

8913/15

BTN-170

9606/2015

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

88AA 870181

Handwritten: 82993/15
Handwritten: 84,50,000/-
Signature: [Signature]
 Registrar of Assurances
 Kolkata



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.

Signature: [Signature]
 Additional Registrar
 of Assurances-II, Kolkata
 8/9/15

Handwritten: 2491/2015

CONVEYANCE

1. Date: 18th August 2015
2. Place: Kolkata
3. Parties

Handwritten: Sri Pradip Kumar Nath,
 Kashinath Nath
 Renuka Nath

Handwritten: Renuka Nath.
Signature: [Signature]

Handwritten: Sri Pradip Kumar Nath,
 Kashinath Nath

Handwritten: 262/82
 370
 18/08

20 MAR 2015

SL. NO. 60702 DATE
NAME
ADD.
AMT.



Amban Bhattacharya

Mousumi Ghosh
MOUSUMI GHOSH -
LICENSED S. GP VENDOR
KOLKATA REGISTRATION OFFICE



[Handwritten signature]
ADDITIONAL REGISTRAR
OF ASSURANCE KOLKATA
18 AUG 2015










Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19020000623931/2015



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	Pradip Kumar Nath Alias Pradip Nath Village Bhatenda, P.O:- Rajarhat, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135	Seller		5894 	Pradip Kumar Nath 18.8.15
2	Kashinath Nath Village Bhatenda, P.O:- Rajarhat, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135	Seller		5895 	Kashinath Nath 18/8/15
3	Renuka Nath Village Bhatenda Ray Para, P.O:- Rajarhat, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135	Seller		5896 	Renuka Nath 18.8.2015 



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
18 AUG 2015

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Anirban Bhattacharya 99A, Park Street, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [Radial Residency Private Limited]			Anirban Bhattacharya 18.8.2015
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Nizam Uddin Molla (Alias Name: Nizamuddin Mondal) Son of Lal Mohammad Molla Village Mohammadpur, P.O:- Rajarhat, P.S:- Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN - 700135	Pradip Kumar Nath, Kashinath Nath, Renuka Nath, Anirban Bhattacharya			Nizam-uddin Molla 18/08/2015

(Ashoke Kumar Biswas)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
3 8 AUG 2015

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201516-001590666-1

GRN Date: 18/08/2015 15:08:18

BRN: CK73122480

Payment Mode: Online Payment

Bank: State Bank of India

BRN Date: 18/08/2015 03:17:29

DEPOSITOR'S DETAILS

Name: SHUVADIP CHAKRABORTY
Contact No.:
E-mail: /
Address: 7C, K.S.ROY ROAD, KOLKATA - 700 001.
Applicant Name: Mr Jautush Chaudhuri
Office Name:
Office Address:
Status of Depositor: Advocate
Purpose of payment / Remarks: Sale, Sale Document Payment No 1
Id No.: 19020000623931/1/2015
(Query No./Query Year)
Mobile No.: +91 7278416548

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	19020000623931/1/2015	Property Registration- Stamp duty	0030-02-103-003-02	507010
2	19020000623931/1/2015	Property Registration- Registration Fees	0030-03-104-001-16	93037
In Words: Rupees Six Lakh Forty Seven only			Total	600047

✓



भारतीय स्टेट बैंक
State Bank of India
The Banker to Every Indian

E-Receipt	
Government of WESTBENGAL Finance Department	
Name of the Depositor	SHUVADIP CHAKRABORTY
Challan Amount	600047.00
Government Reference Number	192015160015906661
Bank Reference Number	CK73122480
Transaction Date and Time	18-Aug-2015 03:17:30 PM
Status	Success



ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
18 AUG 2015

- 3.1 **Pradip Kumar Nath alias Pradip 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 AKPPN2414E**)
- 3.2 **Kashinath 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 AKJPN3281B**)
- 3.3 **Renuka Nath**, wife of Gopal Nath and daughter of Late Harendra Kumar Nath, by faith Hindu, by occupation Housewife, nationality Indian, residing at Village Bhatenda Ray Para, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**PAN APWPN8203R**)

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

And

- 3.4 **Radial Residency Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 111, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street (**PAN AAGCR9598F**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, by faith Hindu, by occupation Service, nationality Indian, of 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street, District Kolkata (**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 3.2487 (three point two four eight seven) decimal [equivalent to 1.9689 (one point nine six eight nine) *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 2.1659 (two point one six five nine) decimal [equivalent to 1.3127 (one point three one two seven) *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*

Saha

Renuka Nath.

2

Sri Pradip Kumar Nath.
Kashinath Nath



M

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
18 AUG 2015

(agricultural) measuring 3.1251 (three point one two five one) decimal [equivalent to 1.894 (one point eight nine four) *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** 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 1.3329 (one point three three two nine) decimal [equivalent to 0.8078 (zero point eight zero seven eight) *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.

Atch

Renuka Nath.

3

Sri Pradip Kumar Nath.
Kashinath Nath



ADDITIONAL REGISTRAR
OF ASSURANCES-II KOLKATA
18 AUG 2016

- 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, leaving behind him, surviving his wife, Sabita Rani Nath, his 4 (four) sons, namely, (1) Pradip Kumar Nath *alias* Pradip Nath (the Vendor No. 3.1 herein) (2) Kasinath Nath (the Vendor No. 3.2 herein) (3) Asok Kumar Nath *alias* Ashok Nath and (4) Pradyut Nath and his 2 (two) daughters, namely, (1) Renuka Nath (the Vendor No. 3.3 herein) and (2) Bibha Chakraborty, 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, leaving behind her, surviving her 4 (four) sons, namely, (1) Pradip Kumar Nath *alias* Pradip Nath (the Vendor No. 3.1 herein) (2) Kasinath Nath (the Vendor No. 3.2 herein) (3) Asok Kumar Nath *alias* Ashok Nath and (4) Pradyut Nath and her 2 (two) daughters, namely, (1) Renuka Nath (the Vendor No. 3.3 herein) and (2) Bibha Chakraborty, as her 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.

Ashok

Renuka Nath.

4 Sri Pradip Kumar Nath.
Kasinath Nath



ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
8 AUG 2014

- 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.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, *uses*, *debutter*s, 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

[Signature]

Renuka Nath.

5

[Signature]
Sri Pradip Kumar Nath.
Kishinath Nath



ADDITIONAL REGISTRAR
OF ASSURANCES - CALCUTTA
8 AUG 2015

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 3.2487 (three point two four eight seven) decimal [equivalent to 1.9689 (one point nine six eight nine) *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** 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 2.1659 (two point one six five nine) decimal [equivalent to 1.3127 (one point three one two seven) *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 3.1251 (three point one two five one) decimal [equivalent to 1.894 (one point eight nine four) *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 1.3329 (one point three three two nine) decimal [equivalent to 0.8078 (zero point eight zero seven eight) *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.84,50,000/- (Rupees eighty four lac and fifty thousand) 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, *debutter*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions,

AB

Renuka Nath,

6 Sri Pradyumna Nath.
Kashinath Nath



ADDITIONAL REGISTRAR
OF ASSURANCE - II, KOLKATA
18 AUG 2015

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 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:** 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. It is clarified that the father of the Vendors i.e. Harendra Kumar Nath (since deceased) executed a Will and Testament dated 12th August, 1998, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, North 24 Parganas, in Book No. III, Volume No. 2, pages from 153 to 162, being Deed No. 82 for the year 1998 (**Said Will**), where under he appointed Pradip Kumar Nath *alias* Pradip Nath (Vendor No. 3.1 herein) as the sole executor and bequeathed his entire right, title and interest *inter alia* in the Mother Property in favour of Pradip Kumar Nath *alias* Pradip Nath (Vendor No. 3.1 herein), Kashinath Nath (Vendor No. 3.2 herein) and Asok Kumar Nath *alias* Ashok Nath in 1/3rd (one third) share each but the legatees to the Said Will i.e. Pradip Kumar Nath *alias* Pradip Nath (Vendor No. 3.1 herein), Kashinath Nath (Vendor No. 3.2 herein) and Asok Kumar Nath *alias* Ashok Nath have jointly decided to transfer the Mother Property to the Purchaser along with the other legal heirs of Harendra Kumar Nath. Now the Vendor No. 3.1 and Vendor No. 3.2 reiterate and confirm, that even if they have larger share in Mother Property as per the Said Will but they are participating and executing this conveyance as per their inheritance in the Mother Property forgoing their rights conferred in the Said Will and they further reiterate and confirm that even if the Said Will got probated, by execution hereof the Vendor No. 3.1 and 3.2 release and relinquish all their right, title and interest in all present and future share (which may be derived through the probate of the Said Will) in the Mother Property as well as the Said Property in favour of the Purchaser in perpetuity.
- 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:** *has*, vacant, peaceful and physical possession of the Said Property have been handed over 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 Vendors, with

Ashok

Renuka Nath

7

*Sri Pradip Kumar Nath.
Kashinath Nath*



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
18 AUG 2016

regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

- 8.5 **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.
- 8.6 **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) 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.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **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.


Renuka Nath.

8

Sri Pradip Kumar Nath.
Kashinath Nath



ADDITIONAL RECEIPT
OF ASSURANCES IN NO. 2/15
18 AUG 2015

1st Schedule
Part I
(First Property)

Land classified as *sali* measuring 3.2487 (three point two four eight seven) decimal [equivalent to 1.9689 (one point nine six eight nine) *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. 501/716 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* measuring 2.1659 (two point one six five nine) decimal [equivalent to 1.3127 (one point three one two seven) *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 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* measuring 3.1251 (three point one two five one) decimal [equivalent to 1.894 (one point eight nine four) *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:

Ranika Nath.

9

Sri Radip Kumar Nath.
Kamshenath Nath



✓
ADDITIONAL REGISTRAR
OF ASSURANCES KATA
18 AUG 2015

On the North	: By R.S./L.R. <i>Dag</i> No. 536
On the East	: By R.S./L.R. <i>Dag</i> Nos. 533/717 and 533
On the South	: By R.S./L.R. <i>Dag</i> No. 528
On the West	: By R.S./L.R. <i>Dag</i> 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* measuring 1.3329 (one point three three two nine) decimal [equivalent to 0.8078 (zero point eight zero seven eight) *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. <i>Dag</i> No. 533/717
On the East	: By R.S./L.R. <i>Dag</i> No. 477
On the South	: By R.S./L.R. <i>Dag</i> No. 528
On the West	: By R.S./L.R. <i>Dag</i> No. 532

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 3.2487 (three point two four eight seven) decimal [equivalent to 1.9689 (one point nine six eight nine) *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 2.1659 (two point one six five nine) decimal [equivalent to 1.3127 (one point three one two seven) *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 3.1251 (three point one two five one) decimal [equivalent to 1.894 (one point eight nine four) *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

Asst

Renuka Nath.

10

Sri Anadip Kumar Nath.
Kanchinath Nath



ADDITIONAL REGISTRAR
OF ASSURANCES - KARNATAKA
18 AUG 2015

Land classified as *sali* (agricultural) measuring 1.3329 (one point three three two nine) decimal [equivalent to 0.8078 (zero point eight zero seven eight) *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. 1 *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 to be Sold (In Decimal)	Total Area to be Sold (In <i>Cottah</i>)
Bhatenda	500	846	<i>Sali</i>	39	3.2487	1.9689
Bhatenda	503	846	<i>Sali</i>	26	2.1659	1.3127
Bhatenda	532	846	<i>Sali</i>	25	3.1251	1.8940
Bhatenda	533	846	<i>Sali</i>	16	1.3329	0.8078
Total Area of Land Sold:					9.8726	5.9834

Asha

Sri Pradipta Nath
Kashinath Nath
Renuka Nath.



REGISTRAR OF ASSURANCES
KOLKATA
18 APR 2015

9. Execution and Delivery

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

Sri Pradip Kumar Nath.

[Pradip Nath alias Pradip Kumar Nath]

Kashinath Nath

[Kashinath Nath]

Renuka Nath.

[Renuka Nath]

[Vendors]

RADIAL RESIDENCY PVT. LTD.

Anilban Bhattacharya

AUTHORISED SIGNATORY

[Purchaser]

Drafted by:

Shuvadipta
(Shuvadipta Chakraborty)
F/184/14

Witnesses:

Signature *Asit Nath*

Name *ASIT NATH*

Father's Name *Mahesh Lal Nath*

Address *v: Bhadramala - 10 - Rejeshat*

Rejeshat - col - 135

Signature *Deep Bose*

Name *DEEP BOSE*

Father's Name *Ronojit Bose*

Address *Rajarhat*

col - 135



✓
ADDITIONAL REGISTRAR
OF ASSURANCES
KOLKATA
18 APR 2016

Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of **Rs. 84,50,000/- (Rupees eighty four lac and fifty thousand)** towards full and final payment of the consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No. 406460 (Part)	11.05.2015	Axis Bank Limited	42,25,000/-
Pay Order No. 406461 (Part)	11.05.2015	Axis Bank Limited	42,25,000/-
Total:			84,50,000/-

Shri Pradip Kumar Nath
[Pradip Nath *alias* Pradip Kumar Nath]

Kashinath Nath

[Kashinath Nath]

Renuka Nath

[Renuka Nath]

[Vendors]

Witnesses:

Signature *Asit Nath*

Name ASIT NATH

Signature *Deep Bose*

Name DEEP BOSE

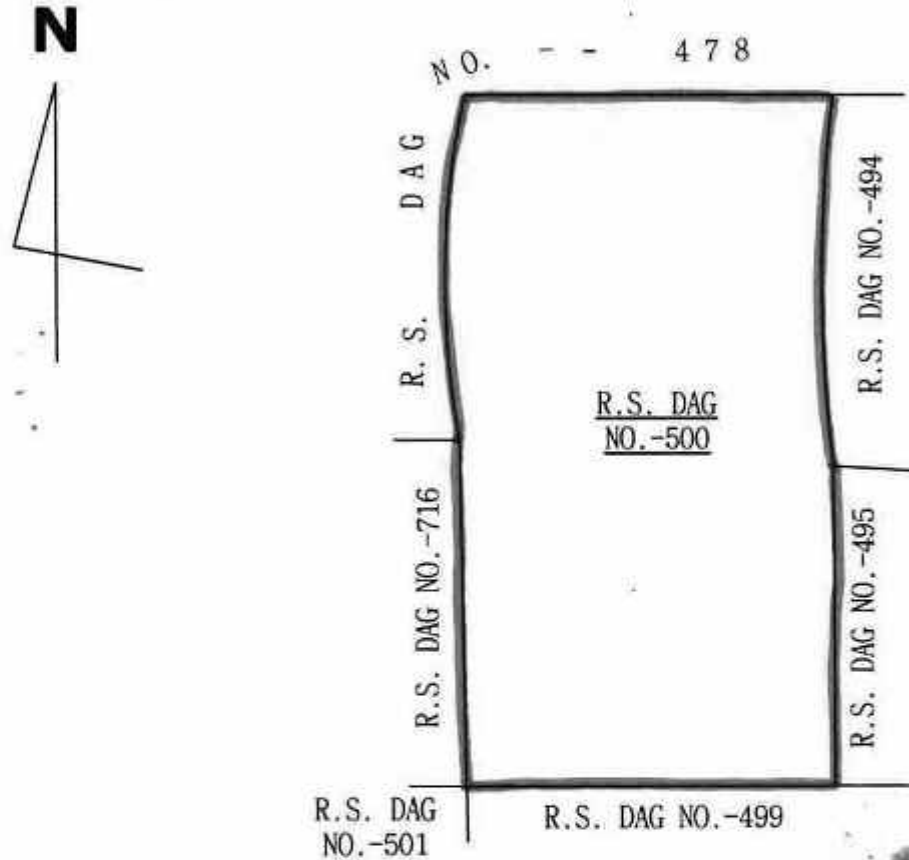


ADDITIONAL REGISTRAR
OF ASSURANCES
KOLKATA
18 APR 2015

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



Renuka Nath.
Kashirath - Nath
Sri Pradip Kumar Nath.

RADIAL RESIDENCY PVT. LTD.
Anirban Bhattacharya
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 3.2487 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 500.

SHOWN THUS :



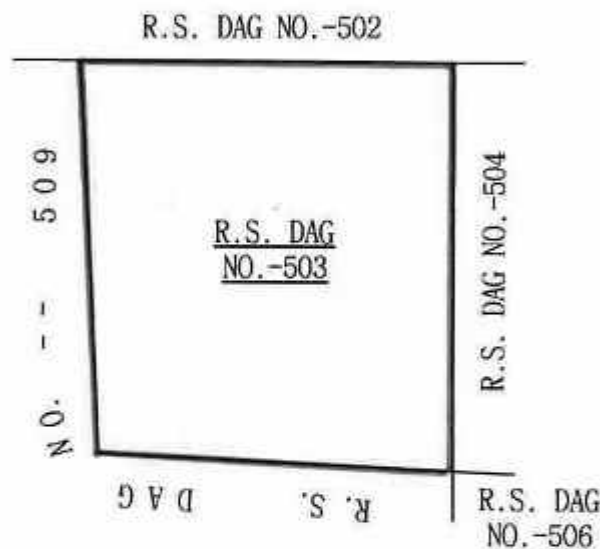
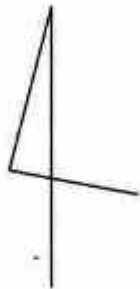
ADDITIONAL REGISTRAR OF ASSURANCES
18 AUG 2015

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

N



Renuka Nath.
Kashinath Nath
Sri Pradip Kaur Nath.

RADIAL RESIDENCY PVT.LTD.

Anilban Bhattacharya
Authorized Signatory.

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 2.1659 DECIMAL OUT OF 26 DECIMAL SALI LAND IN R.S/L.R.
DAG NO.- 503.

SHOWN THUS :



[Handwritten signature]

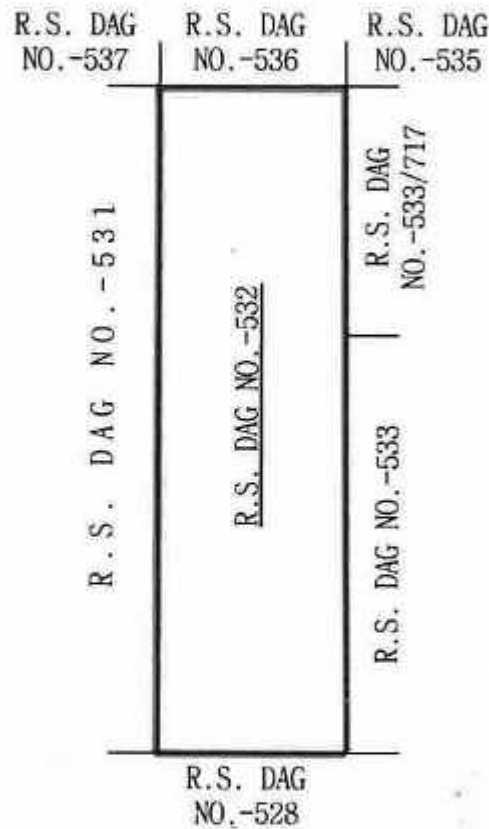
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
8 AUG 2015

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

N



Renuka Nath.
Kashinath Nath
Sri Pradip Nath.

NAME & SIGNATURE OF THE VENDOR/S. :



Ambar Bhattacharya
Authorized Signatory

LEGEND : 3.1251 DECIMAL OUT OF 25 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 532.

SHOWN THUS :

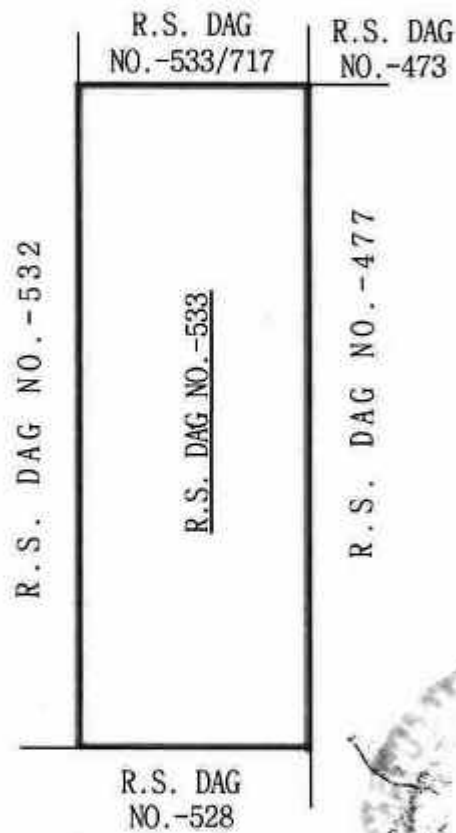


ADDITIONAL REGISTRAR
OF ASSURANCES, FOLKATA
18 AUG 2015

Plan 1

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



Renuka Nath.
Kashinath Nath
Sri Pradip Kumar Nath.

RADIAL RESIDENCY P.T.
Anil Kumar Bhattacharya
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.3329 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S/L.R.
DAG NO.- 533.























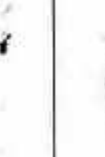




SHOWN THUS :



✓
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

18 AUG 2015

SPECIMEN FORM TEN FINGER PRINTS



















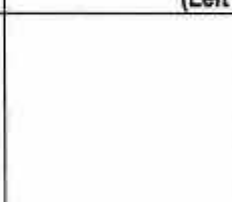
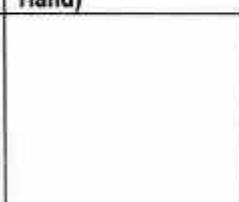



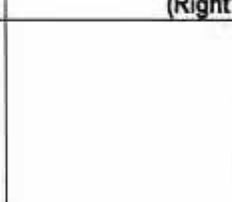
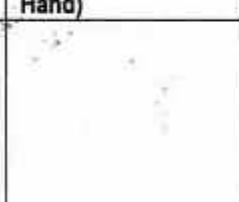

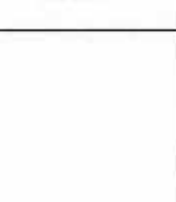

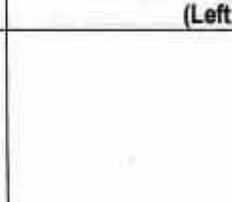
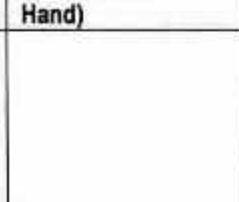

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Sri Pradip Nath</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)		 Thumb	 Fore	 Middle
		(Right Hand)				
	 <i>Ashinath Nath</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)		 Thumb	 Fore	 Middle
		(Right Hand)				
	 <i>Renuka Nath</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)		 Thumb	 Fore	 Middle
		(Right Hand)				



[Handwritten signature]

ADDITIONAL DEPUTY
OF ASSURANCE: KOLKATA
18 AUG 2015

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	<i>Anirban Bhattacharya</i>					
		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, KOLKATA,
16 AUG 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Anirban Bhattacharya, Authorized Signatory Authorized Signatory, Radial Residency Private Limited 1st Floor, 111, 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	Pradip Kumar Nath (Alias: Pradip 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. AKPPN2414E, Status : Individual Date of Execution : 18/08/2015 Date of Admission : 18/08/2015 Place of Admission of Execution : Pvt. Residence
2	Kashinath 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. AKJPN3281B, Status : Individual Date of Execution : 18/08/2015 Date of Admission : 18/08/2015 Place of Admission of Execution : Pvt. Residence
3	Renuka Nath Wife of Gopal Nath Village Bhatenda Ray Para, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. APWPN8203R, Status : Individual Date of Execution : 18/08/2015 Date of Admission : 18/08/2015 Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Radial Residency Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAGCR9598F, Status : Organization Represented by representative as given below:-
1(1)	Anirban Bhattacharya, Authorized Signatory Authorized Signatory, Radial Residency Private Limited 1st Floor, 111, 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 : 18/08/2015 Date of Admission : 18/08/2015 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 Molla 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,	Pradip Kumar Nath, Kashinath Nath, Renuka Nath, 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	3.2487 Dec	27,80,575/-	27,80,575/-	Proposed Use: Bastu, ROR: Shali

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	2.1659 Dec	18,53,803/-	18,53,803/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 532 , RS Khatian No:- 846	3.1251 Dec	26,74,787/-	26,74,787/-	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	1.3329 Dec	11,40,835/-	11,40,835/-	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	Kashinath Nath	Radial Residency Private Limited	1.0829	33.3333
	Pradip Kumar Nath	Radial Residency Private Limited	1.0829	33.3333
	Renuka Nath	Radial Residency Private Limited	1.0829	33.3333
L2	Kashinath Nath	Radial Residency Private Limited	0.721967	33.3333
	Pradip Kumar Nath	Radial Residency Private Limited	0.721967	33.3333
	Renuka Nath	Radial Residency Private Limited	0.721967	33.3333
L3	Kashinath Nath	Radial Residency Private Limited	1.0417	33.3333
	Pradip Kumar Nath	Radial Residency Private Limited	1.0417	33.3333
	Renuka Nath	Radial Residency Private Limited	1.0417	33.3333

•
•
•

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L4	Kashinath Nath	Radial Residency Private Limited	0.4443	33.3333
	Pradip Kumar Nath	Radial Residency Private Limited	0.4443	33.3333
	Renuka Nath	Radial Residency Private Limited	0.4443	33.3333

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Jautush Chaudhuri
Address	7C, Kiran Shankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate

Office of the A.R.A. - II KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190209606 / 2015

Query No/Year	19020000623931/2015	Serial no/Year	1902008913 / 2015
Deed No/Year	I - 190209606 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Anirban Bhattacharya	Presented At	Private Residence
Date of Execution	18-08-2015	Date of Presentation	18-08-2015

Remarks

On 08/09/2015

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 93,037/- (A(1) = Rs 92,939/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 93,037/-

Description of Online Payment

1, Rs 93,037/- is paid, by online using Head of Account 0030-03-104-001-16, Bank: State Bank of India (SBIN0000001)

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,07,020/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 5,07,010/-

Description of Online Payment

1. Rs 5,07,010/- is paid, by online using Head of Account 0030-02-103-003-02, Bank: State Bank of India (SBIN0000001)

Payment of Stamp Duty

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60702, Purchased on 20/03/2015, Vendor named M Ghosh.



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 18/08/2015

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

Presented for registration at 18:25 hrs on : 18/08/2015, 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 84,50,000/-

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

Execution is admitted on 18/08/2015 by

Pradip Kumar Nath, Alias Pradip 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 Molla, 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 18/08/2015 by

Kashinath 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 Molla, 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 18/08/2015 by

Renuka Nath, Wife of Gopal Nath, Village Bhatenda Ray Para, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession House wife

Indetified by Nizam Uddin Molla, Alias Nizamuddin Mondal, Son of Lal Mohammad Molla, 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 18/08/2015 by

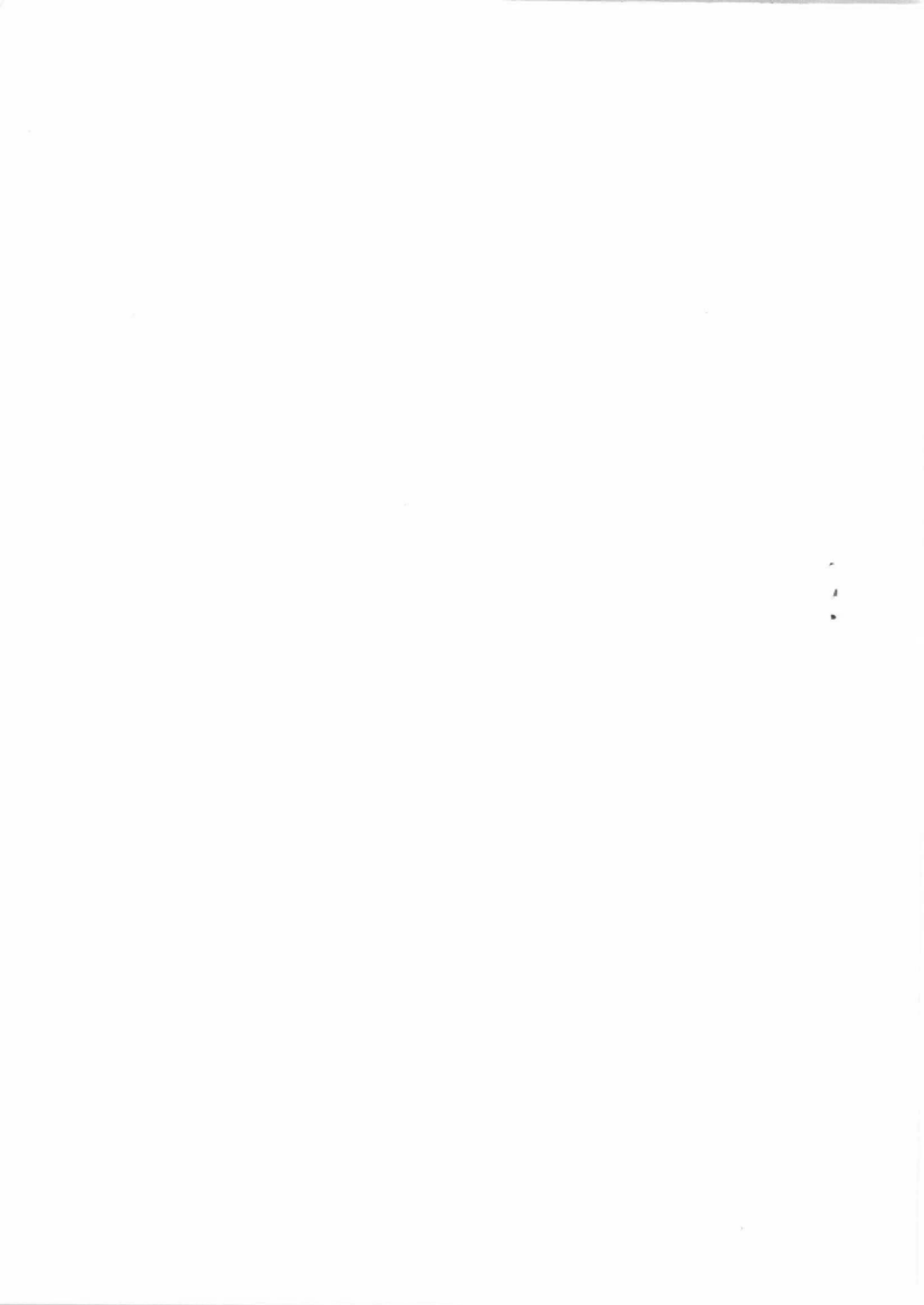
Anirban Bhattacharya Authorized Signatory, Radial Residency Private Limited

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



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA



Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2015, Page from 128943 to 128977
being No 190209606 for the year 2015.



Ashoke Kumar Biswas

Digitally signed by ASHOKE KUMAR
BISWAS
Date: 2015.09.28 11:16:04 +05:30
Reason: Digital Signing of Deed.

(Ashoke Kumar Biswas) 28-09-2015 11:16:03
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)



Dated this 18th day of August, 2015

Between

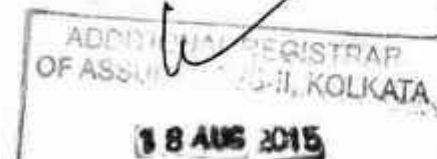
Pradip Kumar Nath *alias* Pradip Nath & Ors.
... Vendors

And

Radial Residency Pvt. Ltd.
... Purchaser

CONVEYANCE

9.8726 (nine point eight seven two six) Decimal
Portion of
R.S./L.R. Dag Nos. 500, 503, 532 & 533
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