

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

88AA 870176

8-0-642 272/15

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

29 SEP 2015

CONVEYANCE

1. Date: 24th August, 2015

2. Place: Kolkata

3. Parties

Pradyut Kumar Nath
Bibha Chakraborty.

Pradyut Kumar Nath

Bibha Chakraborty.

(Signature)

(Signature)

Sl. No. 60707 DATE 20 MAR 2015

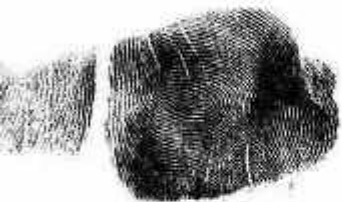
NAME.....
ADD.....
AMT.....



Amiban Bhattacharya



RADIAL HOUSING PRIVATE LIMITED
Amiban Bhattacharya
Director / Authorised Signatory



Pradyut Kumar Nath



Bibha Chakraborty

Ghosh

MOUSUMI GHOSH
LICENSED ESTATE AGENT
KOLKATA REGISTRATION OFFICE



Registration No. 7(2)
District Sub. Registrar II
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Nizam Uddin Mulla
S/o Late mohammed Mulla
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P.S Kuyra hat
Dist - Bolshun.

- 3.1 **Pradyut Kumar Nath**, son of Late Harendra Kumar Nath, by faith Hindu, by occupation Business, nationality Indian, residing at Village Bhatenda, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ATGPN4398B**)
- 3.2 **Bibha Chakraborty alias Biva Chakraborty nee Nath**, wife of Snehangshu Bhusan Chakraborty and daughter of Late Harendra Kumar Nath, by faith Hindu, by occupation Housewife, nationality Indian, residing at Barendra Para, Aghor Sarani, Post Office Rajpur, Kolkata-700149, Police Station Sonarpur, District South 24 Parganas (**PAN AYWPC3640H**)

(collectively **Vendors**, include their and each of their respective successors-in-interest)

And

- 3.3 **Radial Housing 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 AAGCR9594K**), represented by its authorized signatory, Anirban Bhattacharya, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street (**PAN AOLPB2357J**)

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

Vendors 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 2.1658 (two point one six five eight) decimal [equivalent to 1.3126 (one point three one two six) *cottah*], more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No. 500, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayat (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**First Property**), more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No. 500 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And** (2) land classified as *sali* (agricultural) measuring 1.4438 (one point four four three eight) decimal [equivalent to 0.875 (zero point eight seven five) *cottah*], more or less, out of 26 (twenty six) decimal, being a portion of R.S./L.R. *Dag* No. 503, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Second Property**), more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 503 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And** (3) land classified as *sali* (agricultural) measuring 2.0832 (two point zero eight three two) decimal [equivalent to 1.2625 (one point two six two five) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 532, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Third Property**), more fully described in **Part III** of the **1st Schedule**


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below and the said *Dag* No. 532 is delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** land classified as *sali* (agricultural) measuring 0.8884 (zero point eight eight eight four) decimal [equivalent to 0.5384 (zero point five three eight four) *cottah*], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 533, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Fourth Property**), more fully described in **Part IV** of the **1st Schedule** below and the said *Dag* No. 533 is delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon. The First Property, the Second Property, the Third Property and the Fourth Property (collectively **Said Property**) are more fully 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 Vendors 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 Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Mother Property:** Harendra Kumar Nath was the owner of (1) land classified as *sali* (agricultural) measuring 6.4974 (six point four nine seven four) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 500, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Harendra's First Property**) **And (2)** land classified as *sali* (agricultural) measuring 4.3316 (four point three three one six) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 503, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Harendra's Second Property**) **And (3)** land classified as *sali* (agricultural) measuring 6.25 (six point two five) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 532, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Harendra's Third Property**) **And (4)** land classified as *sali* (agricultural) measuring 2.6656 (two point six six five six) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 533, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Harendra's Fourth Property**), Harendra's First Property, Harendra's Second Property, Harendra's Third Property and Harendra's Fourth Property (collectively **Mother Property**).


5.1.2 **Mutation:** Harendra Kumar Nath got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No. 846, in respect of the Mother Property being Harendra's First Property, Harendra's Second Property, Harendra's Third Property and Harendra's Fourth Property.

5.1.3 **Demise of Harendra Kumar Nath:** On 30th December, 2010, Harendra Kumar Nath a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind him, surviving his wife, Sabita Rani Nath, his 4 (four) sons, namely, (1) Pradip Kumar Nath (2) Kasinath Nath (3) Ashok Kumar Nath and (4)

Pradyot Kumar Nath & Bibha Chakraborty

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Pradyut Kumar Nath (Vendor No.3.1 herein) and his 2 (two) daughters, namely, (1) Renuka Nath and (2) Bibha Chakraborty *alias* Biva Chakraborty *nee* Nath (Vendor No.3.2 herein), as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Harendra Kumar Nath in the Mother Property, free from all encumbrances.


- 5.1.4 **Demise of Sabita Rani Nath:** On 11th January, 2013, Sabita Rani Nath a Hindu, governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind her, surviving her 4 (four) sons, namely, (1) Pradip Kumar Nath (2) Kasinath Nath (3) Ashok Kumar Nath and (4) Pradyut Kumar Nath (Vendor No.3.1 herein) and his 2 (two) daughters, namely, (1) Renuka Nath and (2) Bibha Chakraborty *alias* Biva Chakraborty *nee* Nath (Vendor No.3.2 herein), as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sabita Rani Nath in the Mother Property, free from all encumbrances.
- 5.1.5 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property, consists of the First Property, the Second Property, the Third Property and the Fourth Property and which is also a portion of the Mother Property and is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare 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 Vendors do 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 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have 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 Vendors have 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 Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption 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 Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

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Bibha Chakraborty.

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- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, uses, *debutlers*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors 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 Vendors and the Purchaser is that the Vendors 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 sell the Said Property to the Purchaser directly through the Vendors including surrender by the First Company of 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 Vendors and the compensation to be paid to the First Company as well as the consideration of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendors 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 Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' 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 2.1658 (two point one six five eight) decimal [equivalent to 1.3126 (one point three one two six) *cottah*], more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No. 500, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, more fully described in **Part I**

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of the **1st Schedule** below and the said *Dag* No. 500 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property i.e. land classified as *sali* (agricultural) measuring 1.4438 (one point four four three eight) decimal [equivalent to 0.875 (zero point eight seven five) *cottah*], more or less, out of 26 (twenty six) decimal, being a portion of R.S./L.R. *Dag* No. 503, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 503 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property i.e. land classified as *sali* (agricultural) measuring 2.0832 (two point zero eight three two) decimal [equivalent to 1.2625 (one point two six two five) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 532, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, more fully described in **Part III** of the **1st Schedule** below and the said *Dag* No. 532 is delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Property, i.e. land classified as *sali* (agricultural) measuring 0.8884 (zero point eight eight eight four) decimal [equivalent to 0.5384 (zero point five three eight four) *cottah*], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 533, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below and the said *Dag* No. 533 is delineated on **Plan D** 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 Vendors 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 Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

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, *lispendens*, *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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not

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limited to customary and other rights of easements for beneficial use of the Said Property.


- 8.4 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.4.1 **Indemnification:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors 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 Vendors.
- 8.4.2 **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.
- 8.5 **Delivery of Possession:** *khas*, vacant, peaceful and physical possession of the Said Property have been handed over to the Purchaser.
- 8.6 **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 Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.7 **Holding Possession:** The Vendors hereby covenant 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors 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 Vendors, the Vendors 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 Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.8 **No Objection to Mutation:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b)

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appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard **and** (2) the Vendors are 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 Vendors hereby expressly (a) consent 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) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize 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 Vendors undertake 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.

- 8.9 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.10 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, 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 2.1658 (two point one six five eight) decimal [equivalent to 1.3126 (one point three one two six) *cottah*], more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No. 500, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station *Rajarhat*, within the jurisdiction of *Rajarhat* Bishnupur No. I Gram Panchayat, Sub-Registration District *Rajarhat* (formerly *Bidhannagar*), District North 24 Parganas and the said *Dag* No. 500 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and being butted and bounded as follows:

On the North : By R.S./L.R. *Dag* No. 478
On the East : By R.S./L.R. *Dag* Nos. 494 and 495
On the South : By R.S./L.R. *Dag* No. 499
On the West : By R.S./L.R. *Dag* Nos. 716 and 478

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


Part II
(Second Property)

Land classified as *sali* (agricultural) measuring 1.4438 (one point four four three eight) decimal [equivalent to 0.875 (zero point eight seven five) *cottah*], more or less, out of 26 (twenty six) decimal, being a portion of R.S./L.R. *Dag* No. 503, recorded in L.R. *Khatian* No.

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846, *Mouza Bhatenda*, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayat, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 503 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and being butted and bounded as follows:

On the North : By R.S./L.R. *Dag* No. 502
On the East : By R.S./L.R. *Dag* No. 504
On the South : By R.S./L.R. *Dag* No. 509
On the West : By R.S./L.R. *Dag* No. 509

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

Part III (Third Property)

Land classified as *sali* (agricultural) measuring 2.0832 (two point zero eight three two) decimal [equivalent to 1.2625 (one point two six two five) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 532, recorded in L.R. *Khatian* No. 846, *Mouza Bhatenda*, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayat, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 532 is delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon and being butted and bounded as follows:

On the North : By R.S./L.R. *Dag* No. 536
On the East : By R.S./L.R. *Dag* Nos. 533/717 and 533
On the South : By R.S./L.R. *Dag* No. 528
On the West : By R.S./L.R. *Dag* No. 531

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

Part IV (Fourth Property)

Land classified as *sali* (agricultural) measuring 0.8884 (zero point eight eight eight four) decimal [equivalent to 0.5384 (zero point five three eight four) *cottah*], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 533, recorded in L.R. *Khatian* No. 846, *Mouza Bhatenda*, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayat, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 533 is delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon and being butted and bounded as follows:

On the North : By R.S./L.R. *Dag* No. 533/717
On the East : By R.S./L.R. *Dag* No. 477
On the South : By R.S./L.R. *Dag* No. 528
On the West : By R.S./L.R. *Dag* No. 532

Pradyut Kumar Nath.

Bibha Chakraborty

AS




District Sub. Registrar II
24 Pgs (N) Barasat
24 AUG 2015

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

2nd Schedule
(Said Property)
(Subject Matter of Conveyance)

Land classified as *sali* (agricultural) measuring 2.1658 (two point one six five eight) decimal [equivalent to 1.3126 (one point three one two six) *cottah*], more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No. 500, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayat, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and described in **Part I** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 1.4438 (one point four four three eight) decimal [equivalent to 0.875 (zero point eight seven five) *cottah*], more or less, out of 26 (twenty six) decimal, being a portion of R.S./L.R. *Dag* No. 503, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayat, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and described in **Part II** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 2.0832 (two point zero eight three two) decimal [equivalent to 1.2625 (one point two six two five) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 532, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayat, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and described in **Part III** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.8884 (zero point eight eight eight four) decimal [equivalent to 0.5384 (zero point five three eight four) *cottah*], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 533, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayat, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and described in **Part IV** of the **1st Schedule** above.

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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> Nos.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Total Area Sold (In <i>Cottah</i>)
Bhatenda	500	846	<i>Sali</i>	39	2.1658	1.3126
Bhatenda	503	846	<i>Sali</i>	26	1.4438	0.8750
Bhatenda	532	846	<i>Sali</i>	25	2.0832	1.2625
Bhatenda	533	846	<i>Sali</i>	16	0.8884	0.5384
Total Area of Land Sold:					6.5812	3.9885

Pradyut Kumar Nath

Bibha Chakraborty

Asst.




District Sub-Registrar II
24 Pgs (N) Barasa
24 AUG 2015

9. Execution and Delivery

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

Pradyut Kumar Nath. Bibha Chakraborty.

[Pradyut Kumar Nath]

[Bibha Chakraborty alias Biva Chakraborty nee Nath]

[Vendors]

Radial Housing Private Limited

Arunban Bhattacharya

[Authorized Signatory]
[Purchaser]

Drafted by:

Shuvendip Chakraborty
(Shuvendip Chakraborty)
Advocate, F-184/16
High Court at Calcutta
Witnesses:

Signature Suraj Chhetri

Signature Kalyan Nath

Name Suraj Chhetri

Name Kalyan Nath

Father's Name Deep Chhetri

Father's Name Pradyut Nath


Address Rajashat. Bhatonda

Address Rajashat Bhatonda

Kol-135

Kol-135




District Sub. Registrar II
24 Pgs (N) Barasat

24 AUG 2015

Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned 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 **2ndSchedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No.000078	24.08.2015	Axis Bank Limited, Park Street, Kolkata	6,00,000/-
Pay Order No.000077	24.08.2015	Axis Bank Limited, Park Street, Kolkata	2,00,000/-
Total:			8,00,000/-

Pradyut Kumar Nath

[Pradyut Kumar Nath]

Bibha Chakraborty

[Bibha Chakraborty alias Biva
Chakraborty nee Nath]

[Vendors]

Witnesses:

Signature [Signature]
Name [Signature]

Signature Kalyan Nath
Name Kalyan Nath



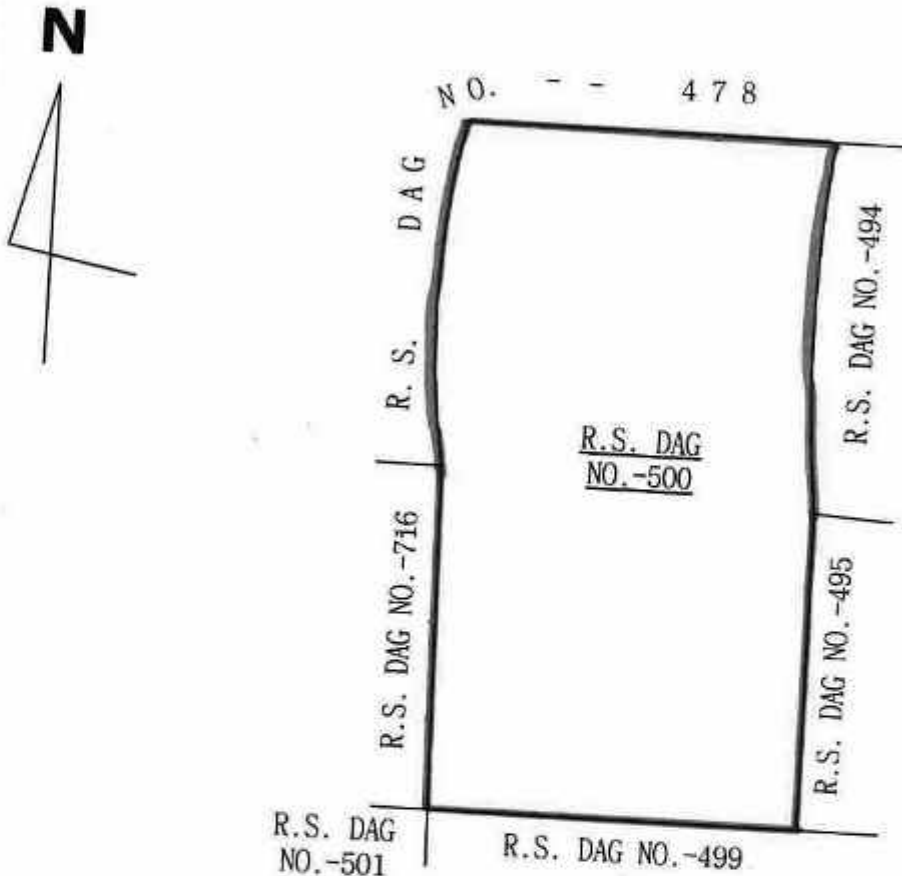
1
District Sub-Registrar II
24 Pgs (N) Barasat

24 AUG 2015

Plan A

SITE PLAN OF R.S./L.R. DAG NO.- 500, L.R. KHATIAN NO.- 846,
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.500 is 39 DECIMAL



Pradyut Kumar Nath
Bibha Chakraborty

RADIAL HOUSING PRIVATE LIMITED
Anilban Bhattacharya
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S.:

LEGEND : 2.1658 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 500.

SHOWN THUS: 



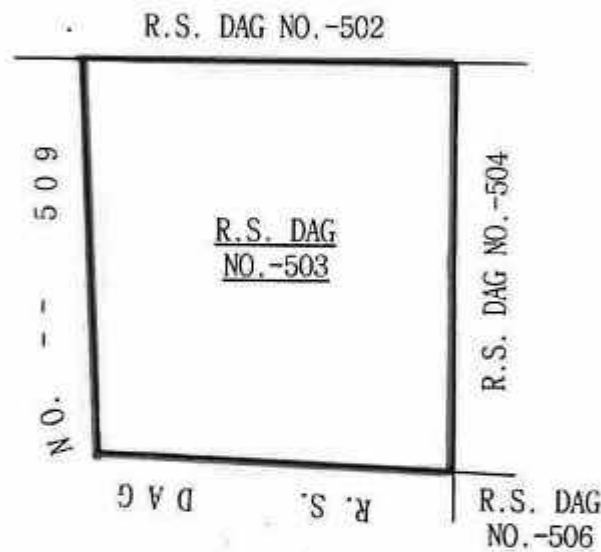
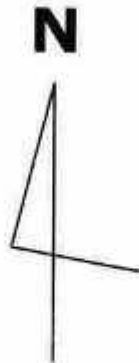

District Sub-Registrar II
24 Pgs (N) Barasat

24 AUG 2015

Plan B

SITE PLAN OF R.S./L.R. DAG NO.- 503, L.R. KHATIAN NO.- 846,
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-
NORTH 24 PARGANAS.

Total Area in Dag No.503 is 26 Decimal



Bibha Chakraborty.
Pradyut Kumar Das


RADIAL HOUSING PRIVATE LIMITED
Amilan Bhattacharya
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.4439 DECIMAL OUT OF 26 DECIMAL SALI LAND IN R.S/L.R.
DAG NO.- 503.

SHOWN THUS :



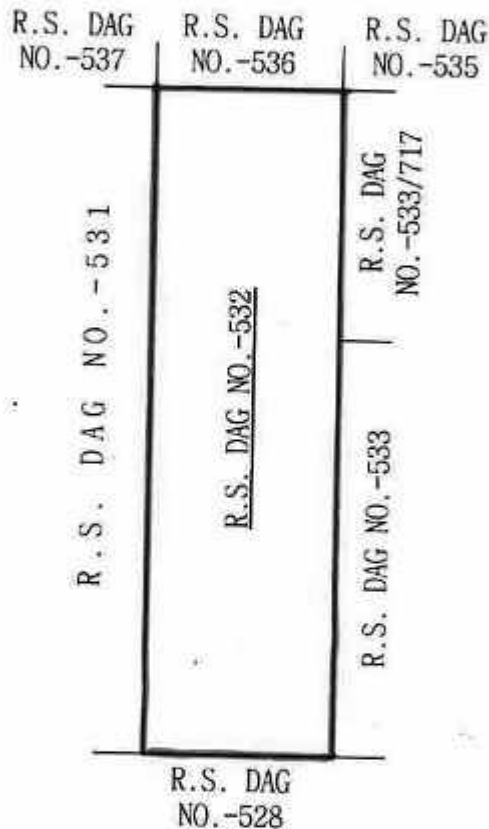

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

24 AUG 2015

Plan C

SITE PLAN OF R.S./L.R. DAG NO.- 532, L.R. KHATIAN NO.-846,
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-
NORTH 24 PARGANAS.

Total Area in Dag No.532 is 25 Decimal



Bibha Chakraborty
Pradyut Kumar Nath


RADIAL HOUSING PRIVATE LIMITED
Anil Kumar Bhatnagar
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 2.0833 DECIMAL OUT OF 25 DECIMAL SALI LAND IN R.S/L.R.
DAG NO.- 532.

SHOWN THUS :



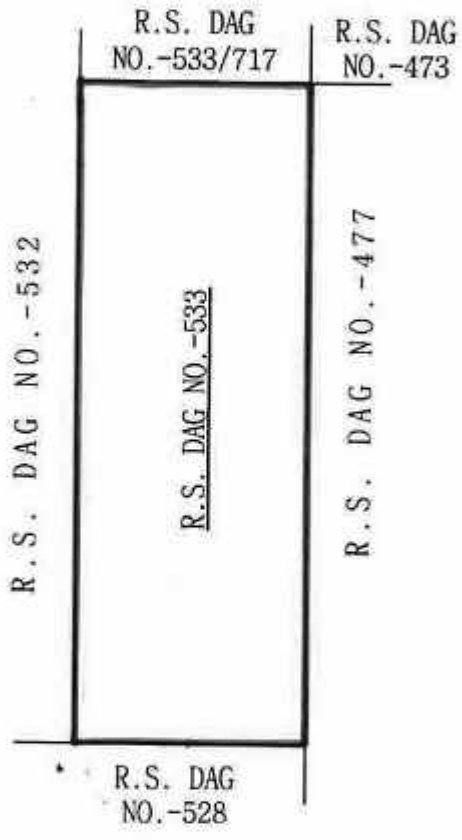
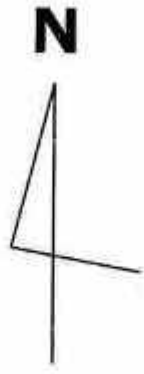

Registrar (S 1, 2)
District Sub. Registrar II
24 Pgs (N) Barasat

24 AUG 2015

Plan D

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 846,
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-
NORTH 24 PARGANAS.

Total Area in Dag No.533 is 16 Decimal



Bibha Chakraborty
Pradyut Kumar Nath

RADIAL HOUSING PRIVATE LIMITED
Amilan Bhattacharya
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

















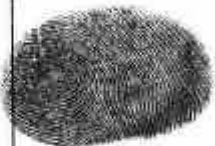
















LEGEND : 0.8885 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 533.

SHOWN THUS:



[Handwritten signature]

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Anubha Shalcharye</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Pradyut Kumar Nath</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Bibha Chakraborty</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little




Realisir. 0154(2)
District Sub. Registrar II
24 Pgs (N) Barasat

24 AUG 2015









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 15020000642292/2015

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Pradyut Kumar Nath Village Bhatenda, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Seller			Pradyut Kumar Nath. 24-08-2015
2	Bibha Chakraborty Alias Bibha Nath Barendra Para, Aghor Sarani, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149	Seller			Bibha Chakraborty Date-24.8.15
3	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 [Radial Housing Private Limited]			Anirban Bhattacharya 24/08/2015



SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Nizam Uddin Molla (Alias Name: Nizamuddin Mondal) Son of Lal Mohammad Mondal Village Mohammadpur, P.O:- Rajarhat, P.S:- Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN - 700135	Pradyut Kumar Nath, Bibha Chakraborty, Anirban Bhattacharya	<i>Nizam Uddin Molla</i> <i>24/08/15</i>

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







ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/624902

পরিচয় পত্র



Elector's Name : MANDOL NIZAMUDDIN
 নির্বাচকের নাম : মন্ডল নিজামুদ্দিন
 Father/Mother/
 Husband's Name : LALMOHAMMAD
 পিতা/মাতা/স্বামীর নাম : লালমহম্মদ
 Sex : M
 লিঙ্গ : পুরুষ
 Age as on 1.1.1995 : 18
 ১১.১১.৯৫-এ বয়স : ১৮

Nizamuddin Mallik
Nizamuddin Mallik
Mandal
alisher

Address PART NO 0209
 RAJARHAT BISHNUPUR-2
 NORTH 24 - PARAGANAS

ঠিকানা
 পোর্ট নং: ১০৯
 রাজারহাট বৈষ্ণবপুর-২
 উত্তর ২৪ পরগণা

Facsimile Signature
 Electoral Registration Officer

নির্বাচক-নিবন্ধন অফিসার
 001-RAJARHAT (R.C.) Assembly Constituency
 ০১১-রাজারহাট (সি.সি.) বিধানসভা নির্বাচন কেন্দ্র

Office : BARASAT
 ফোন : ২৪১১১
 টেলিগ্রাম : ০০০৪/৭৫
 তারিখ : ০৬/০৯/৯৫

Nizamuddin



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/568650

পরিচয় পত্র



Elector's Name : NATH PRADYUT KUMAR

নির্বাচকের নাম : নাথ প্রদ্যুত কুমার

Father/Mother/
Husband's Name : HAREN

পিতা/মাতা/স্বামীর নাম : হরেন

Sex : M
লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 35

১১১৯৯৫-এ বয়স : ৩৫

Pradyut Kumar Nath.

24-08-2015

Address PART NO. 197
RAJARHAT BISHNUPUR 1
NORTH 24 - PARGANAS

ঠিকানা
পার্ট নং: ১৯৭
রাজারহাট বিষ্ণুপুর ১নং
উত্তর ২৪ - পরগনা


Facsimile Signature
Electoral Registration Officer

নির্বাচক নির্বাচন আয়িকারিক
For 091-RAJARHAT(S.C) Assembly Constituency
০৯১-রাজারহাট(সে.সি) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 07/04/95

তারিখ : ০৭/০৪/৯৫



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LLH4987723



নির্বাচকের নাম : বিভা চক্রবর্তী

Elector's Name : Bibha Chakraborty

স্বামীর নাম : স্নেহাংশু চক্রবর্তী

Husband's Name : Snehangsu Chakraborty

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ / Date of Birth : XX / XX / 1975

Bibha Chakraborty.

24.08.15

LLH4987723

ঠিকানা:
বরেন্দ্র পাড়া, অঘোর মহলী, পোঃ-রাজপুর, ওয়ার্ড
নং-15, সোনারপুর, দক্ষিণ 24 পরগণা 700149

Address:
Barendra Para, Aghor
Sarani, P.O.-Rajpur, Ward No-15,
Sonarpur, South 24 Parganas 700149

Date: 02/08/2007
স্বাক্ষরিত
-acsimile Signature of the Electoral
Registration Officer for
109-Sonarpur (SC) Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভুক্ত করা ও একই নম্বরের নতুন সচিহ্ন পরিচয়পত্র পাওয়ার
জন্য নিম্নলিখিত নির্দেশনায় লক্ষ্য রাখতে হবে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

2076121

Bibha Chakraborty.

Date- 24.08.15

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIVA CHAKRABORTY
HARENDRA KUMAR NATH
02/10/1974



Permanent Account Number
AYVPC3640H



Biba Chakraborty
Signature

Bibha Chakraborty.

24.08.15

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTI/ITSI
Plot No. 3, Sector 11, CBI, Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवाएँ इकाई, (यूटी/आईटीएसआई)
प्लॉट नं. 3, सेक्टर 11, सीबी, बेलपुर,
नवी मुंबई - 400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADYUT KUMAR NATH

HAREN NATH

01/01/1960

Permanent Account Number

ATGPN4398B

*Pradyut Kumar
Nath*

Signature



03062013

Pradyut Kumar Nath
24-08-2015

इस कार्ड को खोने / याने पर कृपया सूचित करें / तीपरां
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं 341, सर्वे नं 997/8,
मॉडल कॉलोनी, दीप बंगला चौक, पुणे
पुणे - 411 016

*If this card is lost / some one's lost card is found,
please inform / return to*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Anirban Bhattacharya, Authorized Signatory 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Pradyut Kumar Nath Son of Late Harendra Kumar Nath Village Bhatenda, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATGPN4398B, Status : Individual Date of Execution : 24/08/2015 Date of Admission : 24/08/2015 Place of Admission of Execution : Pvt. Residence
2	Bibha Chakraborty (Alias: Bibha Nath) Wife of Snehangshu Bhusan Chakraborty Barendra Para, Aghor Sarani, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AYVPC3640H, Status : Individual Date of Execution : 24/08/2015 Date of Admission : 24/08/2015 Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Radial Housing Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAGCR9594K, Status : Organization Represented by representative as given below:-
1(1)	Anirban Bhattacharya, Authorized Signatory 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 : 24/08/2015 Date of Admission : 24/08/2015 Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Nizam Uddin Molla (Alias Name: Nizamuddin Mondal) Son of Lal Mohammad Mondal Village 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,	Pradyut Kumar Nath, Bibha Chakraborty, 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
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 500, RS Khatian No:- 846	2.1658 Dec	2,63,271/-	5,25,042/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

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
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 503 , RS Khatian No:- 846	1.4438 Dec	1,75,506/-	3,93,763/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L3	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 532 , RS Khatian No:- 846	2.0832 Dec	2,53,230/-	5,05,018/-	Proposed Use: Bastu, ROR: Shali, Property is on Road
L4	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 533 , RS Khatian No:- 846	0.8884 Dec	1,07,993/-	2,15,369/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Bibha Chakraborty	Radial Housing Private Limited	1.0829	50
	Pradyut Kumar Nath	Radial Housing Private Limited	1.0829	50
L2	Bibha Chakraborty	Radial Housing Private Limited	0.7219	50
	Pradyut Kumar Nath	Radial Housing Private Limited	0.7219	50
L3	Bibha Chakraborty	Radial Housing Private Limited	1.0416	50
	Pradyut Kumar Nath	Radial Housing Private Limited	1.0416	50
L4	Bibha Chakraborty	Radial Housing Private Limited	0.4442	50
	Pradyut Kumar Nath	Radial Housing Private Limited	0.4442	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Jautush Chaudhuri
Address	7C, Kiran Shankar Roy, 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 - 150202801 / 2015

Query No/Year	15020000642292/2015	Serial no/Year	1502002104 / 2015
Deed No/Year	I - 150202801 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Anirban Bhattacharya	Presented At	Private Residence
Date of Execution	24-08-2015	Date of Presentation	24-08-2015

Remarks

On 24/08/2015

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

Presented for registration at 17:40 hrs on : 24/08/2015, 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 16,39,192/-

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

Execution is admitted on 24/08/2015 by

Pradyut Kumar Nath, Son of Late Harendra Kumar Nath, Village Bhatenda, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business
Indetified by Nizam Uddin Molla, Alias Nizamuddin Mondal, Son of Lal Mohammad Mondal, Village Mohammadpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

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

Execution is admitted on 24/08/2015 by

Bibha Chakraborty, Alias Bibha Nath, Wife of Snehangshu Bhusan Chakraborty, Barendra Para, Aghor Sarani, P.O: Rajpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, By caste Hindu, By Profession Business
Indetified by Nizam Uddin Molla, Alias Nizamuddin Mondal, Son of Lal Mohammad Mondal, Village Mohammadpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

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

Execution is admitted on 24/08/2015 by

Anirban Bhattacharya Authorized Signatory, Radial Housing Private Limited, 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016
Indetified by Nizam Uddin Molla, Alias Nizamuddin Mondal, Son of Lal Mohammad Mondal, Village Mohammadpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business



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

On 29/09/2015

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,047/- (A(1) = Rs 18,029/- , E = Rs 14/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 18,075/-

Description of Draft

1. Rs 18,075/- is paid, by the Draft(other) No: 000428348033, Date: 24/08/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 81,980/- and Stamp Duty paid by Draft Rs 81,980/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60707, Purchased on 20/03/2015, Vendor named Mousumi Ghosh.

Description of Draft

1. Rs 81,980/- is paid, by the Draft(other) No: 000428348032, Date: 24/08/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2015, Page from 31150 to 31181

being No 150202801 for the year 2015.



Asit

Digitally signed by ASIT KUMAR
MUKHERJEE
Date: 2015.09.30 18:11:02 +05:30
Reason: Digital Signing of Deed.

(Asit Kumar Mukherjee) 30-Sep-15 06:11:01 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)