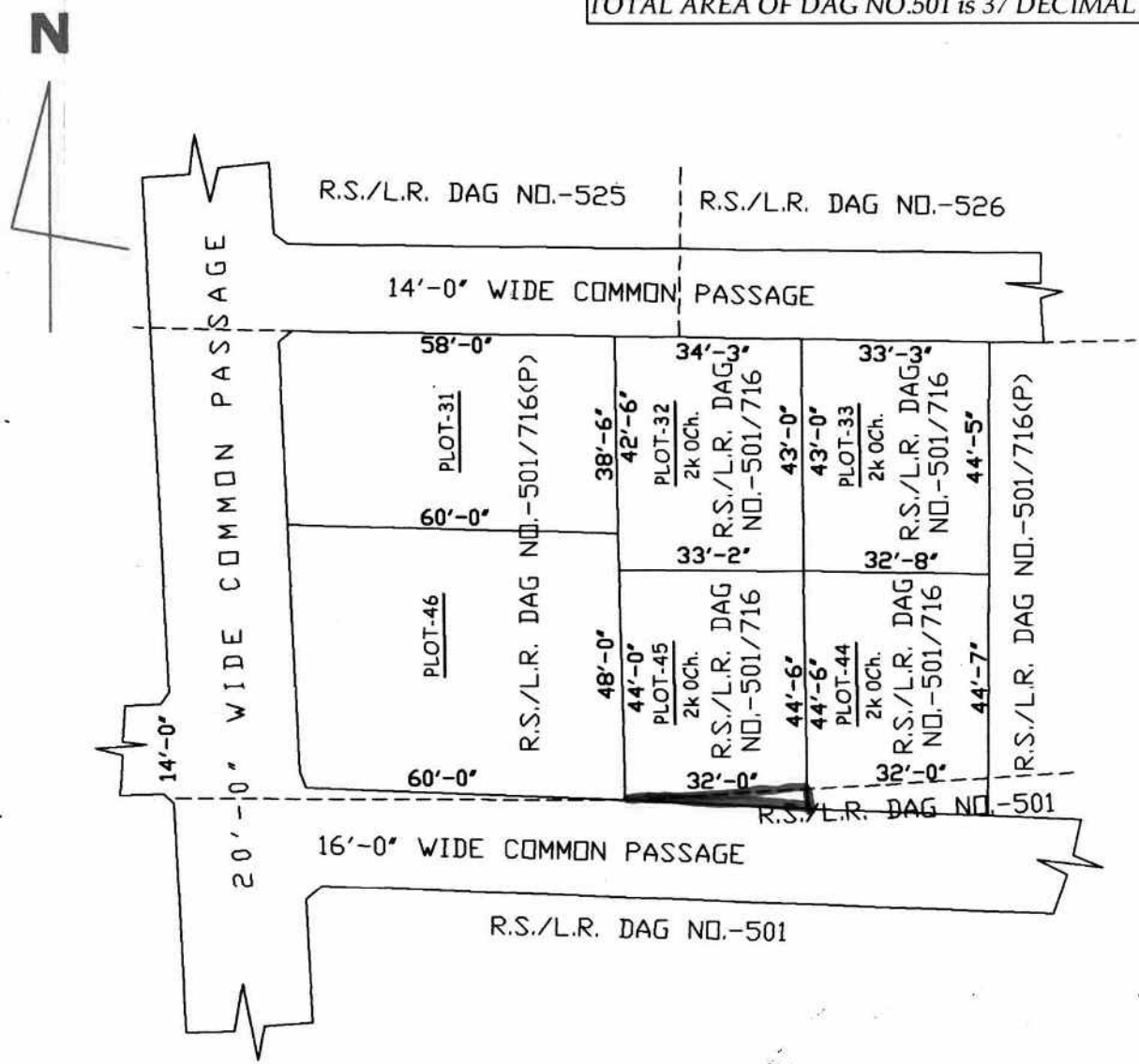


2
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
12 DEC 2014

Plan B

SITE PLAN OF R.S./L.R. DAG NO.- 501, L.R. KHATIAN NO.-
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



Amiya Banerjee
NAME & SIGNATURE OF THE VENDOR/S. :

BASUDEV ENCLAVE PRIVATE LIM.
Ambar Bhattacharya
Director/Authorised Sign.

LEGEND : 0.1377 DECIMAL EQUIVALENT TO 0K. 1CH. 14.98 SQFT. DEMARCATED
SHALI LAND OUT OF 37 DECIMAL IN R.S./L.R. DAG NO.- 501.

SHOWN THUS:



REGISTRAR
OF ASSURANCES-II, KOLKATA
12 DEC 2014

SPECIMEN FORM TEN FINGER PRINTS

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



Ambar Bhattacharya



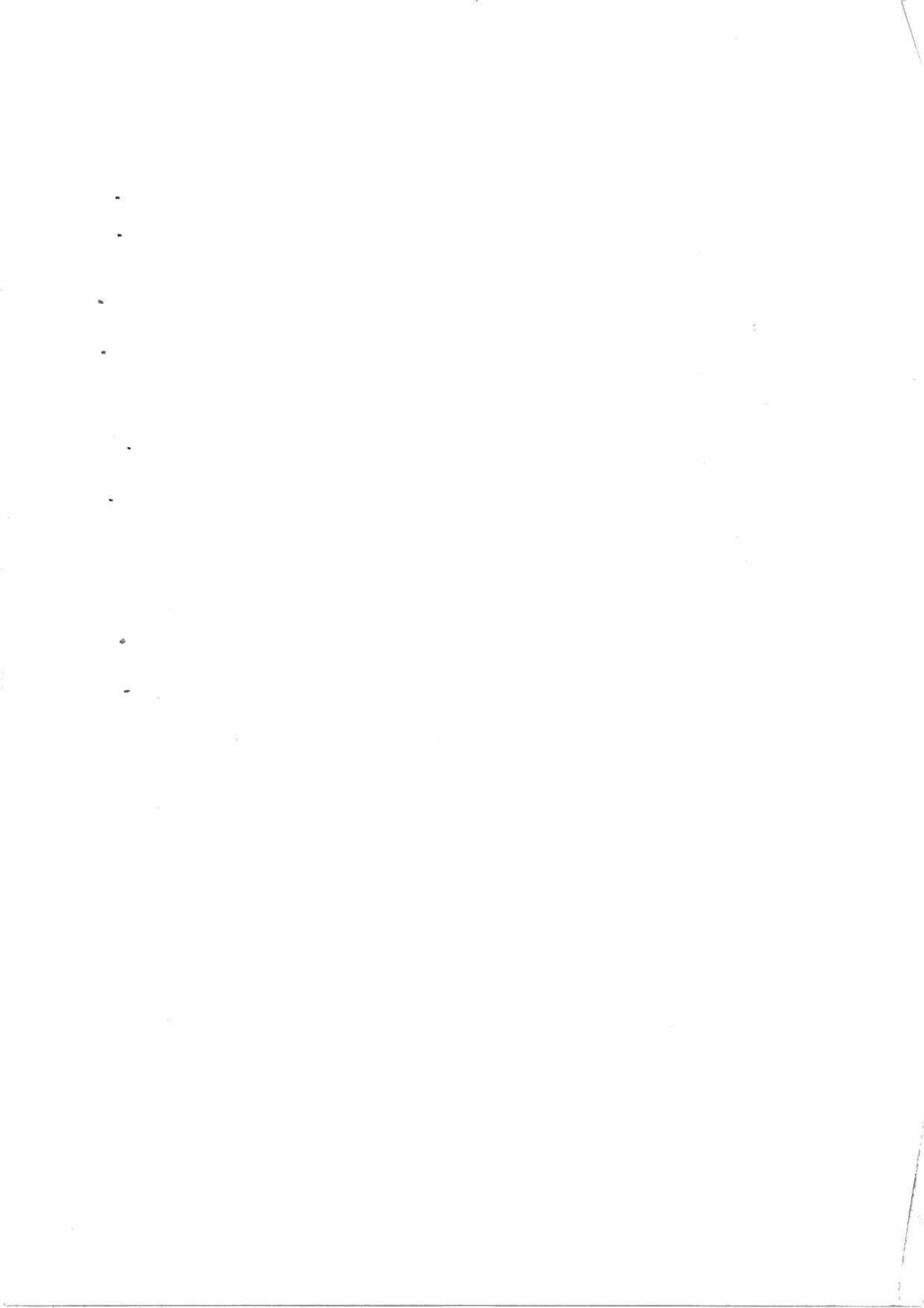
Amiya Banerjee

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



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA


12 DEC 2014

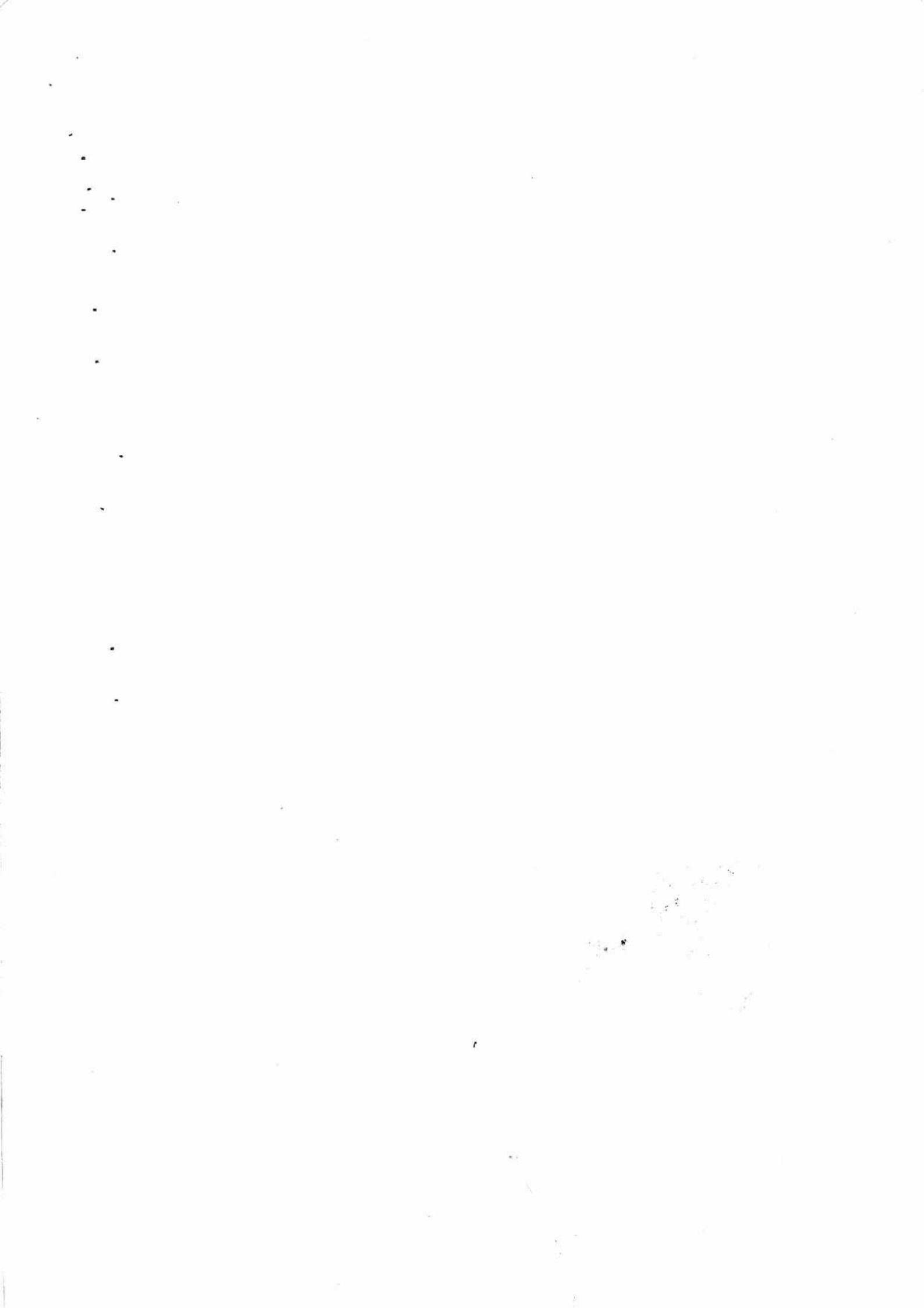


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 422 to 438
being No 00199 for the year 2015.




(Dulal chandra Saha) 09-January-2015
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal



Dated this 12th day of December, 2014

Between

**Amiya Banerjee
... Vendor**

And

**Basudev Enclave Pvt. Ltd.
... Purchaser**

CONVEYANCE

**Land Measuring
3.3058 (three point three zero five eight) decimal
Portion of
R.S./L.R. Dag Nos. 501/716 & Anr.
Mouza Bhatenda
Police Station Rajarhat
District North 24 Parganas**

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