

14947/014

157N/161

200/2015

# भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

## INDIA NON JUDICIAL

अभिचलकण पश्चिम बंगाल WEST BENGAL

86AA 597850

*Mr. 80/1405*

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 - Kolkata

*8/1/15*

### CONVEYANCE

Date: 12<sup>th</sup> December 2014

Place: Kolkata

Parties

*ABN*  
*Manjy Das*

*ABN*  
*Manjy Das*

*4298/14*  
*12/12/2014*  
*5-15*  
*32889/14*  
**Addl. Registrar of Assurances II**  
**Kolkata**

39608  
DATE  
NAME  
ADD  
10/1

20 NOV 2014



Amban Bhattacharya  
c - 9311

**BASUDEV ENCLAVE PRIVATE LIMITED**  
Amban Bhattacharya  
Director/Authorised Signatory

c - 9312

Ganguly

Shah

**MOUSUMI GHOSH**  
LICENSED SIGNATOR  
KOLKATA REGISTRATION OFFICE



Nizam uddin Maller.

So - Lal Maham mud Maller  
vil - Moham mad pur  
P.S - Rajar hat  
Dist North 24 Parganas  
oc. Biram

ASSTY 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 - 00200 of 2015**  
**(Serial No. 14947 of 2014 and Query No. 1902L000032809 of 2014)**

**On 12/12/2014**

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

Presented for registration at 17.15 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. Tanmoy Das, son of Tapas Kumar Das , Flat No:4 F, 4th Floor, Block- 3, Srijan Midlands, Ganganagar, Madhyamgram, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700132, 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.-8,01,405/-

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**

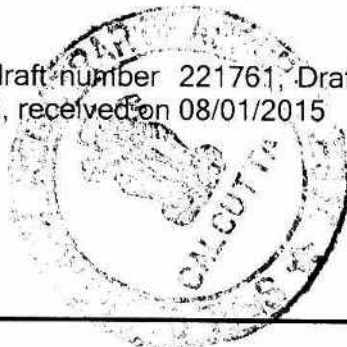
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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 221761, Draft Date 07/01/2015, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 08/01/2015



ADDITIONAL REGISTRAR  
OF ASSURANCES-II  
( 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**

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**Endorsement For Deed Number : I - 00200 of 2015  
(Serial No. 14947 of 2014 and Query No. 1902L000032809 of 2014)**

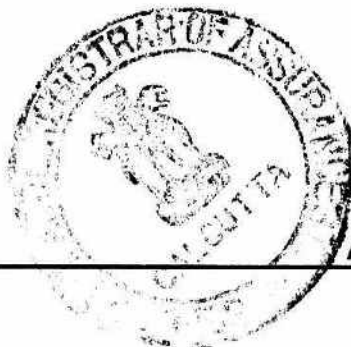
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( Under Article : A(1) = 8811/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 08/01/2015 )

**Deficit stamp duty**

Deficit stamp duty Rs. 40090/- is paid , by the draft number 221762, 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



ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
= 8 JAN 2015  
( Dulal chandra Saha )

ADDL. REGISTRAR OF ASSURANCES-II



- 3.1 **Tanmoy Das**, son of Tapas Kumar Das, residing at Flat No.4F, 4<sup>th</sup> Floor, Block 3, Srijan Midlands, Ganganagar, Madhyamgram, PIN-700132, North 24 Parganas, Police Station Airport (**PAN AAZPD6005D**)

(**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 1<sup>st</sup> 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 3.0074 (three point zero zero seven four) decimal equivalent to 1.8195 (one point eight one nine five) *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. 2179, *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 **1<sup>st</sup> 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 0.2984 (zero point two nine eight four) decimal equivalent to 0.1805 (zero point one eight zero five) *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 **1<sup>st</sup> 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 **2<sup>nd</sup> 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:





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- 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 13<sup>th</sup> 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 133 to 140, being Deed No. 5060 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. 2179, 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,



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*debentures*, 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, 4<sup>th</sup> 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, 2<sup>nd</sup> 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 **2<sup>nd</sup> Schedule** below, being (1) the First Land, i.e. land classified as *sali* (agricultural) measuring 3.0074 (three point zero zero seven four) decimal equivalent to 1.8195 (one point eight one nine five) *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. 2179, *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



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OF ASSURANCES  
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classified as *sali* (agricultural) measuring 0.2984 (zero point two nine eight four) decimal equivalent to 0.1805 (zero point one eight zero five) *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, *debuffers*, 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.






ADDITIONAL REGISTRAR  
OF ASSURANCES  
CALCUTTA  
12 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, 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 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.



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- 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.

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Land)**

Land classified as *sali* (agricultural) measuring 3.0074 (three point zero zero seven four) decimal equivalent to 1.8195 (one point eight one nine five) *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. 2179, *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. 33 in R.S./L.R. *Dag* No. 501/716  
**On the East** : By R.S./L.R. *Dag* Nos. 501/716 and 501  
**On the South** : By Plot No. 44 in R.S./L.R. *Dag* No. 501  
**On the West** : By Plot No. 45 in R.S./L.R. *Dag* 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 0.2984 (zero point two nine eight four) decimal equivalent to 0.1805 (zero point one eight zero five) *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. 44 in R.S./L.R. *Dag* No. 501/716  
**On the East** : By R.S./L.R. *Dag* No. 501  
**On the South** : By Common Passage in R.S./L.R. *Dag* No. 501  
**On the West** : By Plot No. 45 in R.S./L.R. *Dag* 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.



ADDITIONAL  
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**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Sale]**

Land classified as *sali* (agricultural) measuring 3.0074 (three point zero zero seven four) decimal equivalent to 1.8195 (one point eight one nine five) *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. 2179, *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 **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 0.2984 (zero point two nine eight four) decimal equivalent to 0.1805 (zero point one eight zero five) *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 **1<sup>st</sup> 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	2179	<i>sali</i>	56	3.0074	Tanmay Das
Bhatenda	501	142 ( <i>kri</i> ), and 54 ( <i>kri</i> )	<i>sali</i>	37	0.2984	Kumar Chandra Mukhopadhyay and Mohan Mukhopadhyay <i>alias</i> Chittaranjan Mukhopadhyay
<b>Total area of land sold:</b>					<b>3.3058</b>	

*[Handwritten Signature]*  
*[Handwritten Signature]*



12 DEC 194

**9. Execution and Delivery**

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

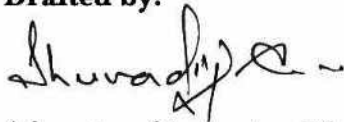


**Tanmoy Das**  
[Vendor]

DASUDEV ENCLAVE PROJECT  
  
[Purchaser]



**[Purchaser]**

**Drafted by:**



Advocate (Shuvadip Chakraborty)  
High Court at Calcutta

**Witnesses:**

Signature  Signature 

Name Nizamuddin Malik Name Anand Mukherjee

Father's Name Lal Mohan Father's Name Pavindal Mukherjee

Address Mohammadpur Address Pujarohati Bhalanda

Ryan hut Kol-135



ADDITIONAL REGISTRAR  
OF ASSURANCE CO., 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.)
Pay Order No. 400835	09.12.2014	Axis Bank Limited, Kolkata Branch	8,00,000/-
<b>Total:</b>			<b>8,00,000/-</b>



\_\_\_\_\_  
**Tanmoy Das**  
 [Vendor]

**Witnesses:**

Signature  \_\_\_\_\_

Name Niranjan Chakraborty  
Mukherjee

Signature  \_\_\_\_\_

Name Anurag Mukherjee



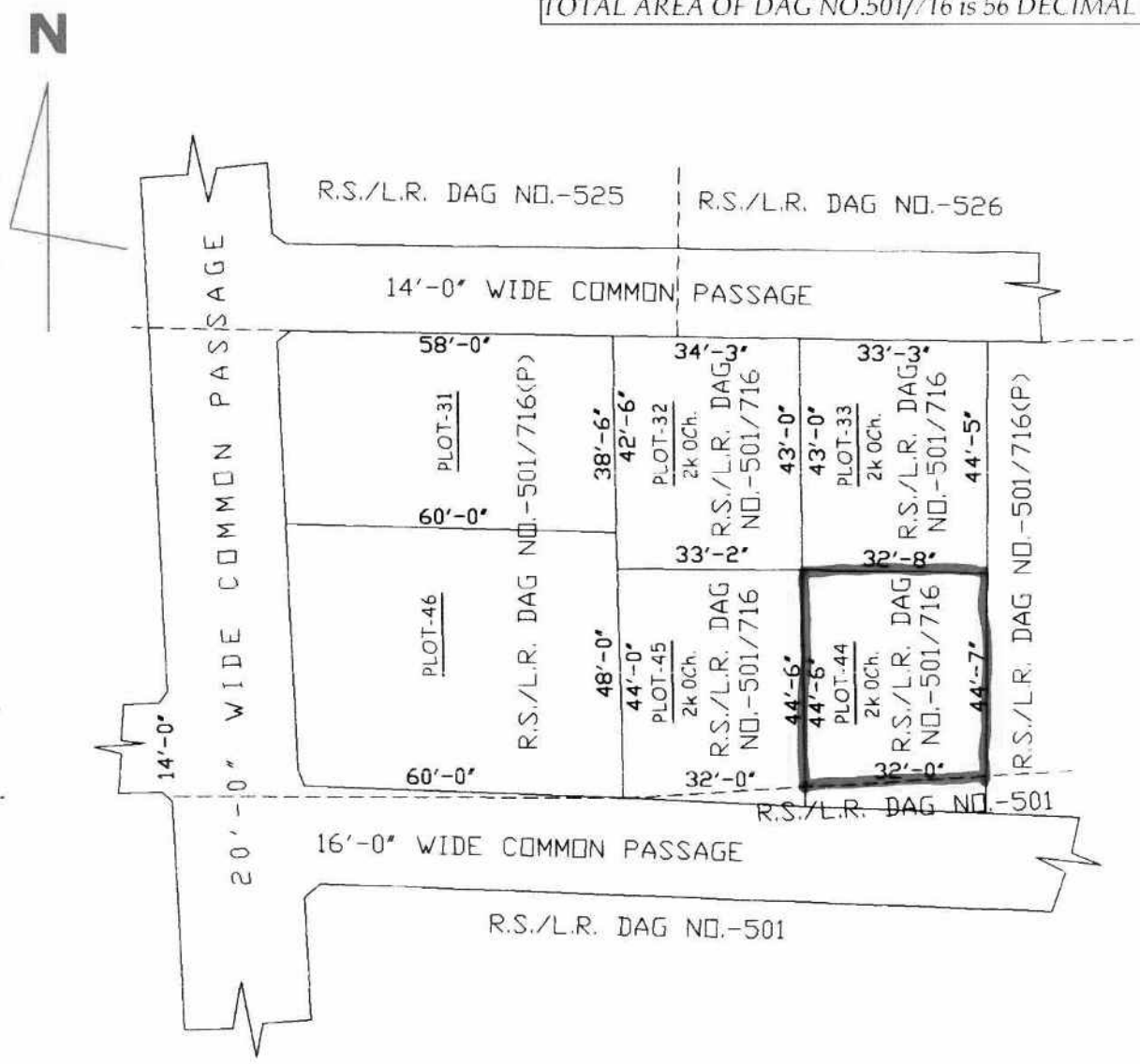
ADDITIONAL MEMBER  
OF ASSOCIATION, KOLKATA  
12 DEC 2014



Plan A

SITE PLAN OF R.S./L.R. DAG NO.- 501/716, L.R. KHATIAN NO.-2179, 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



**BASUDEV ENCLAVE PRIVATE LIMITED.**  
*Arindam Bhattacharya*  
Director/Authorised Signatory

*[Signature]*  
NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 3.0074 DECIMAL EQUIVALENT TO 1K. 13CH. 5.02 SQFT. DEMARCATED SHALI LAND OUT OF 56 DECIMAL IN R.S./L.R. DAG NO.- 501/716.

SHOWN THUS :

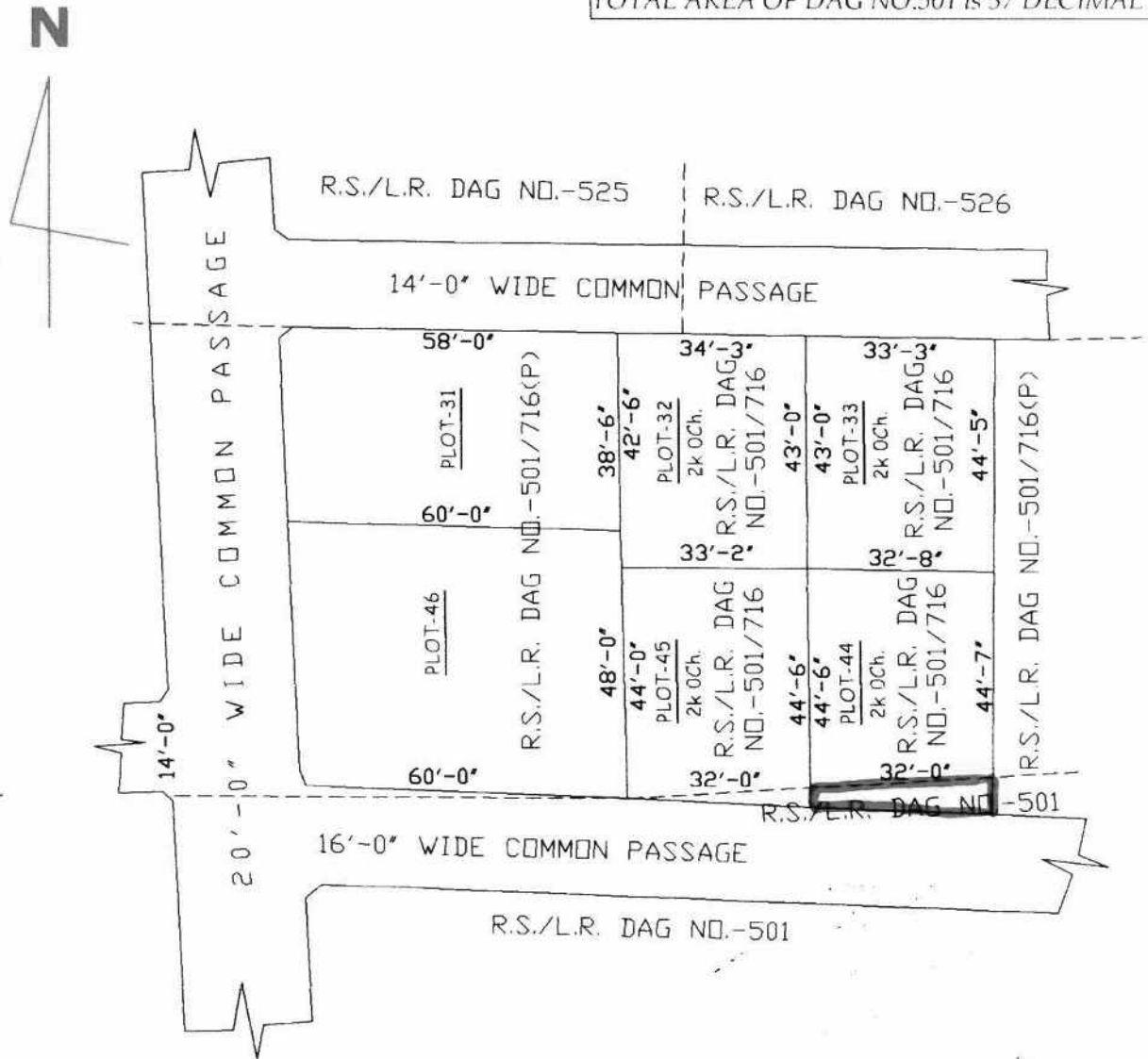


12 DEC 1914

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



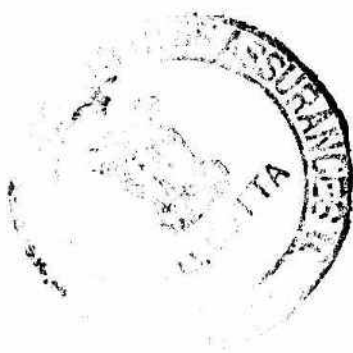
*[Handwritten Signature]*

NAME & SIGNATURE OF THE VENDOR/S. :

**BASUDEV ENCLAVE PRIVATE LIMITED**  
*Anilban Bhattacharya*  
Director/Authorised Signatory

































LEGEND : 0.2984 DECIMAL EQUIVALENT TO 0K. 2CH. 39.98 SQFT. DEMARCATED  
SHALI LAND OUT OF 37 DECIMAL IN R.S./L.R. DAG NO.- 501.

SHOWN THUS :



12 DEC 2014

## 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
		 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 ASSESSMENT, KOLKATA  
12 DEC 2014



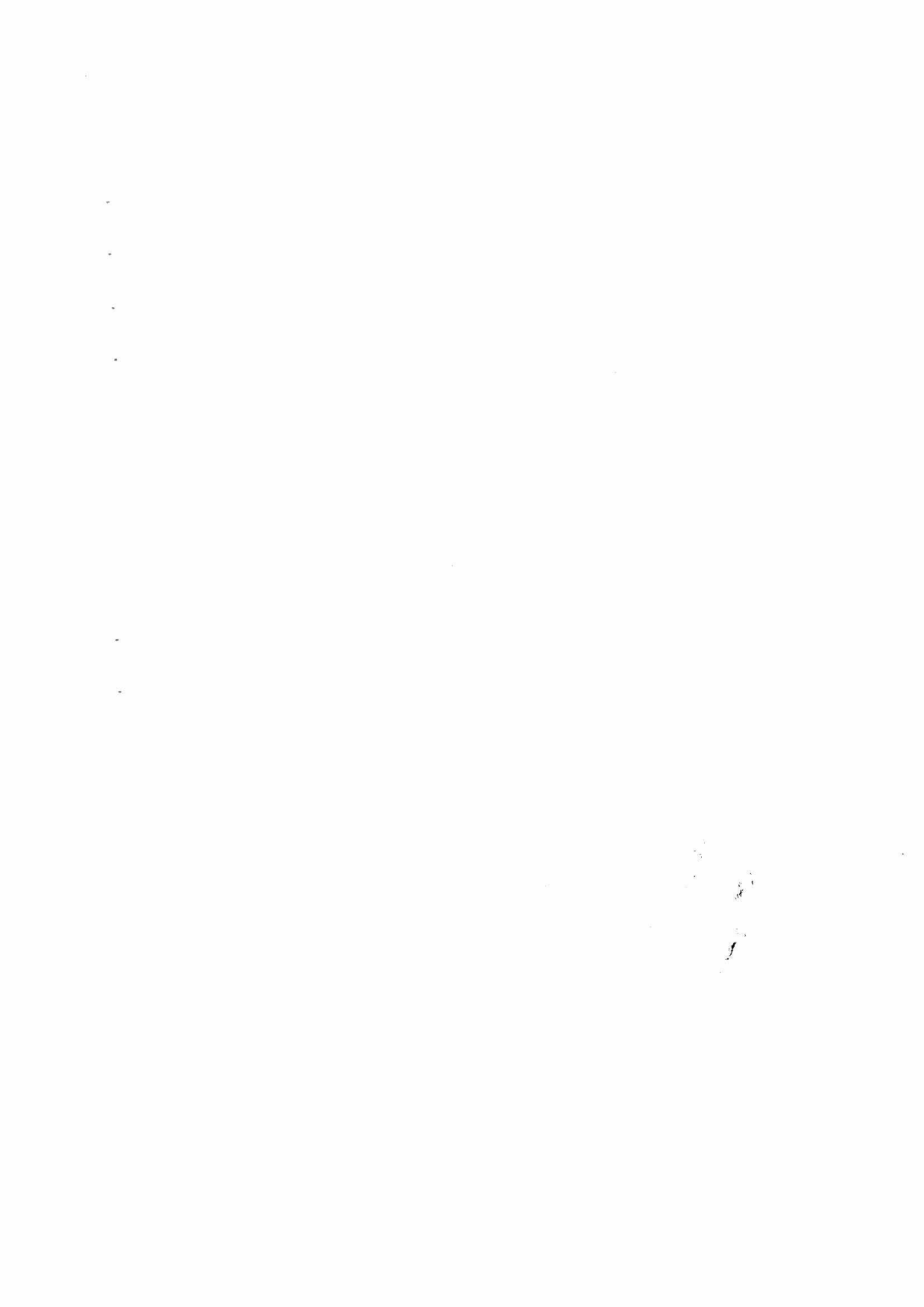
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 439 to 455  
being No 00200 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 12<sup>th</sup> day of December, 2014

**Between**

**Tanmoy Das**  
**... 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, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001