

9. Execution and Delivery

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

चन्द्र कान्ती सिंह

[Chandra Kanti Singh]
[Vendor]

Crossway Infracon Private Limited

Ravi Kant Kedia.

[Authorized Signatory]
[Purchaser]

Witnesses:

Signature: [Signature]

Name: Sudip Dutta Chowdhury

Father's Name: Dilip Dutta Chowdhury

Address: Madhyamgram, South Bankim
Pally, Kolkata-700129

Signature: [Signature]

Name: Gora Mondal

Father's Name: Abdul Karim Mondal

Address: Doporia P.S Kharedali
24 Pavagans (N)



2
ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
- 5 APR 2013



Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,05,920/-** (**Rupees two lac five thousand nine hundred and twenty**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Demand Draft vide No. 100528 (Part)	04.04.2013	AXIS Bank Limited	2,05,920/-
		Total	2,05,920/-

चन्द्र काजली सिंह

[Chandra Kanti Singh]
[Vendor]

Witnesses:

Signature



Name: Sudip Dutta Chowdhury

Signature






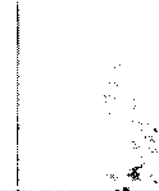

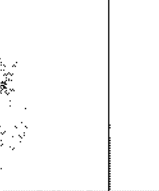



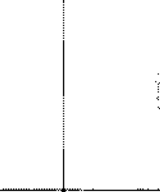
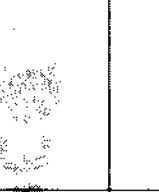



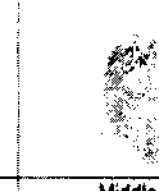
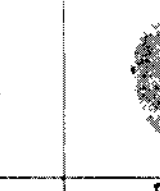
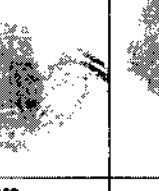


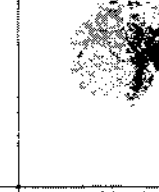
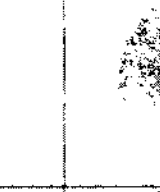
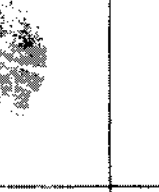


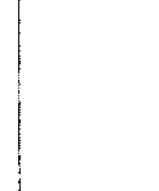
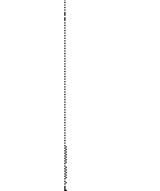



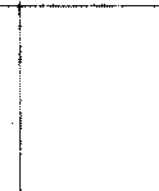
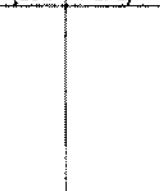

Name:






ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
- 5 APR 2013

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Ravi Kant Kedia.					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
	 चन्द्र कान्ती सिंह					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						

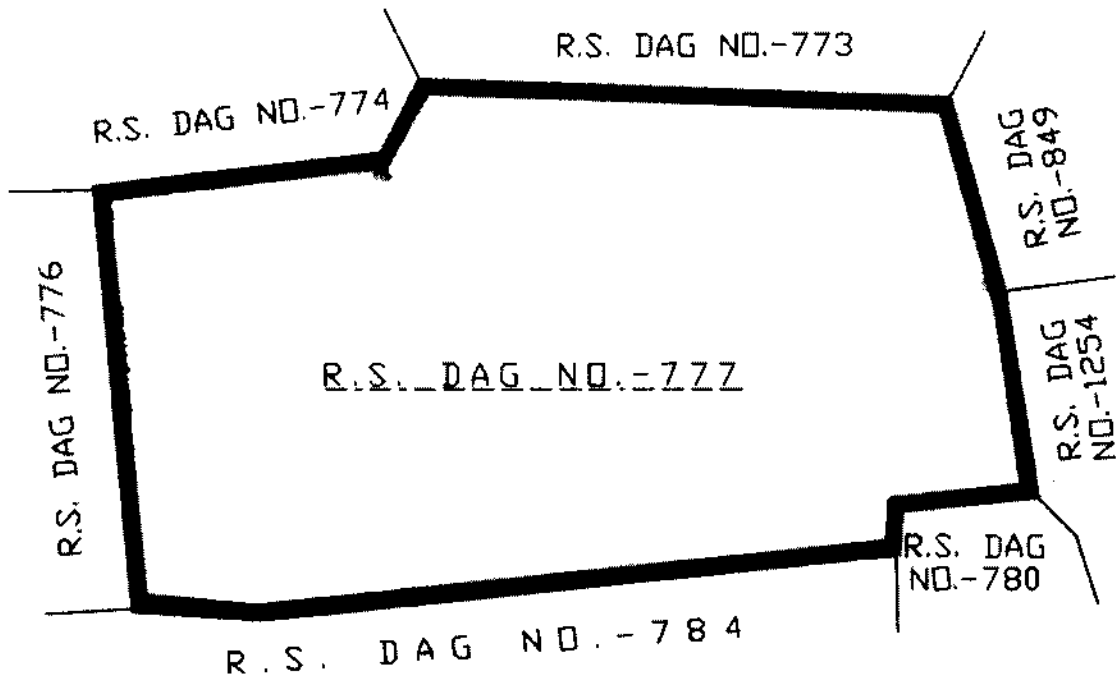
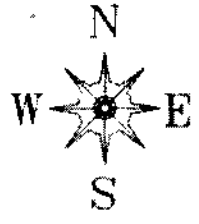


ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 5 APR 2013



SITE PLAN OF R.S. DAG NO. 777 CORRESPONDING L.R. DAG NO.1824, L.R. KHATIAN NO. 883, MOUZA- PATULIA, J.L. NO. 4, P.S. KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. NORTH 24 PARGANAS

Total Area in Dag No.777 is 80 Decimal



चन्द्र कान्ती सिंह

Chandrakanti Singh

SIGNATURE OF THE VENDOR/S :

Crossway Infracon Private Limited

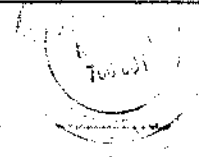
Ravi Kant Kedia

Authorised Signatory

SIGNATURE OF THE PURCHASER :

LEGEND : 12.0000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 80 DECIMAL IN R.S. DAG NO.777 L.R. DAG NO. 1824.

SHOWN THUS : 





↓
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 5 APR 2013



Dated this 5th day of April, 2013

Between

Chandra Kanti Singh
... Vendor

And

Crossway Infracon Private Limited
... Purchaser

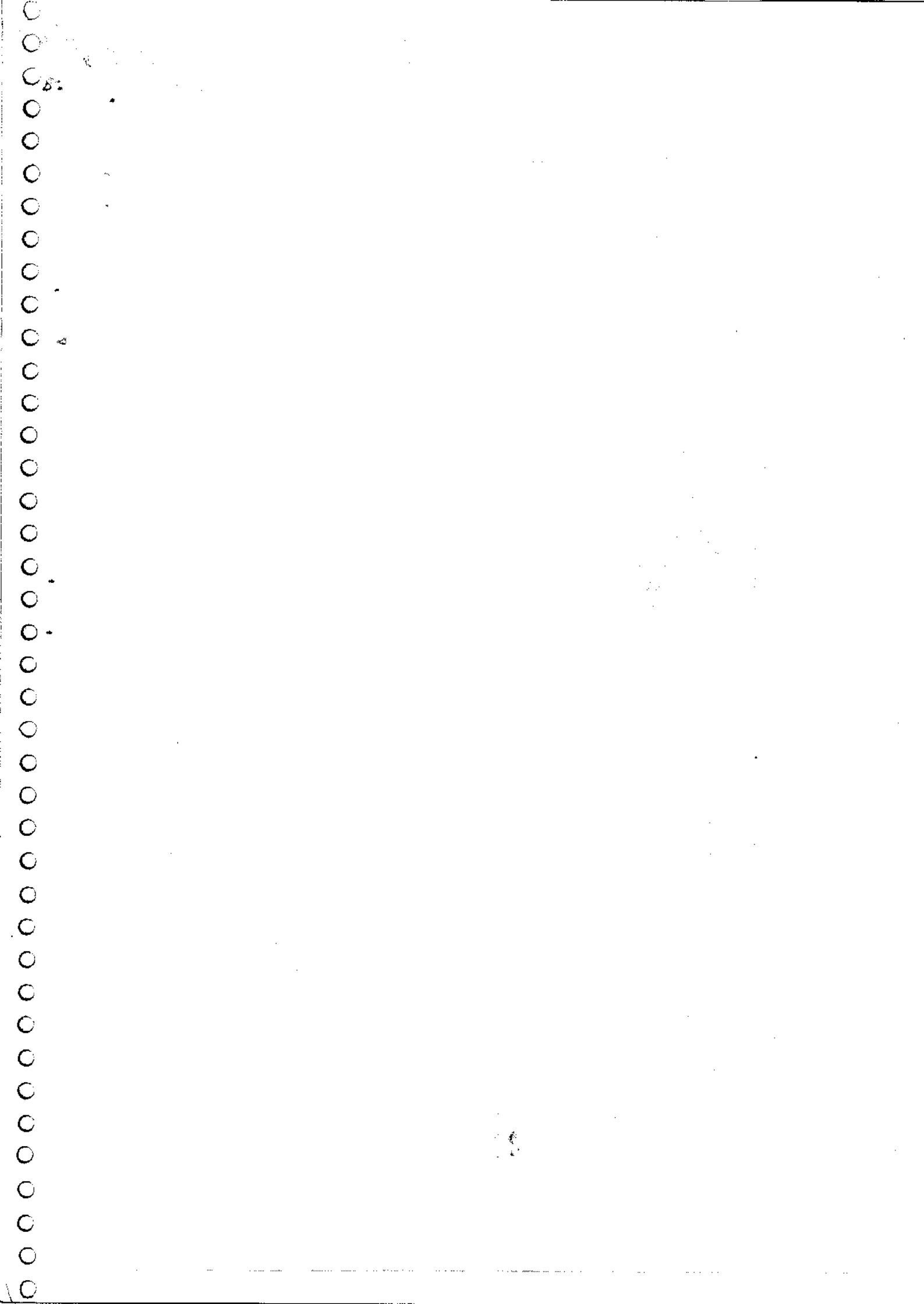
CONVEYANCE

Portion of
R.S. Dag No. 777
L.R. Dag No. 1824
Mouza Patulin
Police Station Khardah
District North 24 Parganas

Saha & Ray

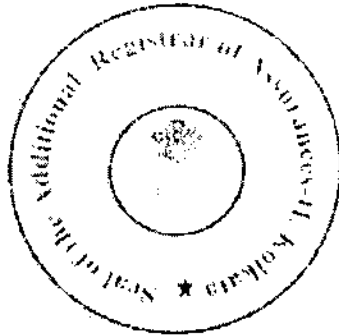
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001


2510



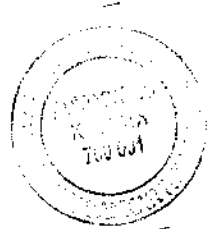
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 28
Page from 4774 to 4788
being No 09303 for the year 2013.




(Duai chandra Saha) 01-July-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

2511



04781/013

KDH/124

6061/2013

Saha & Ray



EX 10850/D
9-35

Additional Registrar
Kolkata
5/4/13

REGISTRATION NO. 65AA 461850

65AA 461850



Certified that the Document is admitted to Registration. The Registration Sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar
of Assurances-17, Kolkata

CONVEYANCE

1 Date: 5th April 2013 R

2 Place: Kolkata

3 Parties:

3.1 **Chandra Kanti Singh**, wife of Late Gopal Pratap Singh, resident of PBM Brickfield, Shanti Pally, Post Office Patulia, Police Station Khardah, District North 24 Parganas, presently residing at H. No. 64, Village/Mohalla Khuthana, Tehsil Khajani, Police Station Khajani, PIN 273212, District Gorakhpur, Uttar Pradesh (**Vendor**, includes successors-in-interest)

25/4/13

R



1592

250

148392

SAHABRY
14 MAR 2013

Ravi Kant Kedia



e-2775

NAME
AC
RE
14 MAR 2013
SURANJAN
Director
2 & 3, K. S. Roy Road, Kurla

Grossway Real Estate Pvt. Co
Ravi Kant Kedia
Dulherun Signal



e-2777

14 MAR 2013

14 MAR 2013

चक्र चाली किट

Sudip Dutta Choudhury

Ye. Deep Dutta Choudhury

Medhyam, Pram Bankim Pally (S)

KOL-129

Prabhakar



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
- 8 APR 2013



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

**Endorsement For Deed Number : I - 06061 of 2013
(Serial No. 04781 of 2013 and Query No. L000010850 of 2013)**

05/04/2013

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

Presented for registration at 21.35 hrs on 05/04/2013, at the Private residence by Ravi Kant Kedia
Plumant.

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

Admission is admitted on 05/04/2013 by

Chandra Kant Singh, wife of Late Gopal Pratap Singh , At. Pt. H. No. 64, Village:Khuthana, Tehsil
Kharajani, Thana, KHAJURI, District:-Gorakhpur, UTTAR PRADESH, India, Pin :-273212. By Caste Hindu.
By Profession: Others

Ravi Kant Kedia

Authorised Signatory, Crossway Realestate Pvt Ltd, Flat No:4 B, Surya Homes, 376 A, S N Roy Road,
Kharajani Thana, Behala, District:-South 24-Parganas, WEST BENGAL, India. Pin :-700038.

By Profession: Others

Identified By: Sudip Dutta Chowdhury, son of Dilip Dutta Chowdhury, Madhyamgram, Bankim Pally(S
Kot, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700129. By Caste: Hindu. By
Profession: Business.

08/04/2013

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 -7,01,724/-

Certified that the required stamp duty of this document is Rs -35106/- and the Stamp duty paid as
Impressive Rs -10/-

02/05/2013

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

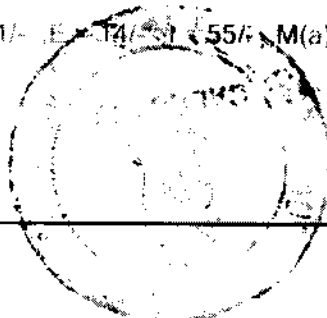
Admissible under rule 21 of West Bengal Registration Rule 1962 duly stamped under schedule 1A,
Article number -23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs -1809/- is paid by the draft number 756402, Draft Date 18/04/2013, Bank Name State Bank of
India DALU GHOSI- SQUARE, received on 02/05/2013

(Under Article - A(1) - 7711/- E - 14/- S - 55/-, M(a) = 25/-, M(b) = 4/ on 02/05/2013)

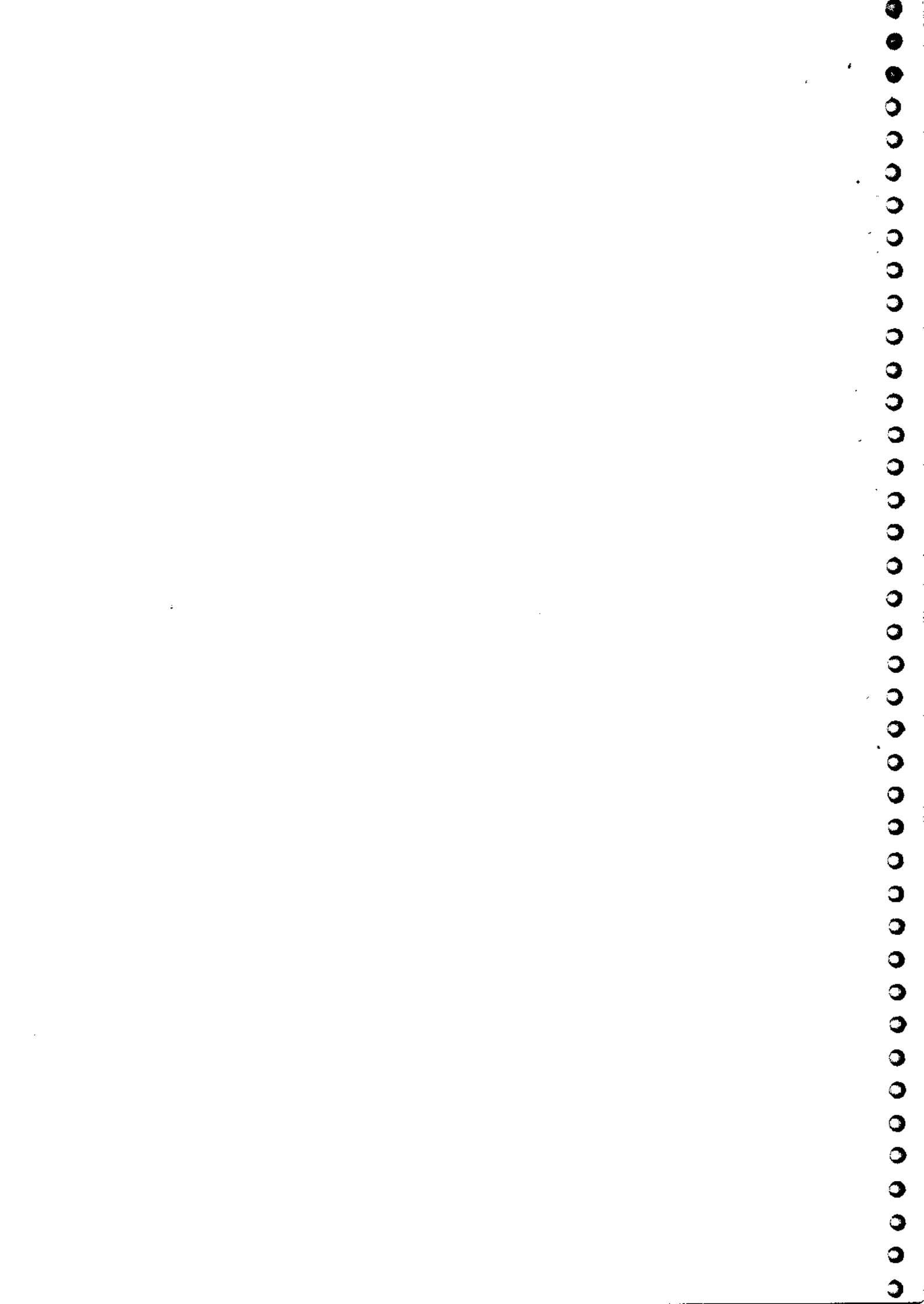


**(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II**

05/2013 15:16:00

EndorsementPage 1 of 2

2548





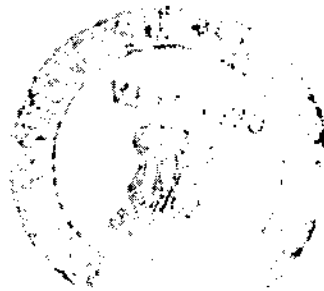
**Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District: Kolkata**

**Endorsement For Deed Number : I - 06061 of 2013
(Serial No. 04781 of 2013 and Query No. L000010850 of 2013)**

Deficit stamp duty

Deficit stamp duty Rs. 35106/- is paid , by the draft number 756401, Draft Date 18/04/2013, Bank State Bank of India, DALHOUSIE SQUARE, received on 02/05/2013

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



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

02/05/2013 15:16:00

EndorsementPage 2 of 2

25/11





And

- 3.2 **Crossway Realestate Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Flat No. 4B, Surya Homes, 376A, S. N. Roy Road, Police Station Behala, Kolkata-700038, represented by its authorized signatory, **Ravi Kant Kedia**, son Jagdish Prasad Kedia, of Flat No. 4B, Surya Homes, 376A, S. N. Roy Road, Police Station Behala, Kolkata-700038 (**Purchaser**, includes successors-in-interest).

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 12 (twelve) decimal equivalent to 7.2727 (seven point two seven two seven) *cottah*, being a share of the Vendor in an undivided portion of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 883, out of the total land measuring 80 (eighty) decimal contained in the said *Dag*, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet* (**PGP**), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below (**Said Property**) and such *Dag* being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Mother Property:** Saiyad Ali Mondal was the recorded owner of land classified as *sali* (agricultural) measuring 80 (eighty) decimal [equivalent to 48.4848 (forty eight point four eight four eight) *cottah*], more or less, out of 80 (eighty) decimal, being entirety of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 883, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Mother Property**). The Said Property is a portion of the Mother Property and is also the subject matter of this conveyance.
- 5.1.2 **Sale to Ramkrishna Mission:** By Deed of Conveyance in Bengali Language dated 2nd February, 1965, registered in the Office of the Sub-Registrar, Barackpore, in Book No. 1, being Deed No. 503 for the year 1965, Saiyad Ali Mondal sold, conveyed and transferred the entirety of the Mother Property to Ramkrishna Mission, free from all encumbrances and for the consideration mentioned therein.
- 5.1.3 **Deed of Exchange:** By a Deed of Exchange in Bengali Language (*binimoy patra*) dated 24th July, 1973, registered in the Office of the Sub-Registrar, Barackpore, in Book No. 1, Volume No. 47, at Pages 253 to 254, being Deed No. 2980 for the year 1973, Ramkrishna Mission as the owner of the Mother Property and Singaro Devi as

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
- 5 APR 2013



the owner of other properties *inter alia* exchange and transfer the each others property and subsequently Singaro Devi became the absolute owner of entirety of the Mother Property, free from all encumbrances.

- 5.1.4 **Demise of Singaro Devi:** On or about 18th September, 2004, Singaro Devi, a Hindu, died *intestate* leaving behind her surviving, her 3 (three) daughters, namely, (1) Chandra Lekha Singh (2) Chandra Kanti Singh (Vendor hereinabove) and (3) Chandra Kala Singh, as her only legal heiresses who jointly and in equal shares inherited the right, title and interest of Late Singaro Devi in the Mother Property, free from all encumbrances.
- 5.1.5 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the undisputed and absolute owner of the Said Property out of the Mother Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of 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 Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *debttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein

ADDITIONAL REGISTRAR
OF ASSURANCE COMPANIES
- 5 APR 2019

through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.
- 5.2.11 **Release of Further Claims:** By executing this Deed of Conveyance in favour of the Purchaser the Vendor has released and relinquished all her right, title and interest over R.S. *Dag* No. 777 and the Vendor shall not make any further claims to the Purchaser in respect of R.S. *Dag* No. 777.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will 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 will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender/Transfer of Rights:** Maa Amba Infrastructure Private 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. Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata - 700007 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendor and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being, Land classified as *sali* (agricultural) measuring 12 (twelve) decimal equivalent to 7.2727 (seven point two seven two seven) *cottah*, being a share of the Vendor in an undivided portion of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatim* No. 883, out of the total land measuring 80 (eighty) decimal contained in the said *Dag*, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, such *Dag* being

ADDITIONAL REGISTRAR
OF ASSAULTS IN KOLKATA
- 5 APR 2013



delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.2,05,920/- (Rupees two lac five thousand nine hundred and twenty) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

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

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bagadors* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendor under this Conveyance and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue or not complied with at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and/or 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/or assigns by reason of the aforesaid.

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 by the Vendor to the Purchaser.

ADDITIONAL REGISTRAR
OF ASSURANCES, ROSSIA
- 5 APR 2013



- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-

R

ADDL. REGISTRAR
OF ASSESSMENT KOLKATA
= 5 APR 2013



agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor 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.

Schedule
(Said Property)

Land classified as *sahi* (agricultural) measuring 12 (twelve) decimal equivalent to 7.2727 (seven point two seven two seven) *vottah*, being a share of the Vendor in an undivided portion of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 883, out of the total land measuring 80 (eighty) decimal contained in the said *Dag*, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barackpore, District North 24 Parganas, such *Dag* being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. *Dag* Nos. 774 and 773
- On the East** : By R.S. *Dag* Nos. 849 and 777/1254
- On the South** : By R.S. *Dag* Nos. 784 and 780
- On the West** : By R.S. *Dag* No. 776

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

Mouza	R.S. <i>Dag</i> No.	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	777	1824	883	80	12.00	Saiyad Ali Mondal
				Total	12.00	

R

ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
- 5 APR 2013



9. Execution and Delivery

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

चन्द्र कान्ता सिंह

[Chandra Kanti Singh]
[Vendor]

Crossway Realstate Private Limited

Ravi Kant Kedia.

[Authorized Signatory]
[Purchaser]

Witnesses:

Signature: _____

Name: Sudip Dutta Chowdhury

Father's Name: Dilip Dutta Chowdhury

Address: Madhyamgram, South Bankim
Pally, Kolkata-700129

Signature: _____

Name: _____

Father's Name: _____

Address: _____

29 Boreganj (N)

2551



ADDITIONAL REGISTRAR
OF ASSURANCE IN KERALA
- 5 APR 2013



Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,05,920/-** (**Rupees two lac five thousand nine hundred and twenty**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
By Demand Draft vide No. 100528 (Part)	04.04.2013	AXIS Bank Limited	2,05,920/-
		Total	2,05,920/-

चन्द्र कान्ती सिंह

[Chandra Kanti Singh]
[Vendor]

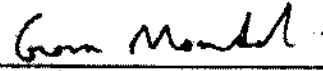
Witnesses:

Signature



Name: Sudip Dutta Chowdhury

Signature



Name:


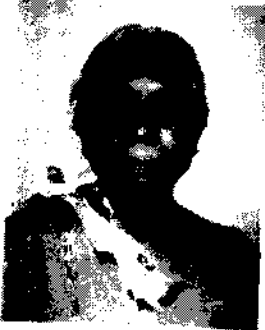




5
ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
= 5 APR 2013



SPECIMEN FORM TEN FINGER PRINTS

Sl No	Signature of the executants and/or purchaser Presentants					
	 Ravi Kant Kedia.	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 यश्वन्ती सिंह	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

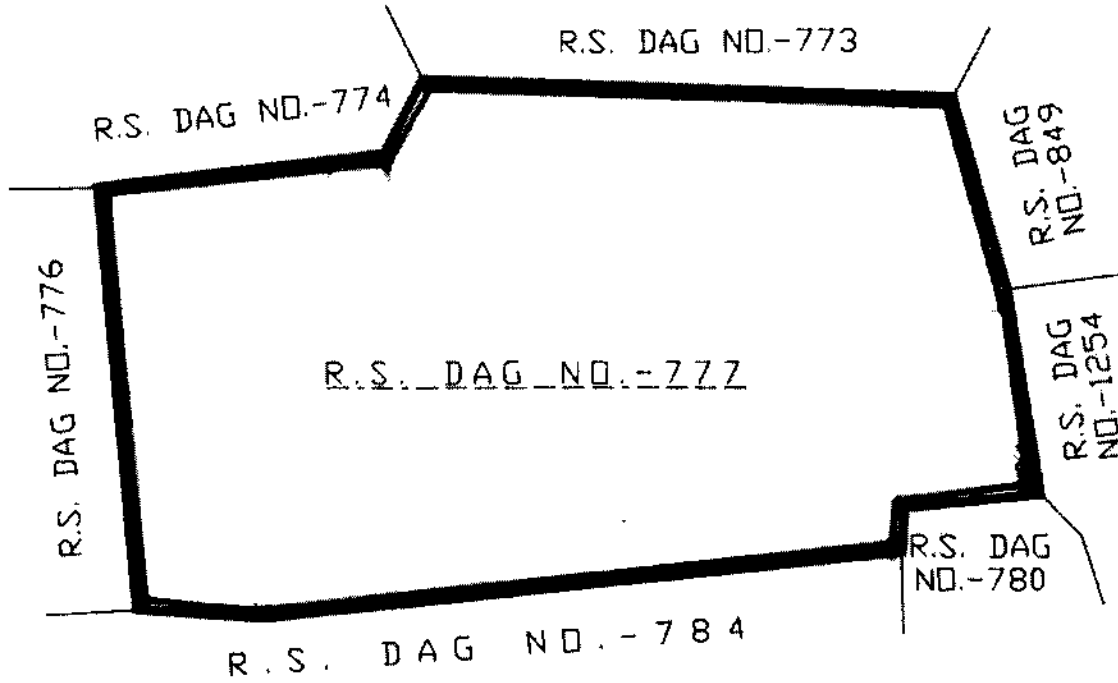
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
- 8 APR 2019



SITE PLAN OF R.S. DAG NO. 777 CORRESPONDING L.R. DAG NO.1824,
L.R. KHATIAN NO. 883, MOUZA- PATULIA, J.L. NO. 4, P.S. KHARDAHA,
UNDER PATULIA GRAM PANCHAYET, DIST. NORTH 24 PARGANAS



Total Area in Dag No.777 is 80 Decimal



चन्द्रकान्ती सिंह
Chandrakanti Sinsh

Crosswiny Realestate Private Limited
Ravi Kant Kedia
Authorised Signatory

SIGNATURE OF THE VENDORS :

SIGNATURE OF THE PURCHASER :

LEGEND : 12.0000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 80
DECIMAL IN R.S. DAG NO. 777 L.R. DAG NO.1824.

SHOWN THUS :

4
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 5 APR 2013





Dated this 5th day of April, 2013

Between

Chandra Kanti Singh
... Vendor

And

Crossway Realestate Private Limited
... Purchaser

CONVEYANCE

Portion of
R.S. Dag No. 777
L.R. Dag No. 1824
Mouza Patulia
Police Station Khardah
District North 24 Parganas

Saha & Ray

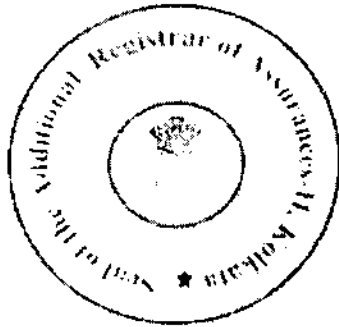
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001


2533



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 2261 to 2275
being No 06061 for the year 2013.




(Dulal chandra Saha) 07-May-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

2538



04811/013

"ANNEXURE" A157

6120/2010

Saha & Ray

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

65AA 517131

1079/13
10-80

[Handwritten signature]
Kolkata



[Faint text]
are the

[Handwritten signature]
of

CONVEYANCE

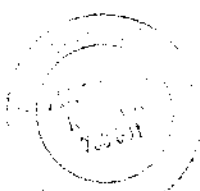
1 Date: 5th April 2013

[Signature] Chandra Kala Singh.

2 Place: Kolkata

3 Parties:

3.1 **Chandra Kala Singh**, wife of Late Kamal Deo Singh, resident of PBM Brickfield, Shanti Pally, Post Office Patulia, Police Station Khardah, District North 24 Parganas, presently residing at Ramlal Niwas, Mahendru, Police Station Sultangange, Patna-800006, Bihar [PAN CMWPS1701A]
(Vendor, includes successors-in-interest)



25

[Signature] Chandra Kala Singh.

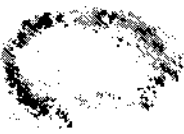
1618

200
14

885/1
Sl. No. DATE
No.
No.
No.




Ravikant Kedia

 e-2775

Crossway Complex sit dte
Ravikant Kedia
Authorised Signatory

Shesh

 e-2779

Chandra Kala Singh

Samin Kr Karmakar
Jitan Karmakar
Dangapasa Rahtra
P-3 Khardaha, Kal-118
Business



↓
ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
- 5 APR 2013



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

Endorsement For Deed Number : I - 06120 of 2013
(Serial No. 04811 of 2013 and Query No. L000010792 of 2013)

On 05/04/2013

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

Presented for registration at 22.30 hrs on :05/04/2013, at the Private residence by Ravi Kant Kedia
Claimant.

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

Execution is admitted on 05/04/2013 by

- 1 Chandra Kala Singh, wife of Late Kamal Deo Singh , At. Pt. Ramlal Niwas, Mahendru,
Thana:-SULTANGANJ, District:-Patna. BIHAR, India, Pin :-800006, By Caste Hindu, By Profession
Others
2. Ravi Kant Kedia
Authorised Signatory, Crossway Complex Pvt Ltd, Flat No:4 B, Surya Homes, 376 A, S N Roy Road,
Koi, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038.
By Profession : Others
Identified By Samir Kumar Karmakar, son of Jiban Karmakar, Dangapara, Rahara, Koi,
Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700118, By Caste: Hindu,
By Profession: Business.

On 08/04/2013

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 -7,01,724/-

Certified that the required stamp duty of this document is Rs.- 35106 /- and the Stamp duty paid as:
Impresive Rs. - 10/-

On 03/05/2013

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

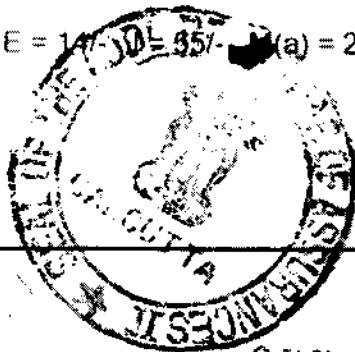
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 7809/- is paid , by the draft number 756345, Draft Date 18/04/2013, Bank Name State Bank of
India, DALHOUSIE SQUARE, received on 03/05/2013

(Under Article A(1) = 7711/- , E = 147/-, J = 35/- , M(a) = 25/- , M(b) = 4/- on 03/05/2013)



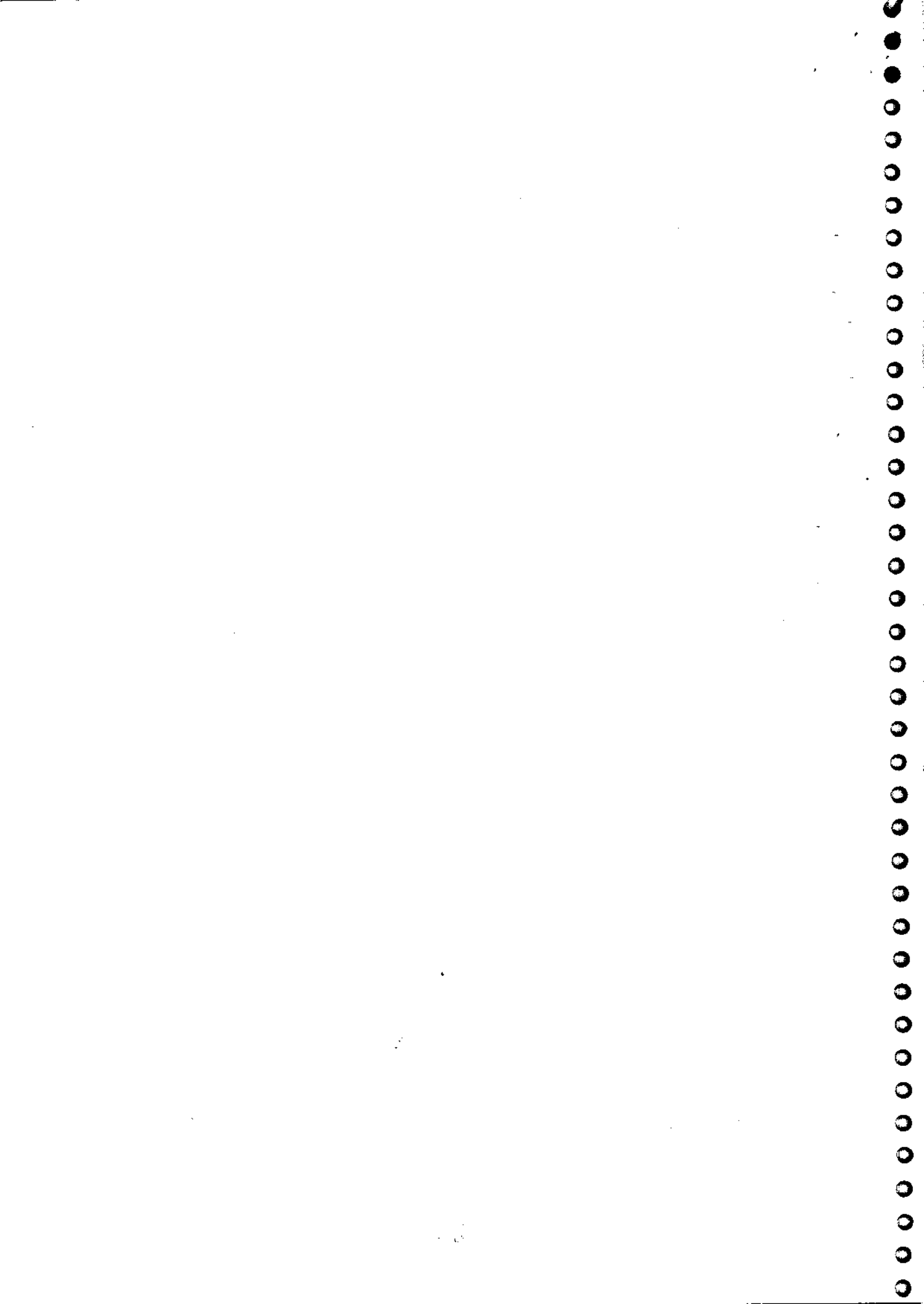
(Dural chandraSaha)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 2

03/05/2013 13:52:00

2536





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

Endorsement For Deed Number : I - 06120 of 2013
(Serial No. 04811 of 2013 and Query No. L000010792 of 2013)

Deficit stamp duty

Deficit stamp duty Rs. 35106/- is paid , by the draft number 756344, Draft Date 18/04/2013, Bank State Bank of India, DALHOUSIE SQUARE, received on 03/05/2013

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

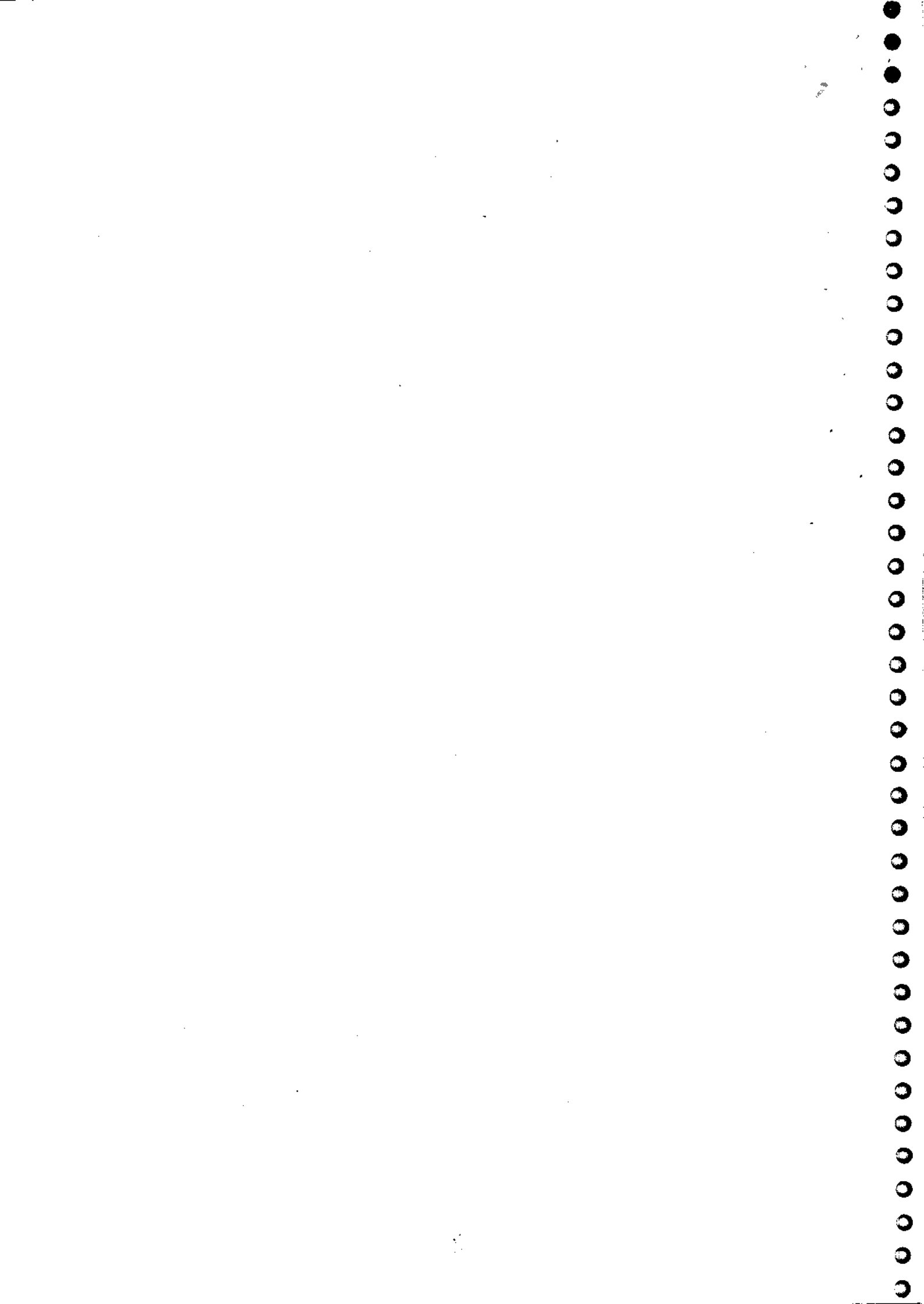


(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

03/05/2013 13:52:00

EndorsementPage 2 of 2

2530



And

- 3.2 **Crossway Complex Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Flat No. 4B, Surya Homes, 376A, S. N. Roy Road, Police Station Behala, Kolkata-700038, represented by its authorized signatory, **Ravi Kant Kedia**, son Jagdish Prasad Kedia, of Flat No. 4B, Surya Homes, 376A, S. N. Roy Road, Police Station Behala, Kolkata-700038 (**Purchaser**, includes successors-in-interest).

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 12 (twelve) decimal equivalent to 7.2727 (seven point two seven two seven) *cottah*, being a share of the Vendor in an undivided portion of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 883, out of the total land measuring 80 (eighty) decimal contained in the said *Dag*, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet* (**PGP**), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below (**Said Property**) and such *Dag* being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Mother Property:** Saiyad Ali Mondal was the recorded owner of land classified as *sali* (agricultural) measuring 80 (eighty) decimal [equivalent to 48.4848 (forty eight point four eight four eight) *cottah*], more or less, out of 80 (eighty) decimal, being entirety of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 883, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Mother Property**). The Said Property is a portion of the Mother Property and is also the subject matter of this conveyance.
- 5.1.2 **Sale to Ramkrishna Mission:** By Deed of Conveyance in Bengali Language dated 2nd February, 1965, registered in the Office of the Sub-Registrar, Barackpore, in Book No. 1, being Deed No. 503 for the year 1965, Saiyad Ali Mondal sold, conveyed and transferred the entirety of the Mother Property to Ramkrishna Mission, free from all encumbrances and for the consideration mentioned therein.
- 5.1.3 **Deed of Exchange:** By a Deed of Exchange in Bengali Language (*bimimoy patra*) dated 24th July, 1973, registered in the Office of the Sub-Registrar, Barackpore, in Book No. 1, Volume No. 47, at Pages 253 to 254, being Deed No. 2980 for the year 1973, Raoikrishna Mission as the owner of the Mother Property and Singaro Devi as

2
ADDITIONAL REGISTRAR
OF ASSURANCE FOR KOLKATA
- 5 APR 2013



the owner of other properties *inter alia* exchange and transfer the each others property and subsequently Singaro Devi became the absolute owner of entirety of the Mother Property, free from all encumbrances.

- 5.1.4 **Demise of Singaro Devi:** On or about 18th September, 2004, Singaro Devi, a Hindu, died *intestate* leaving behind her surviving, her 3 (three) daughters, namely, (1) Chandra Lekha Singh (2) Chandra Kanti Singh and (3) Chandra Kala Singh (Vendor hereinafter), as her only legal heiresses who jointly and in equal shares inherited the right, title and interest of Late Singaro Devi in the Mother Property, free from all encumbrances.
- 5.1.5 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the undisputed and absolute owner of the Said Property out of the Mother Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of 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 Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debtbar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein



ADDITIONAL REGISTRAR
OF ASSAM
- 5 APR 2013



through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.
- 5.2.11 **Release of Further Claims:** By executing this Deed of Conveyance in favour of the Purchaser the Vendor has released and relinquished all her right, title and interest over R.S. *Dag* No. 777 and the Vendor shall not make any further claims to the Purchaser in respect of R.S. *Dag* No. 777.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will 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 will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender/Transfer of Rights:** Maa Amba Infrastructure Private 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. Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata - 700007 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendor and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being, Land classified as *sali* (agricultural) measuring 12 (twelve) decimal equivalent to 7.2727 (seven point two seven two seven) *cottah*, being a share of the Vendor in an undivided portion of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 881, out of the total land measuring 80 (eighty) decimal contained in the said *Dag*, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, such *Dag* being

4
ADDITIONAL SECRETARY
OF ASSURANCE
- 5 APR 2013



delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.5,68,160/- (Rupees five lac sixty eight thousand one hundred and sixty) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

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

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debtors*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *barqadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendor under this Conveyance and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue or not complied with at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and/or 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/or assigns by reason of the aforesaid.

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.

R

+

ADDITIONAL REGISTRAR
OF ASSI...
5 APR 2012



- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion



4
ADDITIONAL REGISTRAR
OF ASSURANCE COMPANIES
- 5 APR 2013



of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor 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.

Schedule
(Said Property)

Land classified as *sali* (agricultural) measuring 12 (twelve) decimal equivalent to 7.2727 (seven point two seven two seven) *catlah*, being a share of the Vendor in an undivided portion of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 883, out of the total land measuring 80 (eighty) decimal contained in the said *Dag*, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barackpore, District North 24 Parganas, such *Dag* being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : By R.S. *Dag* Nos. 774 and 773

On the East : By R.S. *Dag* Nos. 849 and 777/1254

On the South : By R.S. *Dag* Nos. 784 and 780

On the West : By R.S. *Dag* No. 776

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

<i>Mouza</i>	R.S. <i>Dag</i> No.	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	777	1824	883	80	12.00	Saiyad Ali Mondal
				Total	12.00	

2
ADDITIONAL SCHEDULE
OF ASSURANCE POLICIES
- 5 APR 2013



9. Execution and Delivery

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

Chandra Kala Singh.
[Chandra Kala Singh]
[Vendor]

Crossway Complex Private Limited

Ravi Kant Kedia
[Authorized Signatory]
[Purchaser]

Witnesses:

[Signature]
Signature: _____

Name: Basudeb Das

Father's Name: Late Biswanath Das

Address: Patulia Bazar, Brahmin Para, Post Office Patulia, Police Station Khardah, Kolkata-700119, District North 24 Parganas

[Signature]
Signature: _____

Name: Lamin K. Karmakar

Father's Name: Jiban Karmakar

Address: Dangapara Rajara
P.S. Khardaha, Kol-118

5
ADDITIONAL BAR
OF ASSUMED DATA
- 5 APR 2013




Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.5,68,160/-** (**Rupees five lac sixty eight thousand one hundred and sixty**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

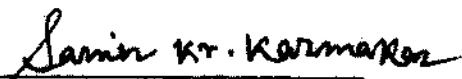
Mode	Date	Bank	Amount (Rs.)
By Demand Draft vide No. 100527 (part)	04.04.2013	AXIS Bank Ltd.	5,68,160/-
		Total	5,68,160/-

Chandra Kala Singh.
[Chandra Kala Singh]
[Vendor]

Witnesses:

Signature 

Name: Basudeb Das

Signature 



Name: Samir ~~Kr.~~ Kr. Karmakar

4

ADDITIONAL BAR
OF ASSURANCE DATA
- 5 APR 2019



SPECIMEN FORM TEN FINGER PRINTS

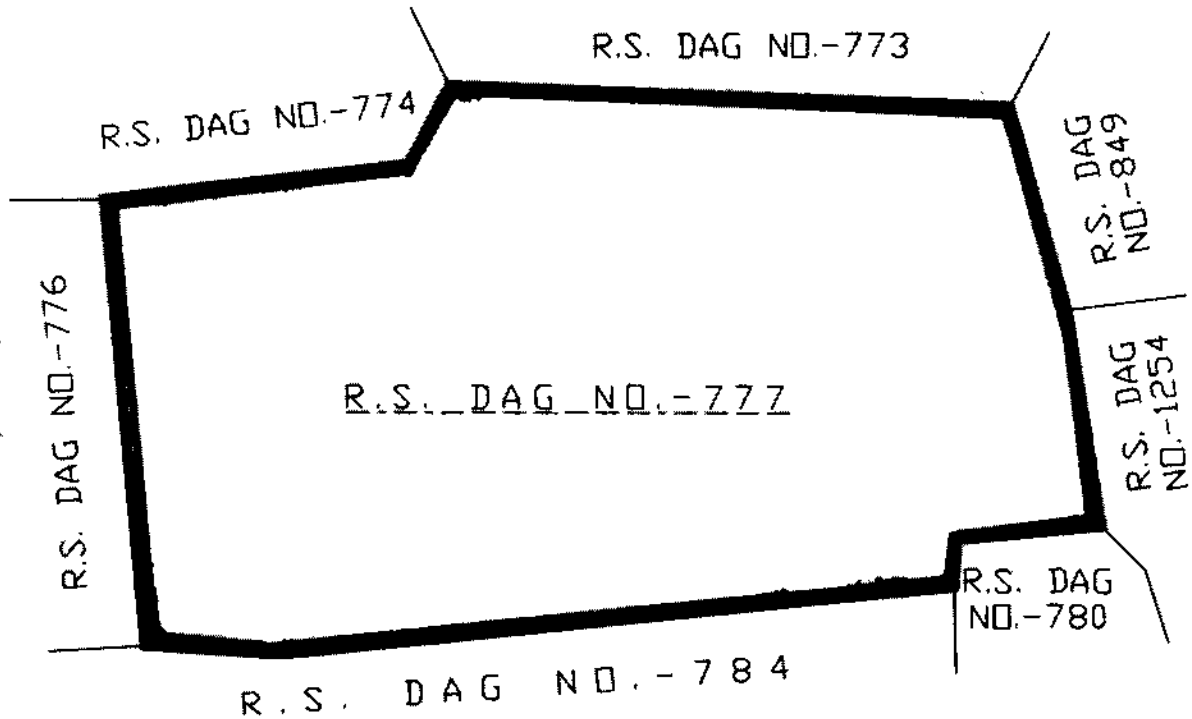
Sl. No.	Signature of the executants and/or purchaser					
	 Ravi Kant Kedia					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	 Chandra Kala Singh					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little

ADDITIONAL INFORMATION
OF ASSURANCE - GUATEMALA
- 5 APR 2013



SITE PLAN OF R.S. DAG NO. 777 CORRESPONDING L.R. DAG NO.1824, L.R. KHATIAN NO. 883, MOUZA- PATULIA, J.L. NO. 4, P.S. KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. NORTH 24 PARGANAS

Total Area in Dag No.777 is 80 Decimal



Chandra Kala Singh.
Chandrakala Sinsh

Crossway Complex Private Limited
Ravi Kant Kedia
Authorised Signatory

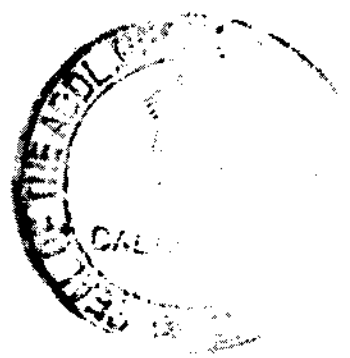
SIGNATURE OF THE VENDOR/S. :

SIGNATURE OF THE PURCHASER :

LEGEND : 12.0000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 80 DECIMAL IN R.S. DAG NO.777 L.R. DAG NO. 1824.

SHOWN THUS :

L
ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 5 APR 2013





Dated this 5th day of April, 2013

Between

Chandra Kala Singh
... Vendor

And

Crossway Complex Private Limited
... Purchaser

CONVEYANCE

Portion of
R.S. Dag No. 777
L.R. Dag No. 1824
Mooza Patulia
Police Station Khardah
District North 24 Parganas

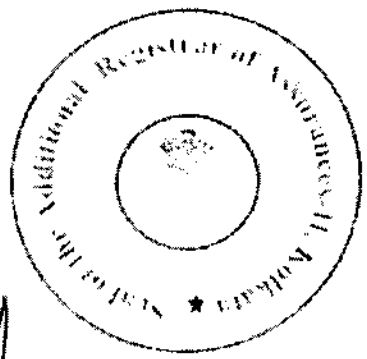
Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001

2570



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 3196 to 3210
being No 06120 for the year 2013.



(Dulal chandra Saha) 07-May-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

2571



04748/013

ADH/154

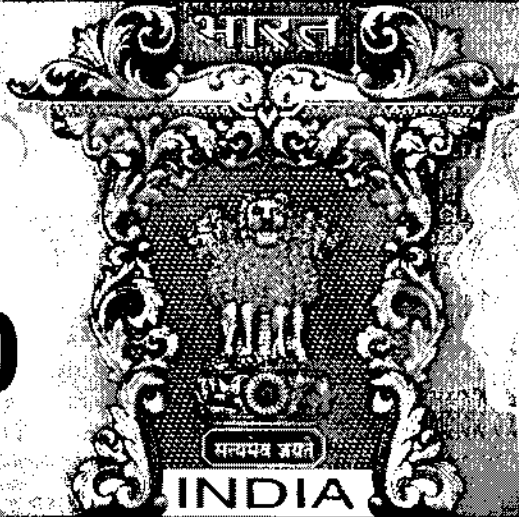
*ANNEXURE A158 Saha & Ray

6064/2012

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

65AA 517133



This document is submitted to the Registrar of Assurances-I, Kolkata and the Registrar of Assurances-II, Kolkata for their respective jurisdictions.

Additional Registrar
of Assurances-II, Kolkata

CONVEYANCE

1. **Date:** 5th April 2013 *R*
2. **Place:** Kolkata *Chandra Kala Singh*
3. **Parties:**
 - 3.1 **Chandra Kala Singh**, wife of Late Kamal Deo Singh, resident of PBM Brickfield, Shanti Pally, Post Office Patulia, Police Station Khardah, District North 24 Parganas, presently residing at Ramlal Niwas, Mahendru, Police Station Sultangange, Patna-800006, Bihar [PAN CMWPS1701A]
(Vendor, includes successors-in-interest)

2572

R Chandra Kala Singh

1085/13
10-17

5/4/13
Registrar
Kolkata

1602

250+

88539
SL. NO. DATE
NAME
ADD
AMT 107

30 MAR 2018



Ravi Kant Kedia.



e-2975

Crossway Enclave Pvt Ltd
Ravi Kant Kedia.
Authorized Signatory



e-2979

R. Ghosh

MOUSUMI GHOSH
LIEUTENANT COLLECTOR
KOLKATA REGISTRATION OFFICE

Charandra Kohn Singh.

Samin Kr. Karmakar
Jiban Karmakar
Dungapara Rahara
P. B. Khordaha, Katak 118
Business



ADDITIONAL REGISTRAR
= 5 APR 2018



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

Endorsement For Deed Number : I - 06064 of 2013
(Serial No. 04740 of 2013 and Query No. L000010852 of 2013)

05/04/2013

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

Presented for registration at 22 17 hrs on 05/04/2013, at the Private residence by Ravi Kant Kedia
Claimant

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

Execution is admitted on 05/04/2013 by

Manindra Kati Singh, wife of Late Kamal Deo Singh , At Pt. Ramlal Niwas, Mahendru,
Thana: SULTANGANJ, P.O. :-Patulia, District:-Patna, BIHAR, India, Pin :-800006, By Caste Hindu, By
Profession : Others

Ravi Kant Kedia

Authorised Signatory, Crossway Enclave Pvt Ltd, Flat No:4 B, Surya Homes, 376 A, S N Roy Road,
Kol, Thana: Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700038.

By Profession : Others

Identified By Samir Kumar Karmakar, son of Jiban Karmakar, Dangapara, Rahara, Kol,
Thana:Khardaha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700118, By Caste: Hindu,
By Profession: Business.

08/04/2013

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 -7 01,724/-

Certified that the required stamp duty of this document is Rs.- 35106 /- and the Stamp duty paid as
representative Rs.- 10/-

02/05/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
article number - 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Payment by Draft

Rs. 7809/- is paid , by the draft number 756323, Draft Date 18/04/2013, Bank Name State Bank of
India, DALHOUSIE SQUARE, received on 02/05/2013

(Under Article : A(1) = 7711/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 02/05/2013)

Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

05/05/2013 15:18:00

EndorsementPage 1 of 2

2573





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

Endorsement For Deed Number : I - 06064 of 2013
(Serial No. 04740 of 2013 and Query No. L000010852 of 2013)

Deficit stamp duty

Deficit stamp duty Rs. 35106/- is paid , by the draft number 756322, Draft Date 18/04/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 02/05/2013

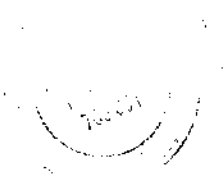
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II




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

02/05/2013 15:18:00

EndorsementPage 2 of 2



2574



And

- 3.2 **Crossway Enclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at Flat No. 4B, Surya Homes, 376A, S. N. Roy Road, Police Station Behala, Kolkata-700038, represented by its authorized signatory, **Ravi Kant Kedia**, son Jagdish Prasad Kedia, of Flat No. 4B, Surya Homes, 376A, S. N. Roy Road, Police Station Behala, Kolkata-700038 (**Purchaser**, includes successors-in-interest).

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

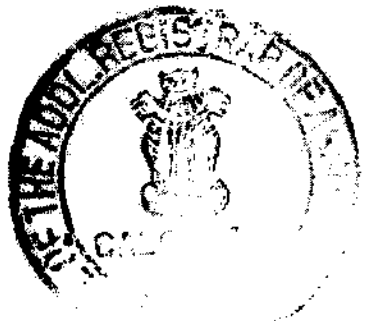
- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 12 (twelve) decimal equivalent to 7.2727 (seven point two seven two seven) *cottah*, being a share of the Vendor in an undivided portion of R.S. *Dag No.* 777, corresponding L.R. *Dag No.* 1824, recorded in L.R. *Khatian No.* 883, out of the total land measuring 80 (eighty) decimal contained in the said *Dag, Mouza Patulia, J.L. No.* 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet (PGP)*, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below (**Said Property**) and such *Dag* being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Mother Property:** Saiyad Ali Mondal was the recorded owner of land classified as *sali* (agricultural) measuring 80 (eighty) decimal [equivalent to 48.4848 (forty eight point four eight four eight) *cottah*], more or less, out of 80 (eighty) decimal, being entirety of R.S. *Dag No.* 777, corresponding L.R. *Dag No.* 1824, recorded in L.R. *Khatian No.* 883, *Mouza Patulia, J.L. No.* 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Mother Property**). The Said Property is a portion of the Mother Property and is also the subject matter of this conveyance.
- 5.1.2 **Sale to Ramkrishna Mission:** By Deed of Conveyance in Bengali Language dated 2nd February, 1965, registered in the Office of the Sub-Registrar, Barackpore, in Book No. 3, being Deed No. 503 for the year 1965, Saiyad Ali Mondal sold, conveyed and transferred the entirety of the Mother Property to Ramkrishna Mission, free from all encumbrances and for the consideration mentioned therein.
- 5.1.3 **Deed of Exchange:** By a Deed of Exchange in Bengali Language (*binimoy patra*) dated 24th July, 1973, registered in the Office of the Sub-Registrar, Barackpore, in Book No. 1, Volume No. 47, at Pages 253 to 254, being Deed No. 2980 for the year 1973, Ramkrishna Mission as the owner of the Mother Property and Singaro Devi as

2578 R

5
ADDITIONAL REGISTRAR
5 APR 2019



the owner of other properties *inter alia* exchange and transfer the each others property and subsequently Singaro Devi became the absolute owner of entirety of the Mother Property, free from all encumbrances.

- 5.1.4 **Demise of Singaro Devi:** On or about 18th September, 2004, Singaro Devi, a Hindu, died *intestate* leaving behind her surviving, her 3 (three) daughters, namely, (1) Chandra Lekha Singh (2) Chandra Kanti Singh and (3) Chandra Kala Singh (Vendor hereinabove), as her only legal heiresses who jointly and in equal shares inherited the right, title and interest of Late Singaro Devi in the Mother Property, free from all encumbrances.
- 5.1.5 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the undisputed and absolute owner of the Said Property out of the Mother Property, free from all encumbrances.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of 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 Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein

2
ADDITIONAL REGISTRAR
NEW SOUTH WALES
19 APR 2019



through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.
- 5.2.11 **Release of Further Claims:** By executing this Deed of Conveyance in favour of the Purchaser the Vendor has released and relinquished all her right, title and interest over R.S. *Dag* No. 777 and the Vendor shall not make any further claims to the Purchaser in respect of R.S. *Dag* No. 777.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will 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 will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender/Transfer of Rights:** Maa Amba Infrastructure Private 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. Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata - 700007 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendor and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being, Land classified as *sali* (agricultural) measuring 12 (twelve) decimal equivalent to 7.2727 (seven point two seven two seven) *cottah*, being a share of the Vendor in an undivided portion of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 883, out of the total land measuring 80 (eighty) decimal contained in the said *Dag*, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, such *Dag* being

2577 R

✓
ADDITIONAL REGISTRAR
15 APR 2019



delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.5,68,160/- (Rupees five lac sixty eight thousand one hundred and sixty) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

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

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendor under this Conveyance and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue or not complied with at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and/or 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/or assigns by reason of the aforesaid.

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.



✓
ADDITIONAL REGISTRAR

6 APR 2014



- 8.3 **Delivery of Possession:** *Abas*, vacant, peaceful and physical possession of the Said Property have been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion

4

ADDITIONAL REGISTRAR

APR 1913



of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor 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.

**Schedule
(Said Property)**

Land classified as *sali* (agricultural) measuring 12 (twelve) decimal equivalent to 7.2727 (seven point two seven two seven) *cottah*, being a share of the Vendor in an undivided portion of R.S. *Dag* No. 777, corresponding L.R. *Dag* No. 1824, recorded in L.R. *Khatian* No. 883, out of the total land measuring 80 (eighty) decimal contained in the said *Dag*, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barackpore, District North 24 Parganas, such *Dag* being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. *Dag* Nos. 774 and 773
- On the East** : By R.S. *Dag* Nos. 849 and 777/1254
- On the South** : By R.S. *Dag* Nos. 784 and 780
- On the West** : By R.S. *Dag* No. 776

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

<i>Mouza</i>	R.S. <i>Dag</i> No.	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	777	1824	883	80	12.00	Saiyad Ali Mondal
				Total	12.00	

Pa

4
ADDITIONAL REGISTRAR

17 APR 2019



9. Execution and Delivery

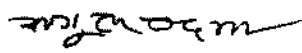
9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Chandra Kala Singh.
[Chandra Kala Singh]
[Vendor]

Crossway Enclave Private Limited

Ravi Kant Kedia
[Authorized Signatory]
[Purchaser]

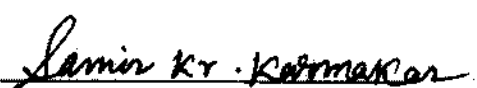
Witnesses:

Signature: 

Name: Basudeb Das

Father's Name: Late Biswanath Das

Address: Patulia Bazar, Brahmin Para, Post Office Patulia, Police Station Khardah, Kolkata-700119, District North 24 Parganas

Signature: 

Name: Samir Kr Karmanakar

Father's Name: Jibon Karmanakar

Address: Dangapara Rahara
PS Khardaha. Kal-118

✓
ADDITIONAL REGISTRAR
- 5 APR 2019




Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.5,68,160/-** (**Rupees five lac sixty eight thousand one hundred and sixty**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

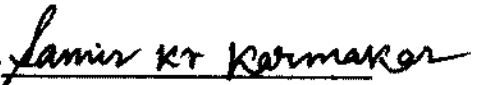
Mode	Date	Bank	Amount (Rs.)
By Demand Draft vide No. 100527 (part)	04.04.2013	AXIS Bank Ltd.	5,68,160/-
		Total	5,68,160/-

Chandra Kala Singh.
[Chandra Kala Singh]
[Vendor]

Witnesses:

Signature 

Name: Basudeb Das

Signature 

Name: Samir Kr. Karmakar



ADDITIONAL REGISTRAR
BY ASS... KATA
- 5 APR 2019



SPECIMEN FORM TEN FINGER PRINTS

SI No. Signature of the executants and/or purchaser Presentants



Ravi Kant
Kedia

Little Ring Middle Fore Thumb
(Left Hand)

Thumb Fore Middle Ring Little
(Right Hand)



e ho ndra Kalasingh

Little Ring Middle Fore Thumb
(Left Hand)

Thumb Fore Middle Ring Little
(Right Hand)

Little Ring Middle Fore Thumb
(Left Hand)

Thumb Fore Middle Ring Little
(Right Hand)

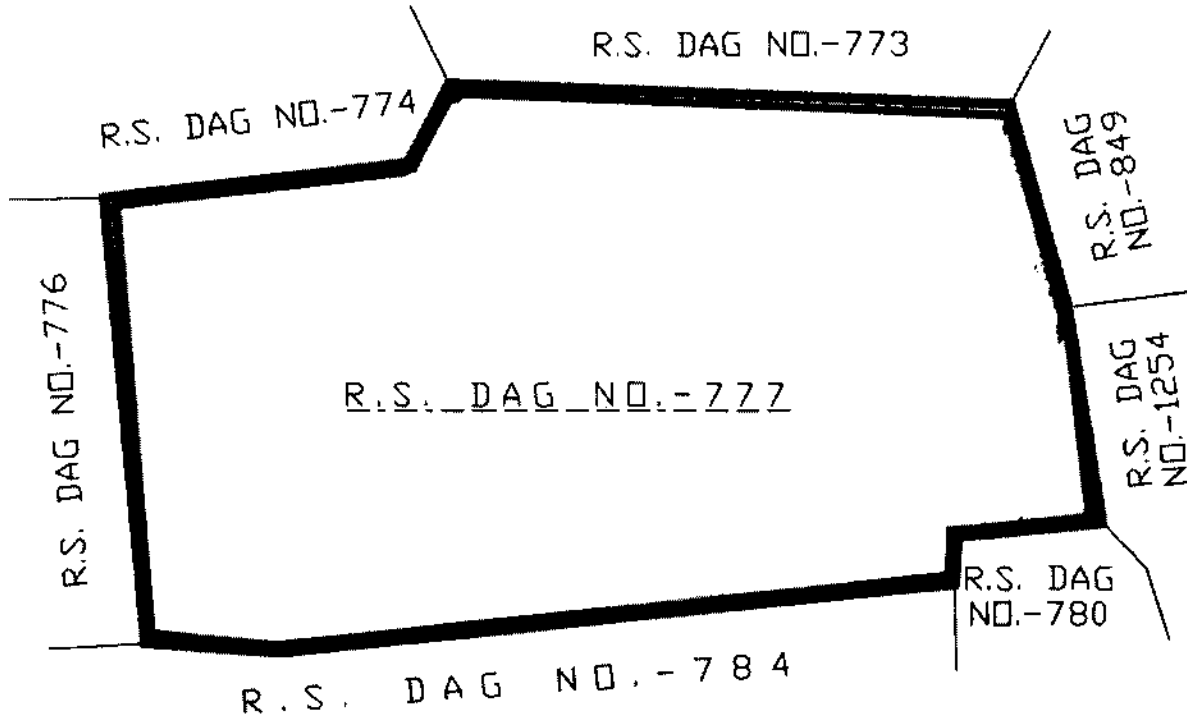
[Handwritten mark]

**ADDITIONAL REGISTRAR
OF ASSAULT CASES IN KOLKATA
- 5 APR 2013**



SITE PLAN OF R.S. DAG NO. 777 CORRESPONDING L.R. DAG NO.1824,
L.R. KHATIAN NO. 883, MOUZA- PATULIA, J.L. NO. 4, P.S. KHARDAHA,
UNDER PATULIA GRAM PANCHAYET, DIST. NORTH 24 PARGANAS

Total Area in Dag No.777 is 80 Decimal



Chandra Kala Singh

Chandrakala Sinsh

SIGNATURE OF THE VENDOR/S :

Crossway Enclave Private Limited

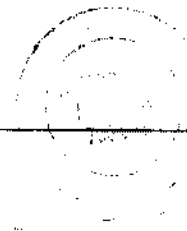
Ravi Kant Kedia

Authorised Signatory

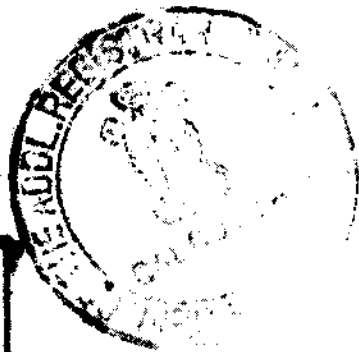
SIGNATURE OF THE PURCHASER :

LEGEND : 12.0000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 80
DECIMAL IN R.S. DAG NO. 777 L.R. DAG NO.1824.

SHOWN THUS : 



ADDITIONAL REGISTRAR
OF ASSURANCE IN KATA
= 5 APR 2013





Dated this 5th day of April, 2013

Between

Chandra Kala Singh
... Vendor

And

Crossway Enclave Private Limited
... Purchaser

CONVEYANCE

Portion of
R.S. Dag No. 777
L.R. Dag No. 1824
Mouza Patulia
Police Station Khardah
District North 24 Parganas

Saha & Ray

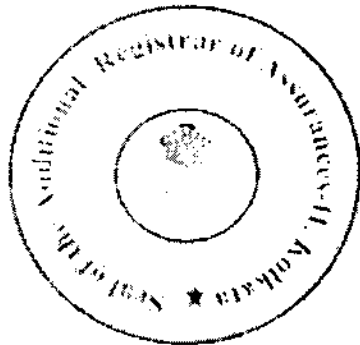
Advocates
3A-1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 3501 to 3515
Being No 06064 for the year 2013.




(Prulal chandra Saha) 08-May-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

2588



09/11/2013

'ANNEXURE' A159

KD+ 178

3085/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M.V.

6AAA 046898



On the above mentioned... are the part of this document.

Additional Registrar of Assurances-II, Kolkata

9.3.13

CONVEYANCE.

1. Date: 23rd FEBRUARY 2013.
2. Place: Kolkata
3. Parties

Indip Wajpi

Indip Wajpi

Abhatt

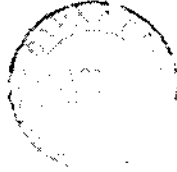
2587

71005

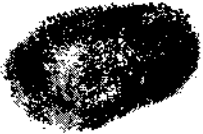
05 FEB 2019

70659

10/1



• Anirban Bhattacharya



e-1161

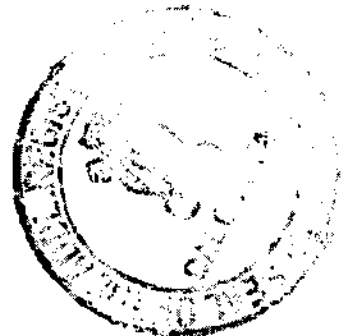
Shash

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

• MANGALDHAM CONSTRUCTIONS PRIVATE LIMITED

Anirban Bhattacharya

Authorized Signatory



e-1163

• Indip Nandy

IDENTIFIED BY:

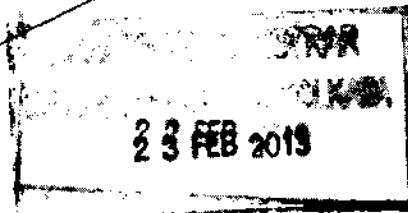
Geora Mondal

S/o - Abdul Karim Mondal

Daperia, Bandipur

P.S - Khurda

occupation - Business





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

Endorsement For Deed Number : I - 03065 of 2013
(Serial No. 02111 of 2013 and Query No. L000005244 of 2013)

On 23/02/2013

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

Presented for registration at 16.09 hrs on :23/02/2013. at the Private residence by Anirban Bhattacharya .Claimant.

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

Execution is admitted on 23/02/2013 by

1. Tridip Neogi, son of Prabash Kumar Neogi , Bandipur Via Titagarh, Thana:-Khardaha, P.O. :-Bandipur ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Anirban Bhattacharya
Authorised Signatory, Mangaldham Construction Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
By Profession : Others

Identified By Gora Mondal, son of Abdul Kasem Mondal, Doperia, Bandipur, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

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

On 25/02/2013

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.-6,00,000/-

. Certified that the required stamp duty of this document is Rs.- 30020 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

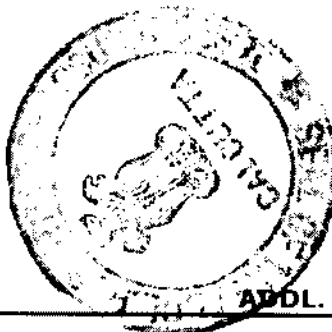
On 09/03/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft



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

09/03/2013 12:59:00

EndorsementPage 1 of 2

2500





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

Endorsement For Deed Number : I - 03065 of 2013
(Serial No. 02111 of 2013 and Query No. L000005244 of 2013)

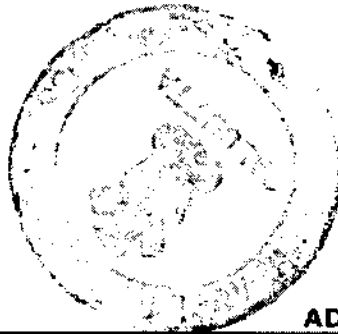
Rs. 6687/- is paid , by the draft number 754485, Draft Date 07/03/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 09/03/2013

(Under Article : A(1) = 6589/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/03/2013)

Deficit stamp duty

Deficit stamp duty Rs. 30020/- is paid , by the draft number 754486, Draft Date 07/03/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 09/03/2013

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



(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

09/03/2013 12:59:00

EndorsementPage 2 of 2

2588



- 3.1 **Tridip Niyogi**, son of Prabhask Kumar Niyogi, residing at Village Bandipur via Titagarh, Post Office Bandipur via Titagarh, Police Station Khardah, District North 24 Parganas

(Vendor, includes successors-in-interest)

And

- 3.2 **Mangaldham Constructions Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 101 Park Street, Police Station Park Street, Kolkata-700016 [PAN applied for], represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Police Station Park Street, Kolkata-700016

(Purchaser, includes successors-in-interest)

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 33 (thirty three) decimal, being the portion of R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in L.R. *Khatian* No. 1055, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet* (PGP), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below and the said R.S. *Dag* No. 776 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Larger Property:** Balai Chandra Niyogi was the recorded owner of land classified as *sali* (agricultural) measuring 33 (thirty three) decimal [equivalent to 19.965 (nineteen point nine six five) *cottah*], more or less, being R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in L.R. *Khatian* No. 487, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Larger Property**).
- 5.1.2 **Demise of Balai Chandra Niyogi:** On or about 8th October, 1972, Balai Chandra Niyogi, a Hindu, governed by the *Dayabhaga* school of Hindu Law, died *intestate* leaving behind him surviving, wife, namely, Bela Rani Niyogi and 1 (one) son, namely, Tapan Kumar Niyogi, who jointly and in equal shares inherited the right, title and interest of Late Balai Chandra Niyogi in the Larger Property, free from all encumbrances.



23 FEB 2013

- 5.1.3 **Mutation:** Bela Rani Niyogi and Tapan Kumar Niyogi got their names recorded in the records of the Land Revenue Settlement in L.R. *Khata* Nos. 1056 and 1055, respectively.
- 5.1.4 **Demise of Bela Rani Niyogi:** On or about 2nd July, 2002, Bela Rani Niyogi, a Hindu, governed by the *Dayabhaga* school of Hindu Law, died *intestate* leaving behind her only son, namely, Tapan Kumar Niyogi, who inherited the right, title and interest of Bela Rani Niyogi in the Larger Property, free from all encumbrances.
- 5.1.5 **Ownership of Tapan Kumar Niyogi:** In the above circumstances, Tapan Kumar Niyogi became the sole and absolute owner of the entirety of the Larger Property.
- 5.1.6 **Sale to Vendor:** By a Conveyance dated 11th August, 2011, registered in the Office of Additional District Sub-Registrar, Barrackpore, 24 Parganas (N) in Book No. I, CD Volume No. 30, Pages 1198 to 1211, Deed No. 07692 for the year 2011, Tapan Kumar Niyogi sold and conveyed an undivided 16 (sixteen) decimal out of the Larger Property (**Lot B**), to the Vendor, for the consideration mentioned therein.
- 5.1.7 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the undisputed and absolute owner of Lot B, which is a portion of the Larger Property, free from all encumbrances and consequently is also the undisputed and absolute owner of the Said Property, which is a portion of Lot B.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of 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.

✓
A. Saha

32502

Jindip Niyogi



23 FEB 2013

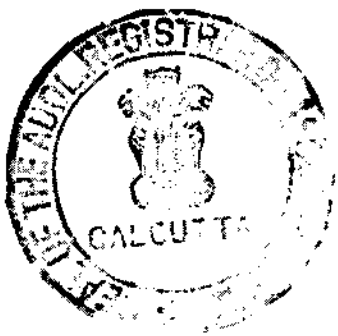
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will 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 will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender/ Transfer of Rights:** Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata - 700007 (**Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor. Pursuant to the above, the Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the Second Company, the Second Company confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being the Said Property, i.e. land classified as *sali* (agricultural) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 33 (thirty three) decimal, being the portion of R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in L.R. *Khatian* No. 1055, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas and the said R.S. *Dag* No. 776 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the



23 FEB 2019

Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,00,000/- (Rupees six lac) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

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

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.

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:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over by the Vendor to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and its successors-in-interest and 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

With

Indip. No. 7



23 FEB 2013

Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor 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 Vendor undertakes to co-operate with the Purchaser in all respect for causing mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)

Land classified as *sali* (agricultural) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 33 (thirty three) decimal, being the portion of R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in L.R. *Khatian* No. 1055, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barackpore, District North 24 Parganas and the said R.S. *Dag* No. 776 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. *Dag* No. 774
- On the East** : By R.S. *Dag* No. 777
- On the South** : By R.S. *Dag* No. 784
- On the West** : By portion of R.S. *Dag* No. 776

Atty to W

6
2501

Judicial



23 FEB 2013



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

Mouza	R.S. Dag No.	L.R. Dag No.	L.R. Khatian Nos.	Total Area of Dag (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	776	1825	1055	33	8.00	Tapan Kumar Niyogi
				Total:	8.00	

9. Execution and Delivery

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

Tridip Niyogi

[Tridip Niyogi]

Nayog: *Tridip Niyogi*

[Vendor]

Mangaldham Constructions Pvt. Ltd.

Anuban Bhattacharya

[Authorized Signatory]

[Purchaser]

Drafted by:

Subhajit De.
Subhajit De. Advocate

Witnesses:

Signature: *[Signature]*

Name: *Sourav Banerjee*

Father's Name: *Saibal Banerjee*

Address: *72, K.S. Roy Road*
Kolkata - 70001

Signature: *[Signature]*

Name: *Sumit Chakrabarty*

Father's Name: *Aban Chakrabarty*

Address: *70, N.S. Roy Road*
Kolkata - 70001



5

23 FEB 2019

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.6,00,000/- (Rupees six lac)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS	23.02.2013	AXIS BANK LIMITED UTR No. UTIBH 13054077304	6,00,000/-
		Total	6,00,000/-

Tridip Nandi

[Tridip Nandi]

Neog's

[Vendor]

Tridip Nandi

Witnesses:

Signature

[Signature]

Name:

Suman Banerjee

Signature

[Signature]

Name:

Sunit Chatterjee

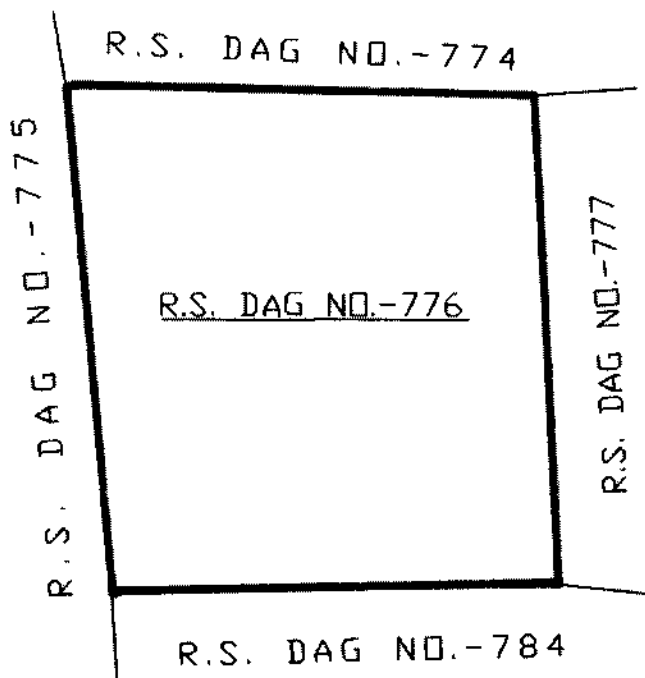


10500
29 FEB 2013

SITE PLAN OF R.S. DAG NO.- 776 CORRESPONDING L.R. DAG NO.- 1825,
L.R. KHATIAN NO.- 1055, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA,
UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS



Total Area in Dag No.776 is 33 Decimal



MANGALDHAM CONSTRUCTIONS PRIVATE LIMITED

Anishan Bhattacharya
Authorized Signatory

Jadip Nayak

NAME & SIGNATURE OF THE VENDORS.:

NAME & SIGNATURE OF THE PURCHASERS.:




















LEGEND : 8.0000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 33
DECIMAL OF R.S. DAG NO.- 776, L.R. DAG NO.- 1825.

SHOWN THUS:



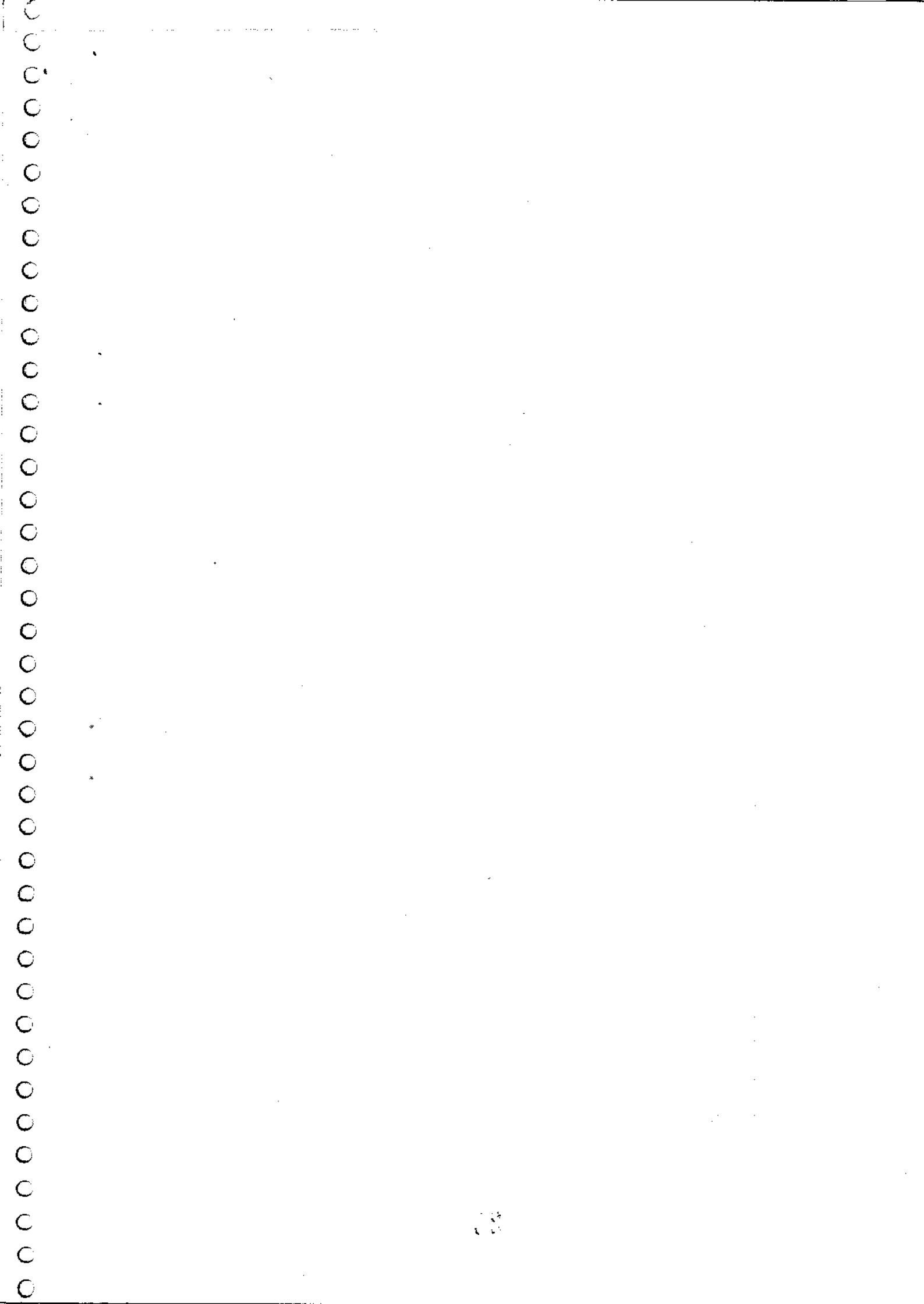
2 3 FEB 2013

SPECIMEN FORM TEN FINGER PRINTS

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



5
23 FEB 2019



Dated this 23rd day of FEBRUARY, 2013

Between

Neogi
Tridip Neogi
... Vendor

And

Mangaldham Constructions Private Limited
... Purchaser

CONVEYANCE

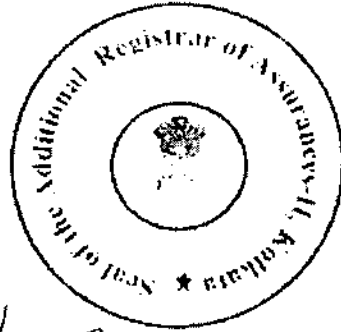
Portion of
R.S. Dag No. 776
L.R. Dag No. 1825
Mouza Patulia
Police Station Ikhurdah
District North 24 Parganas

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



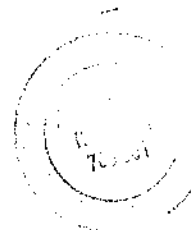
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 7348 to 7351
being No 03065 for the year 2013.



(Dulal chandra Saha) 13-March-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

2600



02/12/2013

K24/79

'ANNEXURE' A160

3066/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

64AA 046893

M. v. BOON



5248/17
4-07
National Registrar of Assurances
Kolkata
C. No - 520

Certified that the Document is admitted to Registration. The Registrar's Direct and the endorsement thereon appearing on this document are the part of this Document.

National Registrar
of Assurances-Kolkata
9.3.13

CONVEYANCE

1. Date: 23rd FEBRUARY, 2013.
2. Place: Kolkata
3. Parties

Abhant
Jindip Nangri

2601

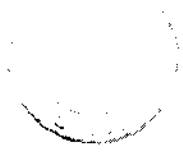
Jindip Nangri
Abhant

71004

05 FEB 2013

70664

10/1



• Anirban Bhattacharya.



e-1161

Chosh

MOUSTAFI CHOSH
13 ENFIELD CAMP VENDOR
KOLKATA REGISTRATION OFFICE

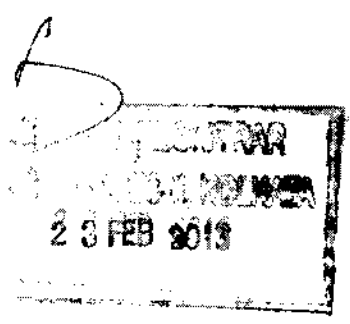
MANGALDHAM DEVELOPERS PRIVATE LIMITED

Anirban Bhattacharya
Authorized Signatory



e-1163

• Jislip Nandy.



IDENTIFIED BY:

Georen Men Jit
S/o - Abdul Karim Mondal
Dagonia, Banlipur
P.S. Khan Jati
Occupation - Business



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

Endorsement For Deed Number : I - 03066 of 2013
(Serial No. 02112 of 2013 and Query No. L000005243 of 2013)

On 23/02/2013

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

Presented for registration at 16.07 hrs on 23/02/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 23/02/2013 by

1. Tridip Neogi, son of Prabash Kumar Neogi , Bandipur Via Titagarh, Thana:-Khardaha, P.O. :-Bandipur ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Anirban Bhattacharya
Authorised Signatory, Mangaldham Developers Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District :-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others

Identified By Gora Mondal, son of Abdul Kasem Mondal, Doperia, Bandipur, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

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

On 25/02/2013

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.-6,00,000/-

Certified that the required stamp duty of this document is Rs.- 30020 /- and the Stamp duty paid as: Impressive Rs.- 10/-

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

On 09/03/2013

Certificate of Admissibility(Rule 43,W.8. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899

Payment of Fees:

Amount by Draft



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

09/03/2013 13:02:00

EndorsementPage 1 of 2

2602

45





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

Endorsement For Deed Number : I - 03066 of 2013
(Serial No. 02112 of 2013 and Query No. L000005243 of 2013)

Rs. 6687/- is paid , by the draft number 754487, Draft Date 07/03/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 09/03/2013

(Under Article : A(1) = 6589/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/03/2013)

Deficit stamp duty

Deficit stamp duty Rs. 30020/- is paid , by the draft number 754484, Draft Date 07/03/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 09/03/2013

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



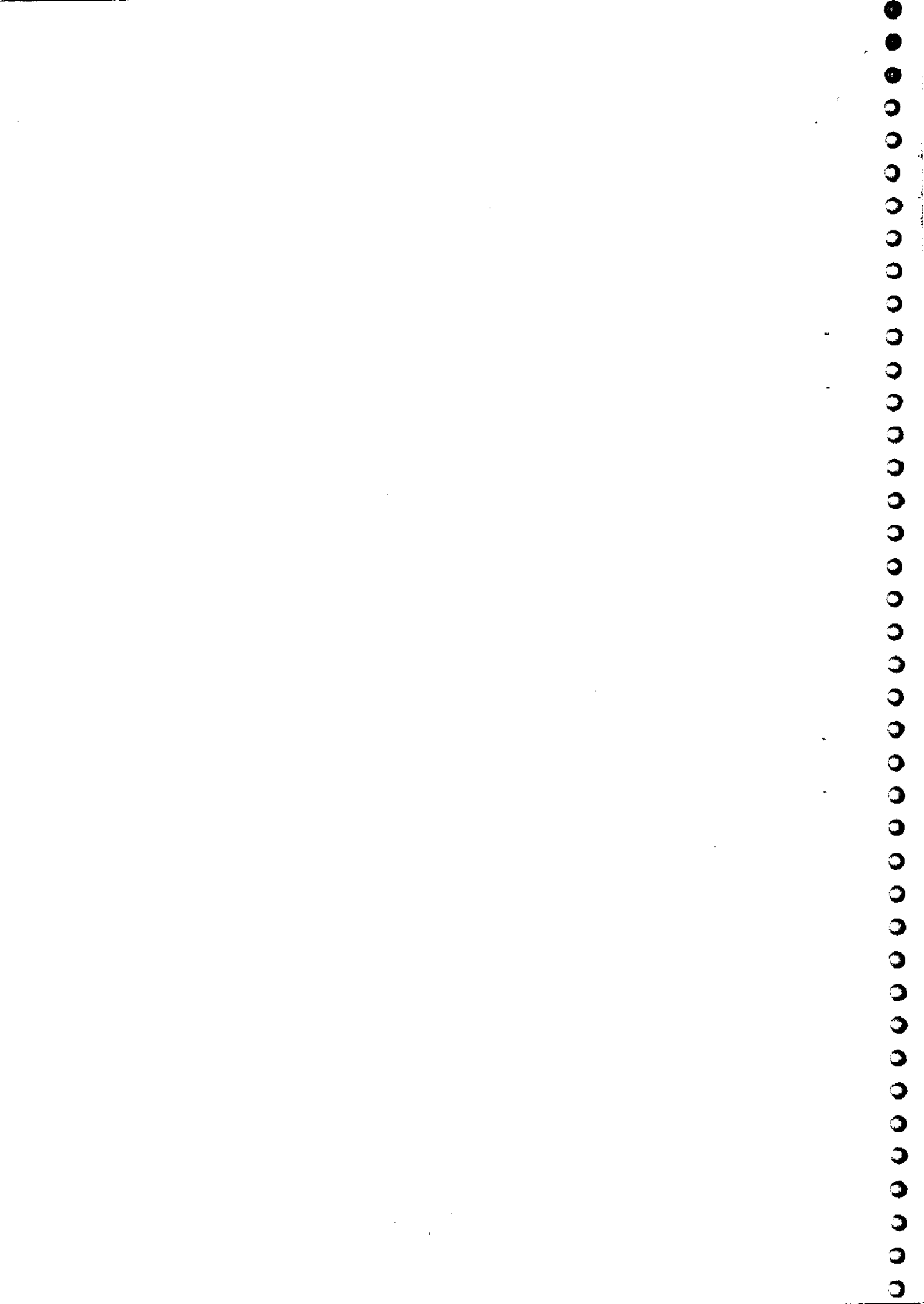
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

09/03/2013 13:02:00

EndorsementPage 2 of 2

2603





- 3.1 **Tridip Niyogi**, son of Prabhash Kumar Niyogi, residing at Village Bandipur via Titagarh, Post Office Bandipur via Titagarh, Police Station Khardah, District North 24 Parganas

(Vendor, includes successors-in-interest)

And

- 3.2 **Mangaldham Developers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 101 Park Street, Police Station Park Street, Kolkata-700016 [PAN Applied for], represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Police Station Park Street, Kolkata-700016

(Purchaser, includes successors-in-interest)

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 33 (thirty three) decimal, being the portion of R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in L.R. *Khatian* No. 1055, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet* (PGP), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below and the said R.S. *Dag* No. 776 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

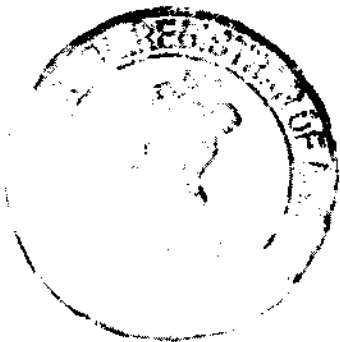
- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Larger Property:** Balai Chandra Niyogi was the recorded owner of land classified as *sali* (agricultural) measuring 33 (thirty three) decimal [equivalent to 19.965 (nineteen point nine six five) *cottah*], more or less, being R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in R.S. *Khatian* No. 487, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Larger Property**).
- 5.1.2 **Demise of Balai Chandra Niyogi:** On or about 8th October, 1972, Balai Chandra Niyogi, a Hindu, governed by the *Dayabhaga* school of Hindu Law, died *intestate* leaving behind him surviving, wife, namely, Bela Rani Niyogi and 1 (one) son, namely, Tapan Kumar Niyogi, who jointly and in equal shares inherited the right, title and interest of Late Balai Chandra Niyogi in the Larger Property, free from all encumbrances.



23 FEB 2013

- 5.1.3 **Mutation:** Bela Rani Niyogi and Tapan Kumar Niyogi got their names recorded in the records of the Land Revenue Settlement in L.R. *Khatian* Nos. 1056 and 1055, respectively.
- 5.1.4 **Demise of Bela Rani Niyogi:** On or about 2nd July, 2002, Bela Rani Niyogi, a Hindu, governed by the *Dayabhaga* school of Hindu Law, died *intestate* leaving behind her only son, namely, Tapan Kumar Niyogi, who inherited the right, title and interest of Bela Rani Niyogi in the Larger Property, free from all encumbrances.
- 5.1.5 **Ownership of Tapan Kumar Niyogi:** In the above circumstances, Tapan Kumar Niyogi became the sole and absolute owner of the entirety of the Larger Property.
- 5.1.6 **Sale to Vendor:** By a Conveyance dated 11th August, 2011, registered in the Office of Additional District Sub-Registrar, Barrackpore, 24 Parganas (N) in Book No. I, CD Volume No. 30, Pages 1198 to 1211, Deed No. 07692 for the year 2011, Tapan Kumar Niyogi sold and conveyed an undivided 16 (sixteen) decimal out of the Larger Property (**Lot B**), to the Vendor, for the consideration mentioned therein.
- 5.1.7 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the undisputed and absolute owner of Lot B, which is a portion of the Larger Property, free from all encumbrances and consequently is also the undisputed and absolute owner of the Said Property, which is a portion of Lot B.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

Atk



B

REGISTRAR GENERAL OF INDIA
13 FEB 2013

- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will 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 will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender/Transfer of Rights:** Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata - 700007 (**Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor. Pursuant to the above, the Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the Second Company, the Second Company confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being the Said Property, i.e. land classified as *sali* (agricultural) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 33 (thirty three) decimal, being the portion of R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in L.R. *Khatian* No. 1055, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas and the said R.S. *Dag* No. 776 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the

ABK

2603

Indip Noy



SECRETARY
23 FEB 2013

Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,00,000/- (Rupees six lac) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

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

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.

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:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over by the Vendor to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and its successors-in-interest and 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

AGHAR

Indrup Nandi



ADULT & YOUTH SERVICES
23 FEB 2019

Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor 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 Vendor undertakes to co-operate with the Purchaser in all respect for causing mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

Land classified as *sahi* (agricultural) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 33 (thirty three) decimal, being the portion of R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in L.R. *Khatian* No. 1055, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barackpore, District North 24 Parganas and the said R.S. *Dag* No. 776 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. *Dag* No. 774
- On the East** : By R.S. *Dag* No. 777
- On the South** : By R.S. *Dag* No. 784
- On the West** : By portion of R.S. *Dag* No. 776

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

Blank

6
2600

Jindip N...



B

ADANA İL MİLLÎ EĞİTİM BAKANLIĞI
ORTAOKULU
23 FEB 2013

Mouza	R.S. Dag No.	L.R. Dag No.	L.R. Khatian Nos.	Total Area of Dag (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	776	1825	1055	33	8.00	Tapan Kumar Niyogi
				Total:	8.00	

9. **Execution and Delivery**

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

Tridip Niyogi

[Tridip Niyogi]

Niyogi

[Vendor]

Tridip Niyogi

Mangaldham Developers Pvt. Ltd.

Anirban Bhattacharya

[Authorized Signatory]

[Purchaser]

Drafted by:

Rajy Adv
(Subhajit De)

Witnesses:

Signature: *[Signature]*

Name: *Sourav Banerjee*

Father's Name: *Saibal Banerjee*

Address: *76, K.S. Roy Road*

Kolkata - 700011

Signature: *[Signature]*

Name: *Sunil Chakraborty*

Father's Name: *Anu Chakraborty*

Address: *76, K.S. Roy Road*

Kolkata - 700011



2 FEB 2013

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.6,00,000/-** (**Rupees six lac**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS	23.02.2013	AXIS BANK LIMITED. UTR NO. 07184 13054077304	6,00,000/-
		Total:	6,00,000/-

Tridip Nayak

[Tridip Nayak]

Recd.

[Vendor]

Tridip Nayak

Witnesses:

Signature



Name:

Suman Banerjee

Signature



Name:

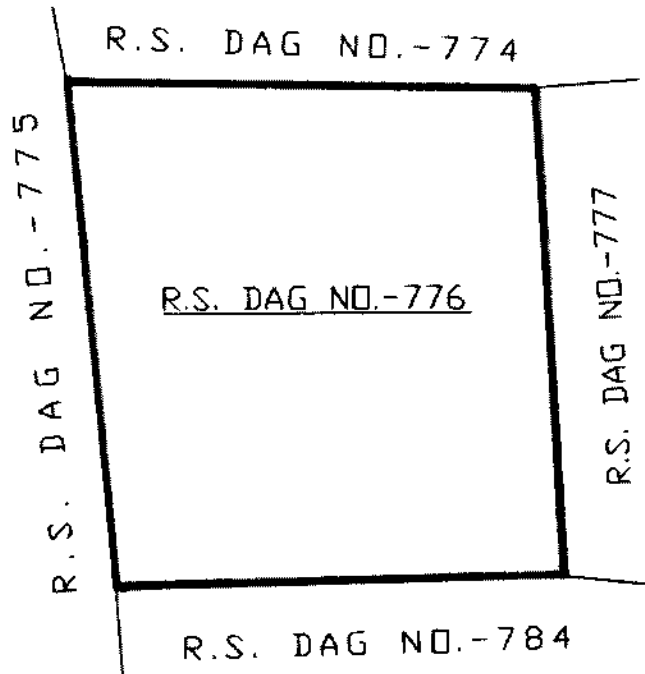
Sunita Chatterjee



S
23 FEB 2013

SITE PLAN OF R.S. DAG NO.- 776 CORRESPONDING L.R. DAG NO.- 1825,
L.R. KHATIAN NO.- 1055, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA,
UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS

Total Area in Dag No. 776 is 33 Decimal



MANGALDHAM DEVELOPERS PRIVATE LIMITED

Anirban Bhattacharya
Authorized Signator

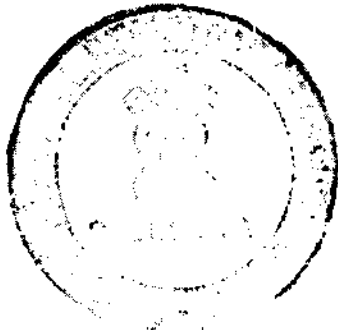
Jitlip Nayak

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :

LEGEND : 8.0000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 33
DECIMAL OF R.S. DAG NO.- 776, L.R. DAG NO.- 1825.

SHOWN THUS :



J
KEMENTERIAN KESEHATAN
REPUBLIK INDONESIA
23 FEB 2019

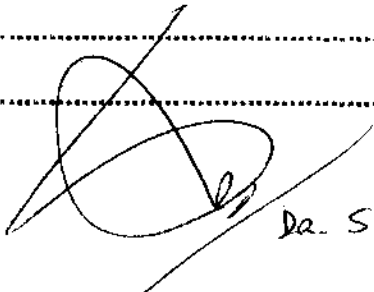
INVESTIGATION DONE (REPORT SUPPLIED) :

~~Star along to for~~

ADVICE ON DISCHARGE / TRANSFER

- Rest for 2 wks
- Diabetic low fat diet (Wheat free)

2am a. R ① Cap PANTODAC DSR. 1 cap 3x 1hr before
 9a → 9p ② Tab QUAGYL. 0 - 1hr before sleep 1 qd → 3 qd
 10am a. ③ Tab LIBRAX - 1hr after
 1pm a. ④ Tab Deplet-A (75 - 1/2 hr)
 10pm a. ⑤ Tab AVIS-D (1hr before)
 @ lunch ⑥ Tab GALLUS (50 - 1hr before lunch)
 11p → 11p ⑦ Syr Caemmagyne - 2 cap 1hr before sleep 1 qd x 10 qd
 Rec'd de S Gopu up 3 days in FAD 5 days/2 wks

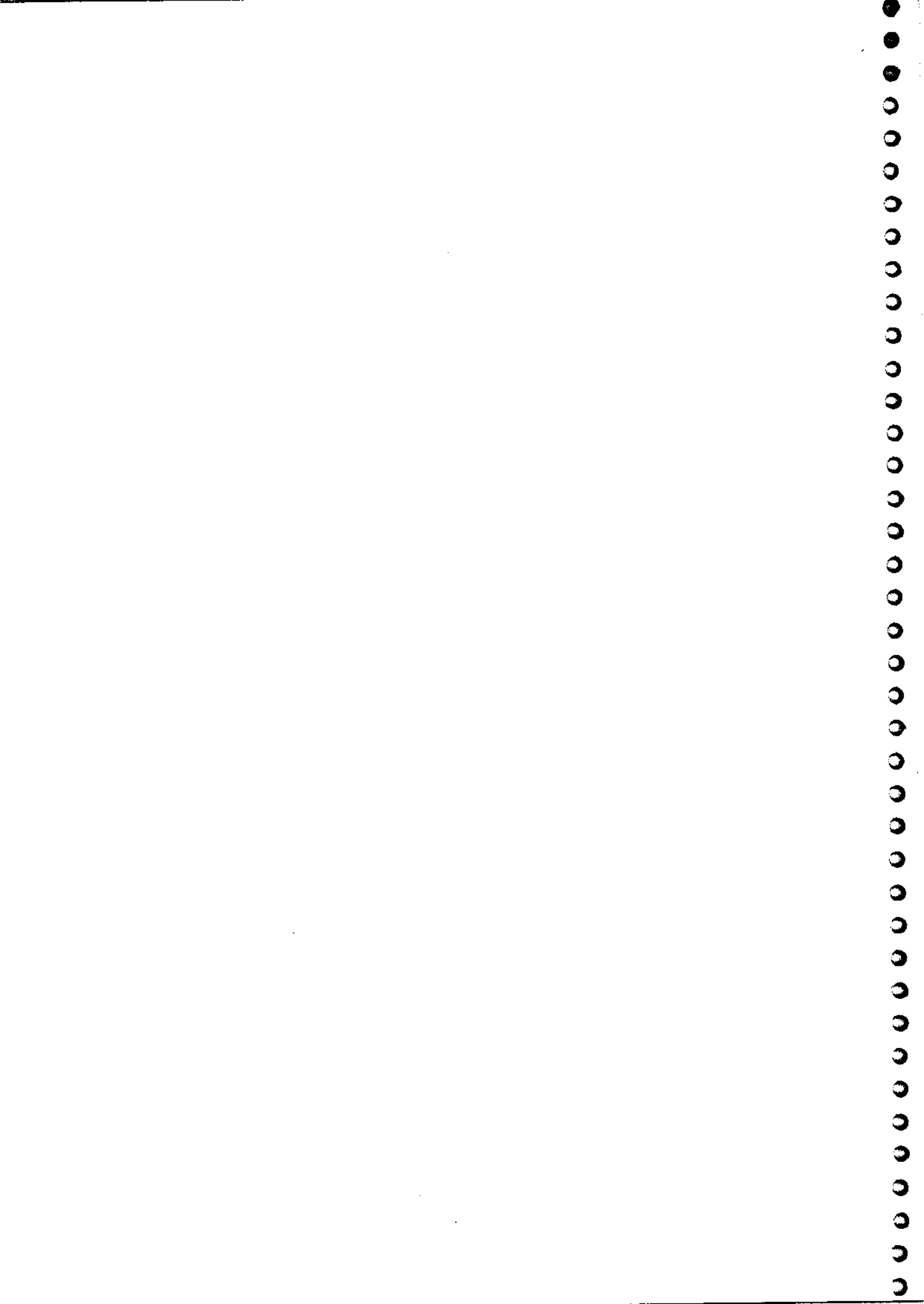


Dr. S Gopu
(Reg. No. 57044)

Signature of Consultant/Registrar

2612

Signature of MO



SPECIMEN FORM TEN FINGER PRINTS

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



Amitan Bhattacharya



Indip NRCF

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

2018





23 FEB 2013



Dated this 23rd day of FEBRUARY, 2013

Between

^{Neogi}
Tridip ~~Neogi~~
... Vendor

Tridip Neogi

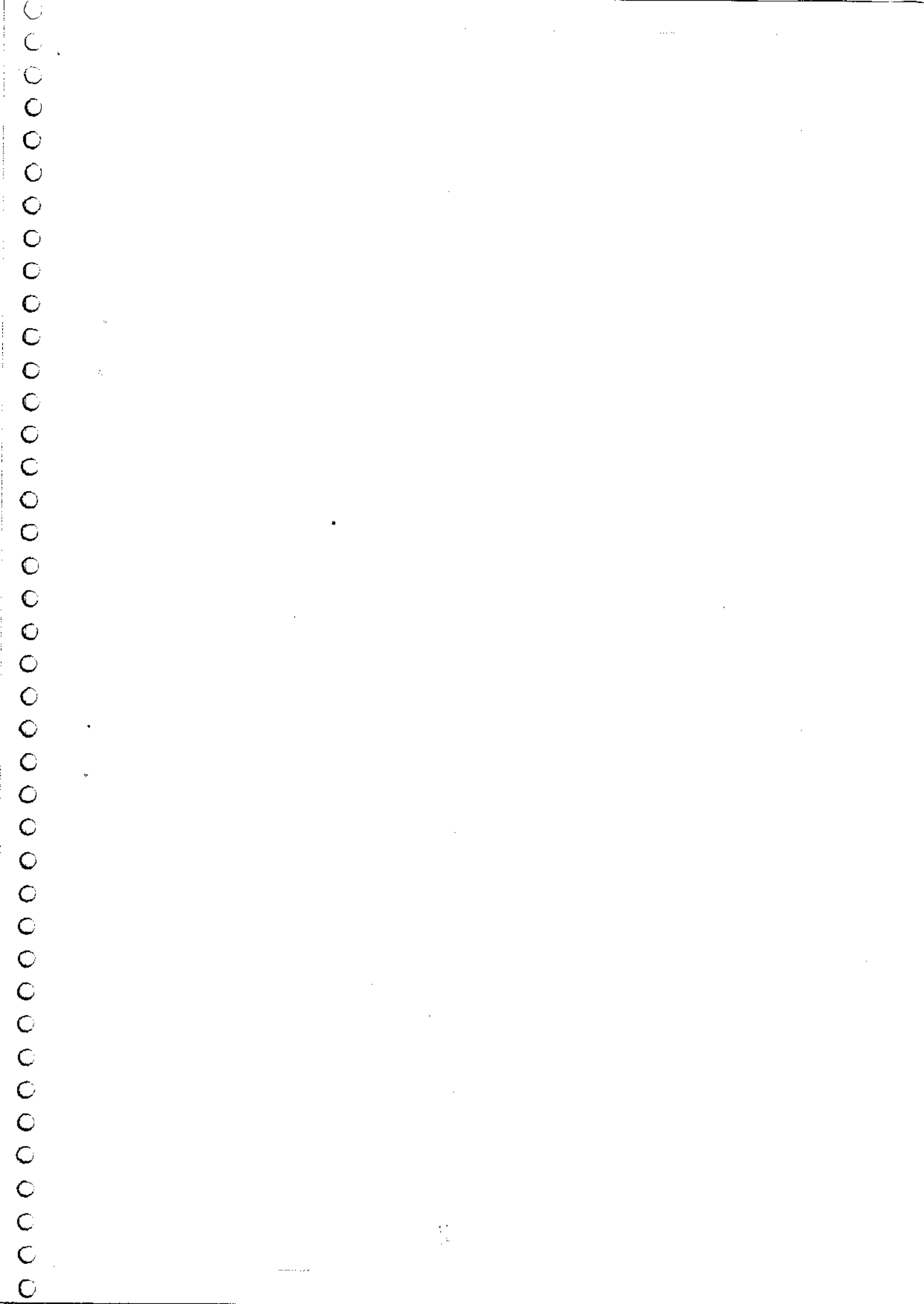
And

Mangaldham Developers Private Limited
... Purchaser

CONVEYANCE

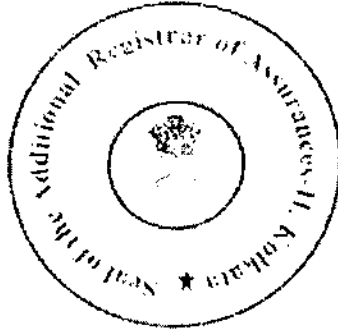
Portion of
R.S. Dag No. 776
L.R. Dag No. 1825
Mouza Patulia
Police Station Khardah
District North 24 Pargaoas

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 458 to 471
being No 03066 for the year 2013.



(Dulal chandra Saha) 14-March-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal



02110/2013

KD# /80

"ANNEXURE" A161

3064/13

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

64AA 046892



M.V. 60000

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar
of Assurances-II, Kolkata

Handwritten notes: 5246/13, 23/1/13, C.No-518, and signature of Additional Registrar of Assurances-II, Kolkata.

CONVEYANCE

1. Date: 23rd FEBRUARY 2013.
2. Place: Kolkata
3. Parties

2016

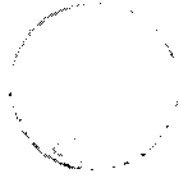
Handwritten signature 'S. Neeraj'



Handwritten signature 'A. Phany'

71007
~~70667~~

19 FEB 2019



10/1

• Anirban Bhattacharya.



e - 1161

MANGALDHAM COMPLEX PRIVATE LIMITED

Anirban Bhattacharya
Authorized Signatory

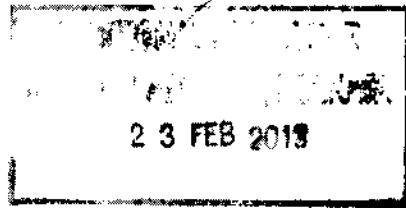
Chack

REGISTRATION
OFFICE FOR
CORPORATE IDENTIFICATION OFFICE



e - 1162

• Seidip Neogi



IDENTIFIED BY:

Geeta Man J.A.
S/o - Abdul Karem mendal
Doporia, Bandipur
PS - Khandol
occupation - Business



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

Endorsement For Deed Number : I - 03064 of 2013
(Serial No. 02110 of 2013 and Query No. L000005246 of 2013)

On 23/02/2013

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

Presented for registration at 16.25 hrs on :23/02/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 23/02/2013 by

1. Sridip Neogi, son of Prabash Kumar Neogi , Bandipur Via Titagarh, Thana:-Khardaha, P.O. :-Bandipur ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Anirban Bhattacharya
Authorised Signatory, Mangaldham Complex Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
By Profession : Others

Identified By Gora Mondal, son of Abdul Kasem Mondal, Doperia, Bandipur, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

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

On 25/02/2013

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.-6,00,000/-

Certified that the required stamp duty of this document is Rs.- 30020 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

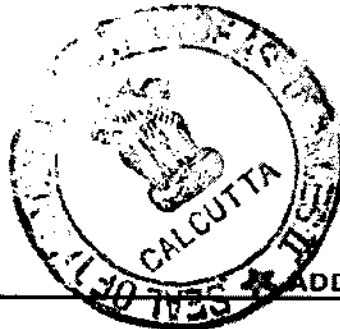
On 09/03/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft



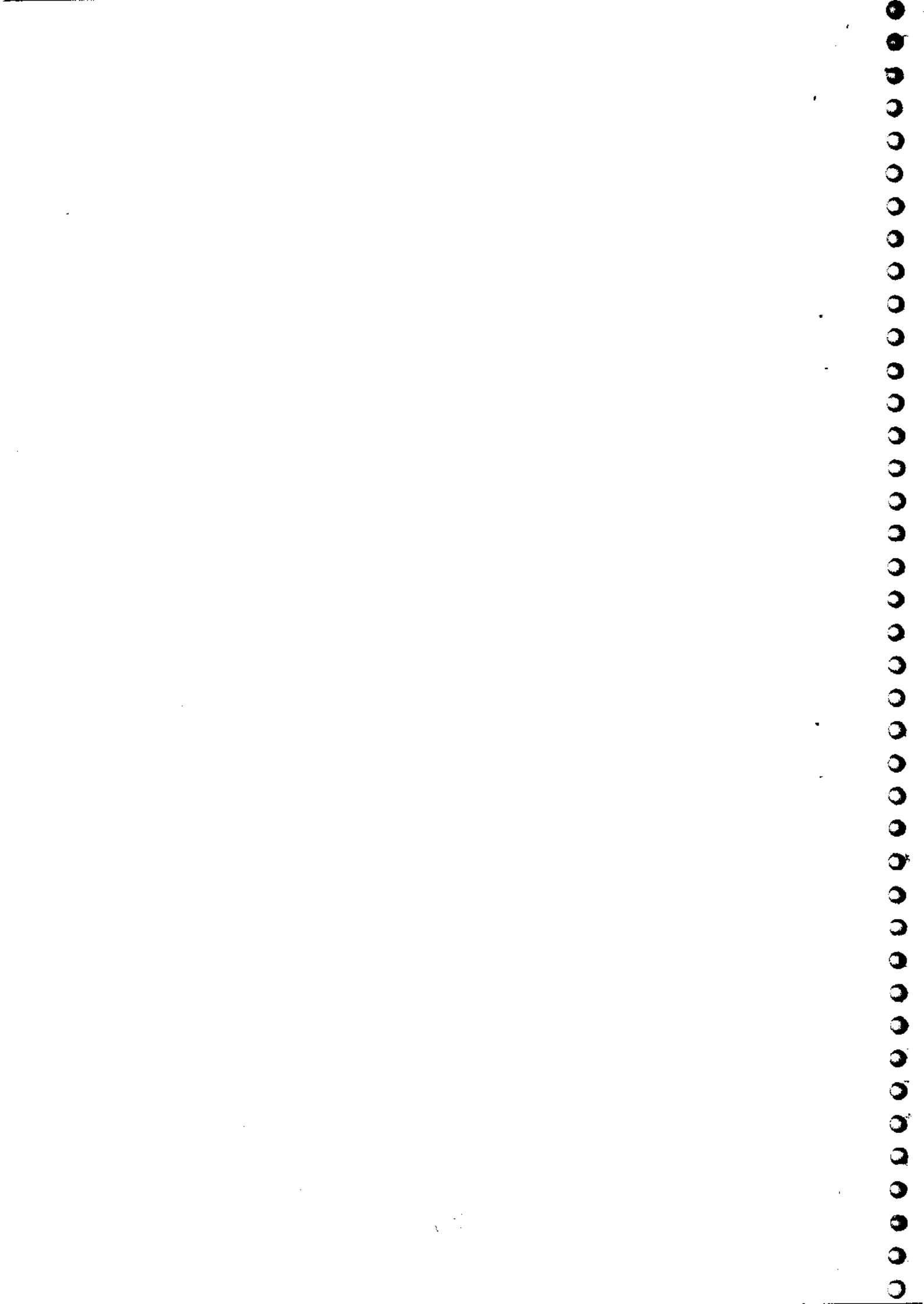
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

09/03/2013 12:59:00

EndorsementPage 1 of 2

2017







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

Endorsement For Deed Number : I - 03064 of 2013
(Serial No. 02110 of 2013 and Query No. L000005246 of 2013)

Rs. 6687/- is paid , by the draft number 754491, Draft Date 07/03/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 09/03/2013

(Under Article : A(1) = 6589/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/03/2013)

Deficit stamp duty

Deficit stamp duty Rs. 30020/- is paid , by the draft number 754490, Draft Date 07/03/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 09/03/2013

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



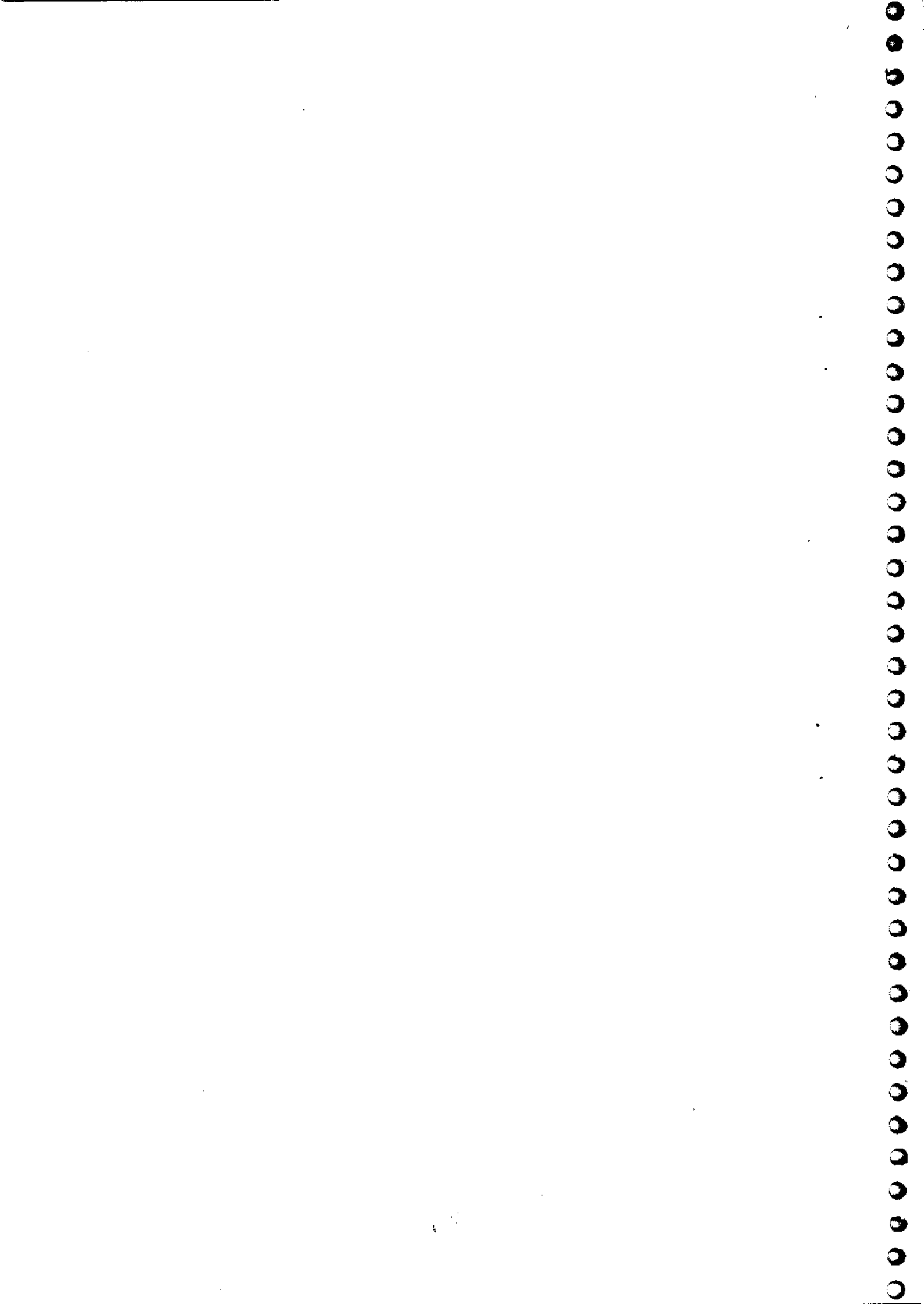
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

09/03/2013 12:59:00

EndorsementPage 2 of 2

2618





- 3.1 ~~Sridip Niyogi~~, son of Prabhask Kumar ~~Niyogi~~, residing at Village Bandipur via Titagarh, Post Office Bandipur via Titagarh, Police Station Khardah, District North 24 Parganas

(Vendor, includes successors-in-interest)

And

- 3.2 Mangaldham Complex Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 101 Park Street, Police Station Park Street, Kolkata-700016 [PAN Applied for], represented by its authorized signatory, Anirban Bhattacharya, son of Giridhari Bhattacharya, of 99A, Park Street, Police Station Park Street, Kolkata-700016

(Purchaser, includes successors-in-interest)

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 8.50 (eight point five zero) decimal [equivalent to 5.1515 (five point one five one five) *cottah*], more or less, out of 33 (thirty three) decimal, being the portion of R.S., Dag No. 776, corresponding L.R. Dag No. 1825, recorded in L.R. *Khatian* No. 1056, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet* (PGP), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below and the said R.S. Dag No. 776 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Larger Property:** Balai Chandra Niyogi was the recorded owner of land classified as *sali* (agricultural) measuring 33 (thirty three) decimal [equivalent to 19.965 (nineteen point nine six five) *cottah*], more or less, being R.S. Dag No. 776, corresponding L.R. Dag No. 1825, recorded in R.S. *Khatian* No. 487, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Larger Property**).
- 5.1.2 **Demise of Balai Chandra Niyogi:** On or about 8th October, 1972, Balai Chandra Niyogi, a Hindu, governed by the *Dayabhaga* school of Hindu Law, died *intestate* leaving behind him surviving, wife, namely, Bela Rani Niyogi and 1 (one) son, namely, Tapan Kumar Niyogi, who jointly and in equal shares inherited the right, title and interest of Late Balai Chandra Niyogi in the Larger Property, free from all encumbrances.

Abhad

2
2019

Niyogi





5
REJESTR
POLSKA
23 FEB 2013

- 5.1.3 **Mutation:** Bela Rani Niyogi and Tapan Kumar Niyogi got their names recorded in the records of the Land Revenue Settlement in L.R. *Khatian* Nos. 1056 and 1055, respectively.
- 5.1.4 **Demise of Bela Rani Niyogi:** On or about 2nd July, 2002, Bela Rani Niyogi, a Hindu, governed by the *Dayabhaga* school of Hindu Law, died *intestate* leaving behind her only son, namely, Tapan Kumar Niyogi, who inherited the right, title and interest of Bela Rani Niyogi in the Larger Property, free from all encumbrances.
- 5.1.5 **Ownership of Tapan Kumar Niyogi:** In the above circumstances, Tapan Kumar Niyogi became the sole and absolute owner of the entirety of the Larger Property.
- 5.1.6 **Sale to Vendor:** By a Conveyance dated 11th August, 2011, registered in the Office of Additional District Sub-Registrar, Barrackpore, 24 Parganas (N) in Book No. 1, CD Volume No. 30, Pages 1229 to 1242, Deed No. 07693 for the year 2011, Tapan Kumar Niyogi sold and conveyed an undivided 17 (seventeen) decimal out of the Larger Property (**Lot A**), to the Vendor, for the consideration mentioned therein.
- 5.1.7 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the undisputed and absolute owner of Lot A, which is a portion of the Larger Property, free from all encumbrances and consequently is also the undisputed and absolute owner of the Said Property, which is a portion of Lot A.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of 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.

ABHA

S. N. CHAK



6
23 FEB 2013

- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debttor*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will 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 will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender/Transfer of Rights:** Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata - 700007 (**Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor. Pursuant to the above, the Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the Second Company, the Second Company confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being the Said Property, i.e. land classified as *sali* (agricultural) measuring 8.50 (eight point five zero) decimal [equivalent to 5.1515 (five point one five one five) *cottah*], more or less, out of 33 (thirty three) decimal, being the portion of R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in L.R. *Khatian* No. 1056, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas and the said R.S. *Dag* No. 776 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the

AR/No 4

S. N. Ray



23 FEB 2013

Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,00,000/- (Rupees six lac) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

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

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.

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:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over by the Vendor to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and its successors-in-interest and 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

Abhoy

Singh



23 FEB 2013
23 FEB

Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor 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 Vendor undertakes to co-operate with the Purchaser in all respect for causing mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

Land classified as *sali* (agricultural) measuring 8.50 (eight point five zero) decimal [equivalent to 5.1515 (five point one five one five) *coltah*], more or less, out of 33 (thirty three) decimal, being the portion of R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in L.R. *Khatian* No. 1056, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barackpore, District North 24 Parganas and the said R.S. *Dag* No. 776 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S. *Dag* No. 774
- On the East** : By portion of R.S. *Dag* No. 776
- On the South** : By R.S. *Dag* No. 784
- On the West** : By R.S. *Dag* No. 775

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

A. Ghosh

2623

Singha



23 FEB 2013

Mouza	R.S. Dag No.	L.R. Dag No.	L.R. Khatian Nos.	Total Area of Dag (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	776	1825	1056	33	8.50	Bela Rani Niyogi
				Total	8.50	

9. Execution and Delivery

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

Sridip Neogi

[Sridip Neogi]

Neogi

[Vendor]

S. Neogi

Mangaldham Complex Pvt. Ltd.

Anil Kumar Bhattacharya

[Authorized Signatory]

[Purchaser]

Drafted by:

Raj. Adv.

(Subscribed to)

Witnesses:

Signature: *[Signature]*

Name: *Souvar Banerjee*

Father's Name: *Saibal Banerjee*

Address: *7c, K.S. Roy Road
Kolkata - 700001*

Signature: *[Signature]*

Name: *Sumit Chakraborty*

Father's Name: *Ban Chakraborty*

Address: *7c, K.S. Roy Road
Kolkata - 700001*



S
23 FEB 2013

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.6,00,000/- (Rupees six lac)** towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS	23.02.2012	AXIS BANK LIMITED UTR No. UT18H 12054077245	6,00,000/-
		Total:	6,00,000/-

Sridip Neogi

[Sridip Neogi]

Neogi

[Vendor]

Neogi

Witnesses:

Signature

[Signature]

Signature

[Signature]

Name:

Soupar Banerjee

Name:

Sumit Chakraborty



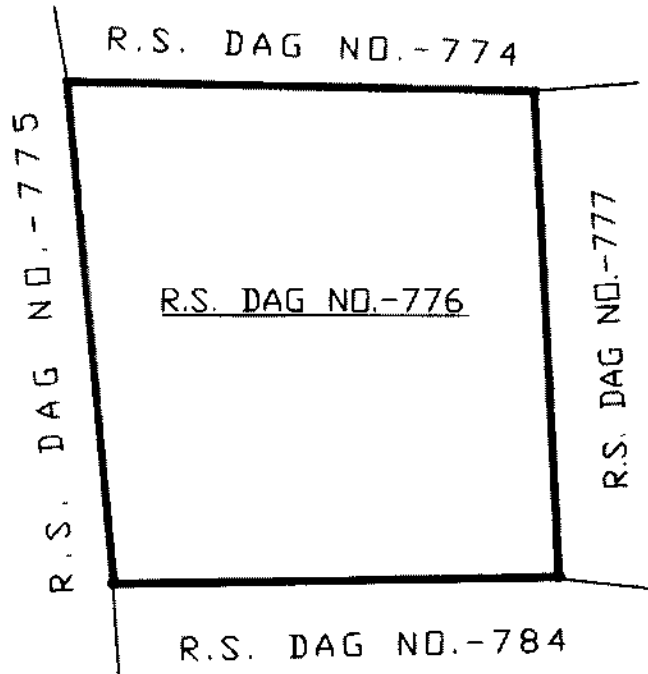


23 FEB 2019

**SITE PLAN OF R.S. DAG NO.- 776 CORRESPONDING L.R. DAG NO.- 1825,
L.R. KHATIAN NO.- 1056, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA,
UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS**



Total Area in Dag No.776 is 33 Decimal



MANGALDHAM COMPLEX PRIVATE LIMITED
Anilban Bhattacharya
/ Authorised Signatory

Sandip Neogi

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :















**LEGEND : 8.5000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 33
DECIMAL OF R.S. DAG NO.- 776, L.R. DAG NO.- 1825.**

SHOWN THUS :

23 FEB 2013



SPECIMEN FORM TEN FINGER PRINTS

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



ADMITTED TO THE BAR
23 FEB 2013



Dated this 23rd day of FEBRUARY, 2013

Between

~~Sridip Dasgupta~~
Neogi
... Vendor

And

Mangaldham Complex Private Limited
... Purchaser

CONVEYANCE

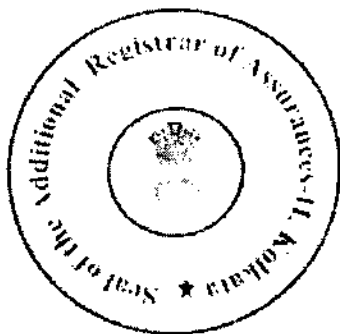
Portion of
R.S. Dag No. 776
L.R. Dag No. 1825
Mauza Patulia
Police Station Khardah
District North 24 Parganas


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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 7217 to 7230
being No 03064 for the year 2013.




(Dulal chandra Saha) 13-March-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

2629





पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



64AA 008813

M.V. 60000

Certified that the Document is admitted to Registration. The Certificate Sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar of Assurances-II, Kolkata

5
4P

5247/13
A. S. S.
23/2/13
Additional Registrar of Assurances-II, Kolkata
C. No - 519

CONVEYANCE

1. Date: 23rd FEBRUARY, 2013.
2. Place: Kolkata
3. Parties

Swept
A. S. S.

W. S. S.

Swept
2630



71006

05 FEB 2013

NO. 7006
 NAME _____
 ADDRESS _____
 POST 10/-

Anilhan Bhattacharya



e - 1161

Handwritten signature

MANGALDHAM HOUSING PRIVATE LIMITED

Anilhan Bhattacharya

Authorized Signatory

OFFICE



e - 1162



Sachin Neogi

IDENTIFIED BY
 23 FEB 2013

IDENTIFIED BY:

Geeta Mondal
 S/o - Abdul Karim Mondal
 Doperia, Bar Ligur
 P.S. - Khurdol
 occupation - Business



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

Endorsement For Deed Number : I - 03067 of 2013
(Serial No. 02109 of 2013 and Query No. L000005247 of 2013)

On 23/02/2013

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

Presented for registration at 16.00 hrs on :23/02/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 23/02/2013 by

1. Siddip Neogi, son of Prabash Kumar Neogi , Bandipur Via Titagarh, Thana:-Khardaha, P.O. :-Bandipur .District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
 2. Anirban Bhattacharya
Authorised Signatory, Mangaidham Housing Pvt Ltd, 2nd Floor, 101, Park Street, Kol. Thana:-Park Street. District:-Kolkata, WEST BENGAL, India, Pin :-700016.
. By Profession : Others
- Identified By Gora Mondal, son of Abdul Kasem Mondal, Doperia, Bandipur, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

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

On 25/02/2013

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.-6,00,000/-

Certified that the required stamp duty of this document is Rs.- 30020 /- and the Stamp duty paid as: Represive Rs.- 10/-

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

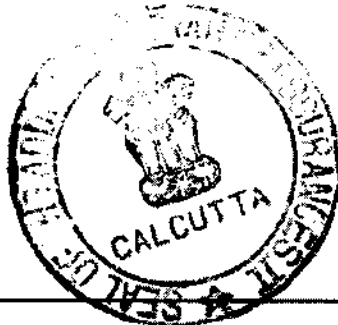
On 09/03/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

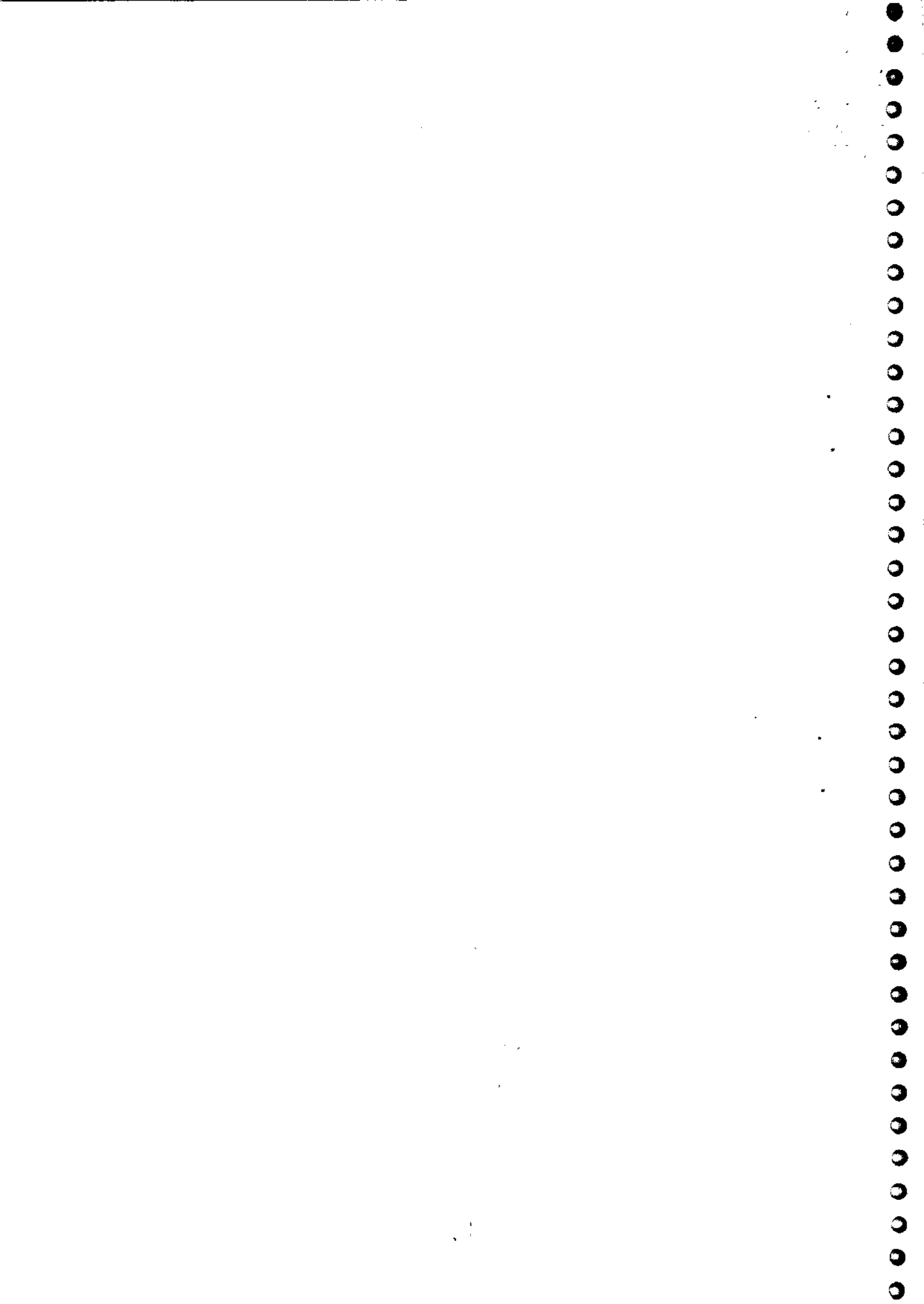
Amount by Draft



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 1 of 2

09/03/2013 13:02:00

2633





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

**Endorsement For Deed Number : I - 03067 of 2013
(Serial No. 02109 of 2013 and Query No. L000005247 of 2013)**

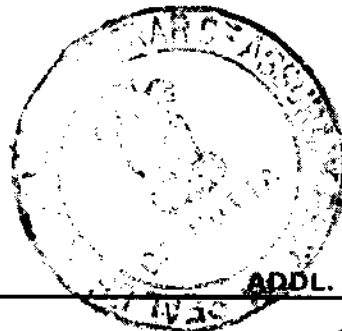
Rs. 6687/- is paid , by the draft number 754489, Draft Date 07/03/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 09/03/2013

(Under Article : A(1) = 6589/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/03/2013)

Deficit stamp duty

Deficit stamp duty Rs. 30020/- is paid , by the draft number 754488, Draft Date 07/03/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 09/03/2013

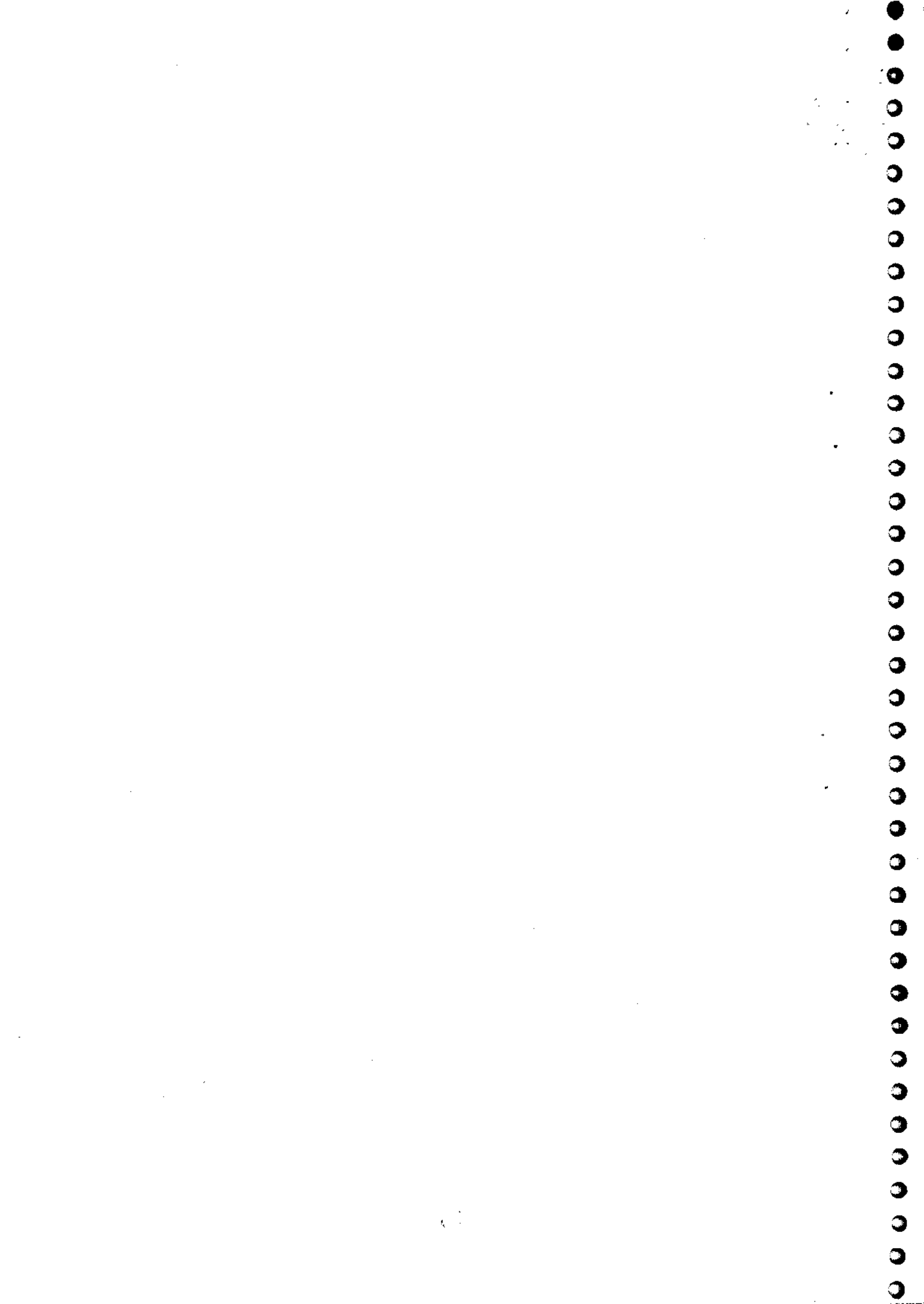
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 2 of 2

09/03/2013 13:02:00

2682



3.1 ^{Neogy} ~~Niyogi~~ Sridip ^{Neogy} ~~Niyogi~~, son of Prabhash Kumar ^{Neogy} ~~Niyogi~~, residing at Village Bandipur via Titagarh, Post Office Bandipur via Titagarh, Police Station Khardah, District North 24 Parganas

(Vendor, includes successors-in-interest)

And

3.2 ^{Neogy} ~~Niyogi~~ Mangaldham Housing Private Limited, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 101 Park Street, Police Station Park Street, Kolkata-700016 [PAN Applied for], represented by its authorized signatory, Anirban Bhattacharya, son of Giridhari Bhattacharya, of 99A, Park Street, Police Station Park Street, Kolkata-700016

(Purchaser, includes successors-in-interest)

Vendor and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 8.50 (eight point five zero) decimal [equivalent to 5.1515 (five point one five one five) *cottah*], more or less, out of 33 (thirty three) decimal, being the portion of R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in L.R. *Khatian* No. 1056, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet* (PGP), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in the **Schedule** below and the said R.S. *Dag* No. 776 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:

5.1.1 **Ownership of Larger Property:** Balai Chandra Niyogi was the recorded owner of land classified as *sali* (agricultural) measuring 33 (thirty three) decimal [equivalent to 19.965 (nineteen point nine six five) *cottah*], more or less, being R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in R.S. *Khatian* No. 487, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Larger Property**).

5.1.2 **Demise of Balai Chandra Niyogi:** On or about 8th October, 1972, Balai Chandra Niyogi, a Hindu, governed by the *Dayabhaga* school of Hindu Law, died *intestate* leaving behind him surviving, wife, namely, Bela Rani Niyogi and 1 (one) son, namely, Tapan Kumar Niyogi, who jointly and in equal shares inherited the right, title and interest of Late Balai Chandra Niyogi in the Larger Property, free from all encumbrances.



6
28 FEB 2013

- 5.1.3 **Mutation:** Bela Rani Niyogi and Tapan Kumar Niyogi got their names recorded in the records of the Land Revenue Settlement in L.R. *Khatian* Nos. 1056 and 1055, respectively.
- 5.1.4 **Demise of Bela Rani Niyogi:** On or about 2nd July, 2002, Bela Rani Niyogi, a Hindu, governed by the *Dayabhaga* school of Hindu Law, died *intestate* leaving behind her only son, namely, Tapan Kumar Niyogi, who inherited the right, title and interest of Bela Rani Niyogi in the Larger Property, free from all encumbrances.
- 5.1.5 **Ownership of Tapan Kumar Niyogi:** In the above circumstances, Tapan Kumar Niyogi became the sole and absolute owner of the entirety of the Larger Property.
- 5.1.6 **Sale to Vendor:** By a Conveyance dated 11th August, 2011, registered in the Office of Additional District Sub-Registrar, Barrackpore, 24 Parganas (N) in Book No. I, CD Volume No. 30, Pages 1229 to 1242, Deed No. 07693 for the year 2011, Tapan Kumar Niyogi sold and conveyed an undivided 17 (seventeen) decimal out of the Larger Property (**Lot A**), to the Vendor, for the consideration mentioned therein.
- 5.1.7 **Absolute Ownership of Vendor:** In the circumstances mentioned above, the Vendor has become the undisputed and absolute owner of Lot A, which is a portion of the Larger Property, free from all encumbrances and consequently is also the undisputed and absolute owner of the Said Property, which is a portion of Lot A.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:**
The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the *Panchayet* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the *Urban Land (Ceiling and Regulation) Act, 1976* or any excess land under the *West Bengal Land Reforms Act, 1955* or the *West Bengal Estates Acquisition Act, 1953*.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

ADK

Niyogi



6

2 FEB 2013

- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will 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 will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender/Transfer of Rights:** Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata - 700007 (**Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor. Pursuant to the above, the Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the Second Company, the Second Company confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being the Said Property, i.e. land classified as *sali* (agricultural) measuring 8.50 (eight point five zero) decimal [equivalent to 5.1515 (five point one five one five) *cottah*], more or less, out of 33 (thirty three) decimal, being the portion of R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in L.R. *Khatian* No. 1056, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas and the said R.S. *Dag* No. 776 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the



23 FEB 2013

Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,00,000/- (Rupees six lac) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

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

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debuttar*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.

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:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over by the Vendor to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and its successors-in-interest and 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



b

18 FEB 2012

Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.

- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor 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 Vendor undertakes to co-operate with the Purchaser in all respect for causing mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

Land classified as *sali* (agricultural) measuring 8.50 (eight point five zero) decimal [equivalent to 5.1515 (five point one five one five) *cottah*], more or less, out of 33 (thirty three) decimal, being the portion of R.S. *Dag* No. 776, corresponding L.R. *Dag* No. 1825, recorded in L.R. *Khatian* No. 1056, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayet*, Sub-Registration District Barackpore, District North 24 Parganas and the said R.S. *Dag* No. 776 being delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- | | |
|---------------------|---|
| On the North | : By R.S. <i>Dag</i> No. 774 |
| On the East | : By portion of R.S. <i>Dag</i> No. 776 |
| On the South | : By R.S. <i>Dag</i> No. 784 |
| On the West | : By R.S. <i>Dag</i> No. 775 |

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



STATE OF THE ADELPHI REGION
23 FEB 2013

Mouza	R.S. Dag No.	L.R. Dag No.	L.R. Khatian Nos.	Total Area of Dag (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	776	1825	1056	33	8.50	Bela Rani Niyogi
				Total	8.50	

9. Execution and Delivery

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

Sridip Neeogi

[Sridip Niyogi]
Neeogi

[Vendor]

Mangaldham Housing Pvt. Ltd.

Amibam Bhattacharya


[Authorized Signatory]

[Purchaser]

Drafted by:

Rany, Adv
(Subhajit De)

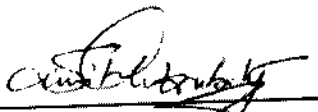
Witnesses:

Signature: 

Name: Sourav Banerjee

Father's Name: Saibal Banerjee

Address: 74, K.S. Roy Road
Kolkata - 700001

Signature: 

Name: Sumit Chatterjee

Father's Name: Arun Chatterjee

Address: 71, K.S. Roy Road
Kolkata - 700001



23 FEB 2013

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs. 6,00,000/-** (**Rupees six lac**) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
RTGS	23.02.2013	AXIS BANK LIMITED NTR No. UT184 13054077245	6,00,000/-
		Total:	6,00,000/-

Sridip Nengi

[Sridip Nengi]

Nengi

[Vendor]

Witnesses:

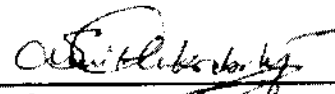
Signature



Name:

Sourav Banerjee

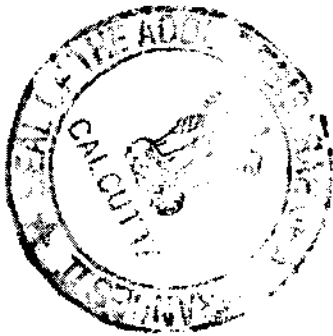
Signature



Name:

Sumit Chakravarty

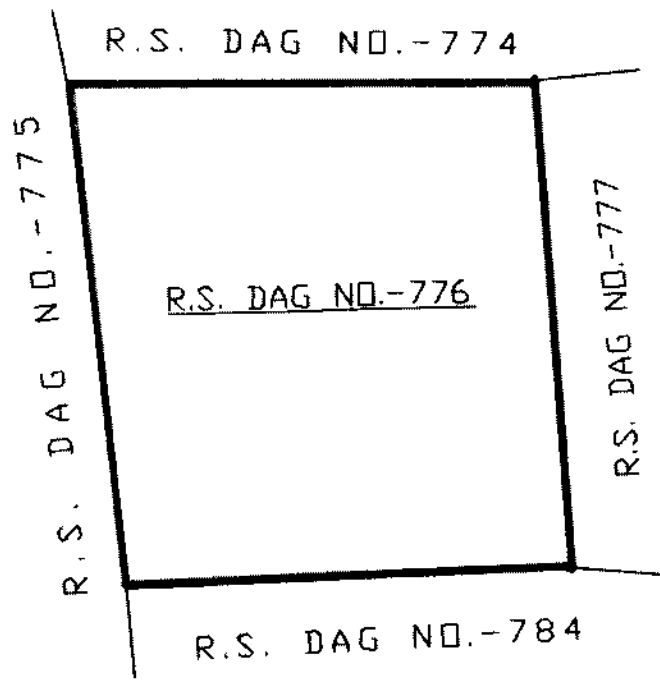




23 FEB 2013

SITE PLAN OF R.S. DAG NO.- 776 CORRESPONDING L.R. DAG NO.- 1825,
L.R. KHATIAN NO.- 1056, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA,
UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS

Total Area in Dag No.776 is 33 Decimal



MANGALDHAM HOUSING PRIVATE LIMITED

Anilam Bhattacharya
Authorized Signatory

Saidip Neogi

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :

LEGEND : 8.5000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 33
DECIMAL OF R.S. DAG NO.- 776, L.R. DAG NO.- 1825.

SHOWN THUS :



SEARCHED
SERIALIZED
INDEXED
FILED
23 FEB 2013

SPECIMEN FORM TEN FINGER PRINTS

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



Anban Shanmugasundaram

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



Soudip Nengi

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

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



23 FEB 2013



Dated this 23rd day of FEBRUARY, 2013

Between

~~Neogy~~
Sridip ~~Neogy~~
... Vendor

And

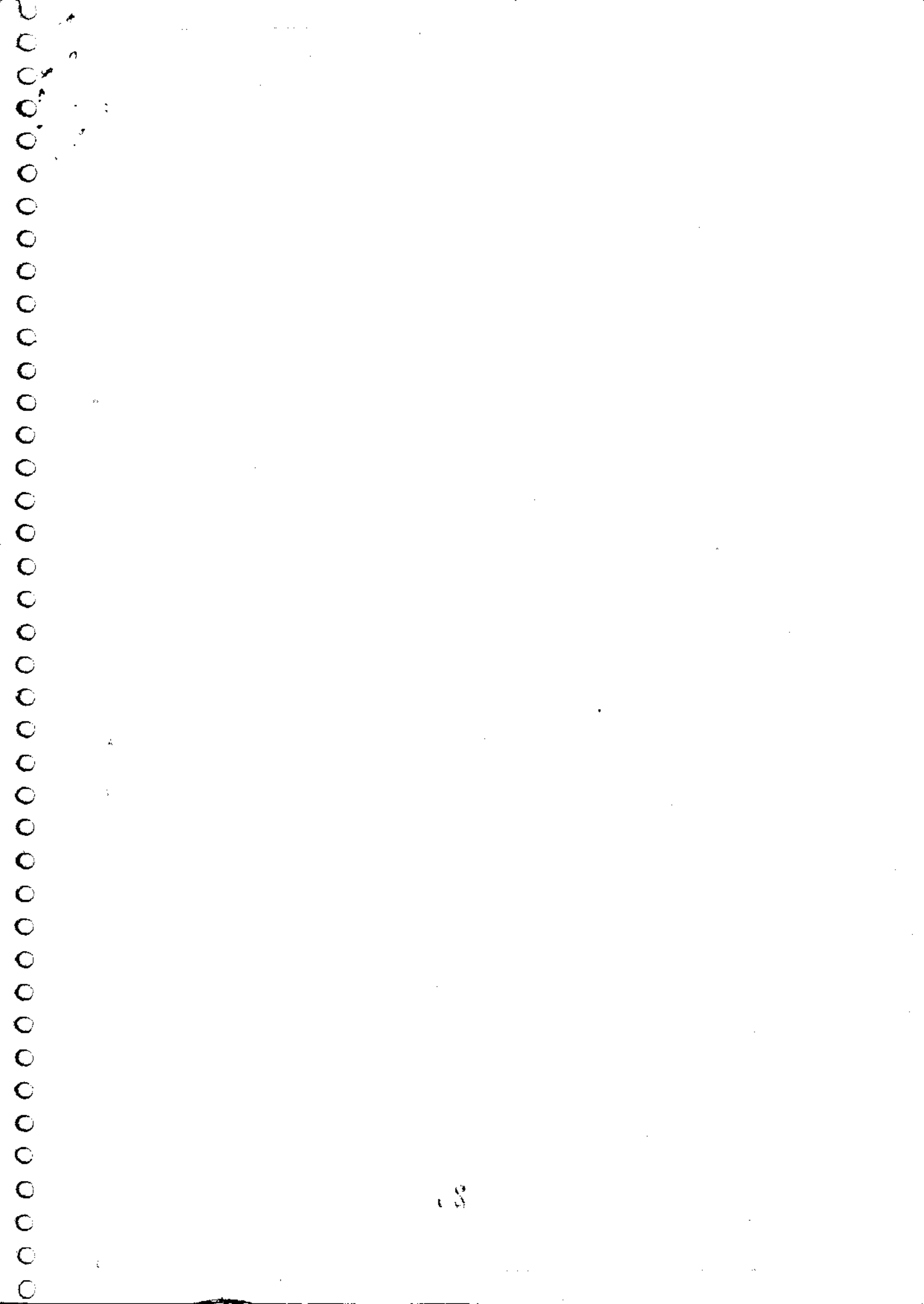
Mangaldham Housing Private Limited
... Purchaser

CONVEYANCE

Portion of
R.S. Dag No. 776
L.R. Dag No. 1825
Mouza Patulia
Police Station Khardah
District North 24 Parganas

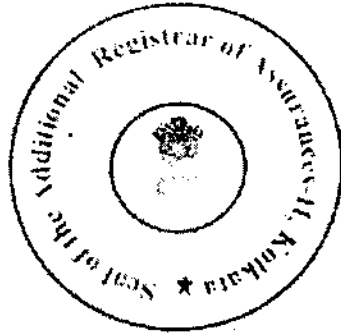
Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001


2013



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 5800 to 5813
being No 03067 for the year 2013.




(Dulal chandra Saha) 12-March-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

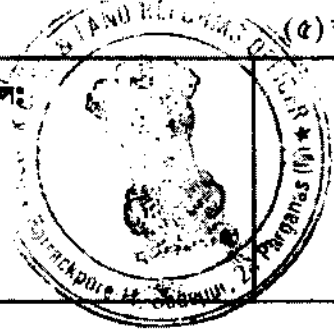
2643



জেলা — উত্তর ২৪-পরগনা খতিয়ান নং — ৩৮৯২ (1) [১৫০১০০৪]
 মৌজা — পাতুলিয়া জে.এল.নং — ৪ থানা — খড়দহ

(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.০৯ একর (৩) মোট দাগের সংখ্যা — ২

(১) অত্রস্বত্বের দখলকারের বিবরণ		(৫) স্বত্ব	(৬) মন্তব্য
নাম পিতা/স্বামী*** ঠিকানা	পঞ্চমহল বিনিময় প্রাঃ লিঃ নিজ	রায়ত	



(১) অত্রস্বত্বের নিজ দখলীয় জমি :

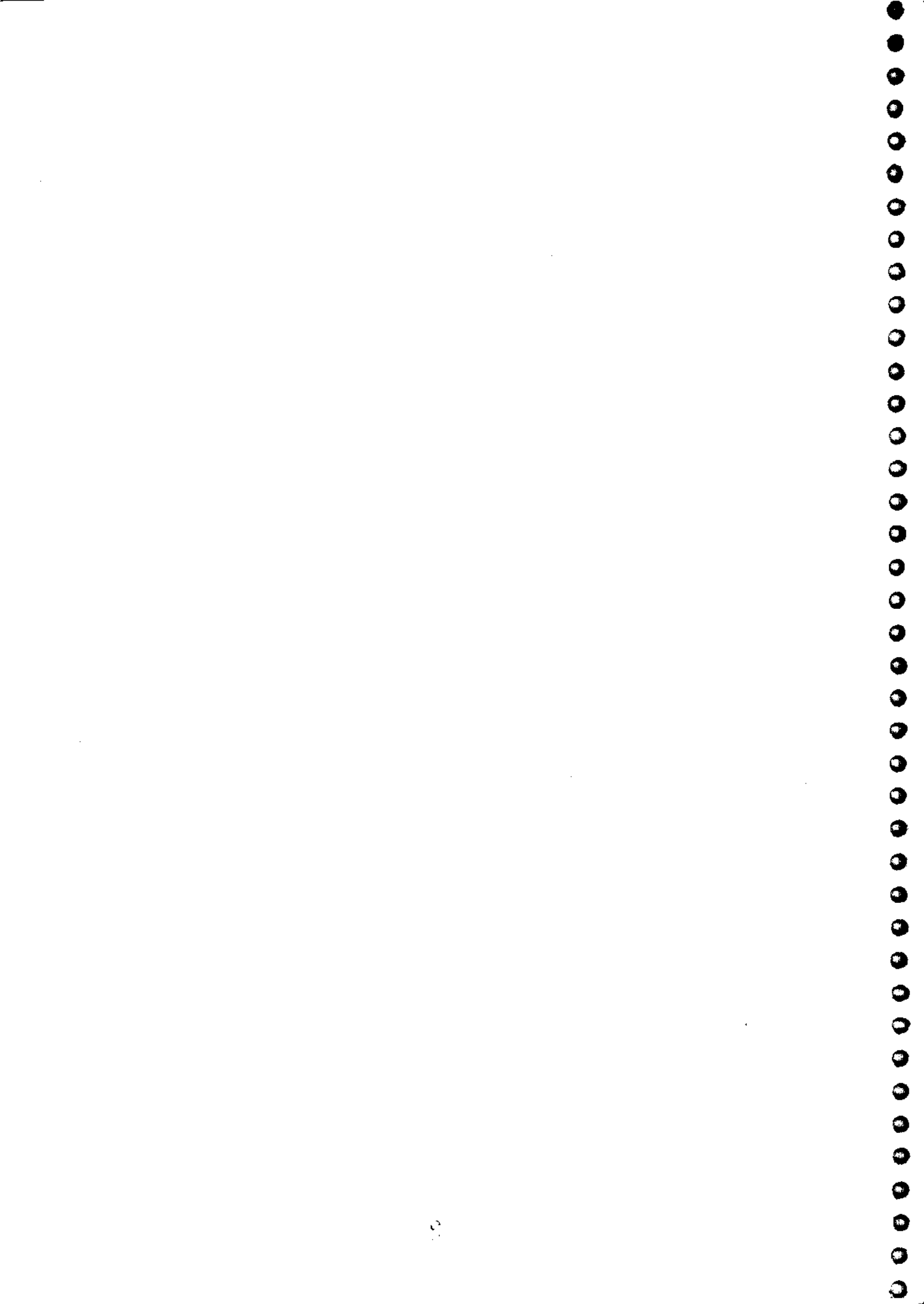
দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৫৫৪	ডাঙ্গা/ইটখোলা		০.১২	০.৩৩৩৩	০.০৪	
১৭১১	চড়াবা		০.০৫	১.০০০০	০.০৫	

মৌজা নং ১৭১১
 জমি সংরক্ষণ



Certified to be a true copy
 [Signature] 22/05/14
 Officer authorized U/S - 78
 of the Indian Evidence Act 1908

দাগের মোট সংখ্যা দুই মাত্র ০.০৯
 Appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20



জেলা — উত্তর ২৪-পরগনা খতিয়ান নং — ৩৯৪৩ [১৫০৯০০৪]
 বীজা — পাতুলিয়া জে.এল.নং — ৪ থানা — খড়সহ

(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.১২ একর (৩) মোট দাগের সংখ্যা — ২

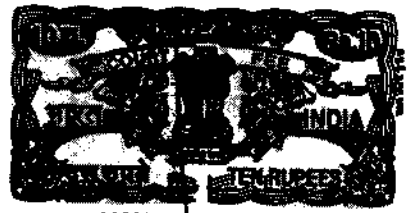
৩) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম পিতা/স্বামী ঠিকানা	এডভোকেট হাইটস প্রাঃ লিঃ নিজ	রায়ত
------------------------------	--------------------------------	-------



৪) অত্রস্বত্বের নিজ দখলীয় জমি :

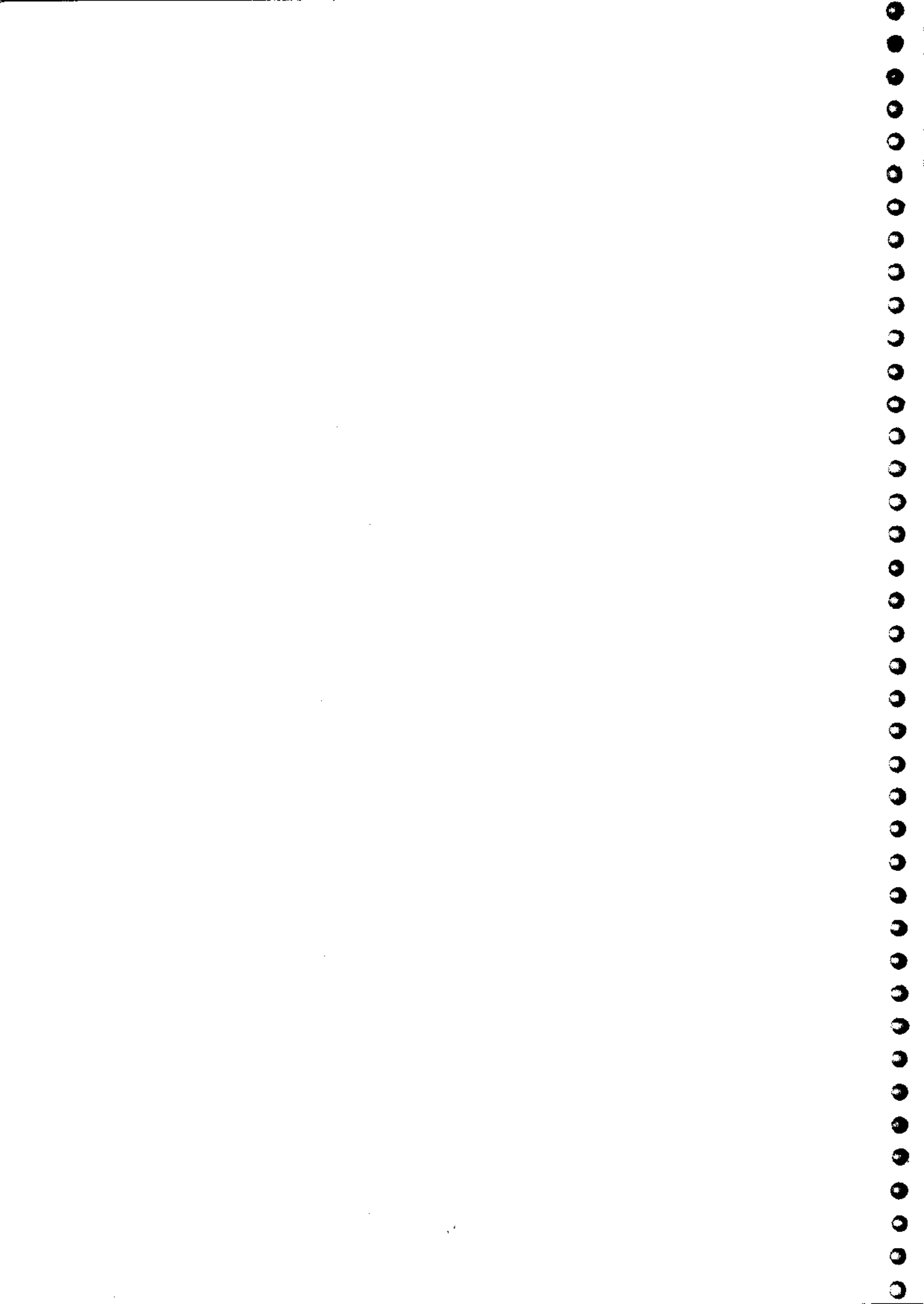
দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের অংশ	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৫৫৪	ডাঙ্গা/ইটখোলা	৪-২-১,৪,-২৮ ধারা-প্রসেক	০.১২	০.৫০০০	০.০৬	
১৭২২	ইটখোলা		০.১৮	০.৩৩৩৪	০.০৬	



Certified to be a true copy
 Dated 22/04/14
 Officer authorized U/S - 78
 of the India Evidence Act 1872

দাগের মোট সংখ্যা দুই মাত্র ০.১২

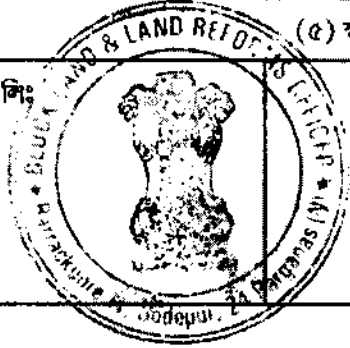
apl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20



জেলা — উত্তর ২৪-পরগনা খতিয়ান নং — ৩৮৮৮ (3) [১৫০৯০০৪]
 মৌজা — পাতুলিয়া জে.এল.নং — ৪ খানা — খড়দহ

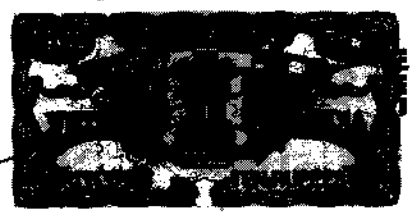
(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.১১ একর (৩) মোট দাগের সংখ্যা — ২

১) অত্রস্বত্বের দখলকারের বিবরণ		(৫) স্বত্ব	(৬) মন্তব্য
নাম	মজলসিব সপার্স প্রাঃ লিঃ	রায়ত	
পিতা/স্বামী***			
ঠিকানা	নিজ		



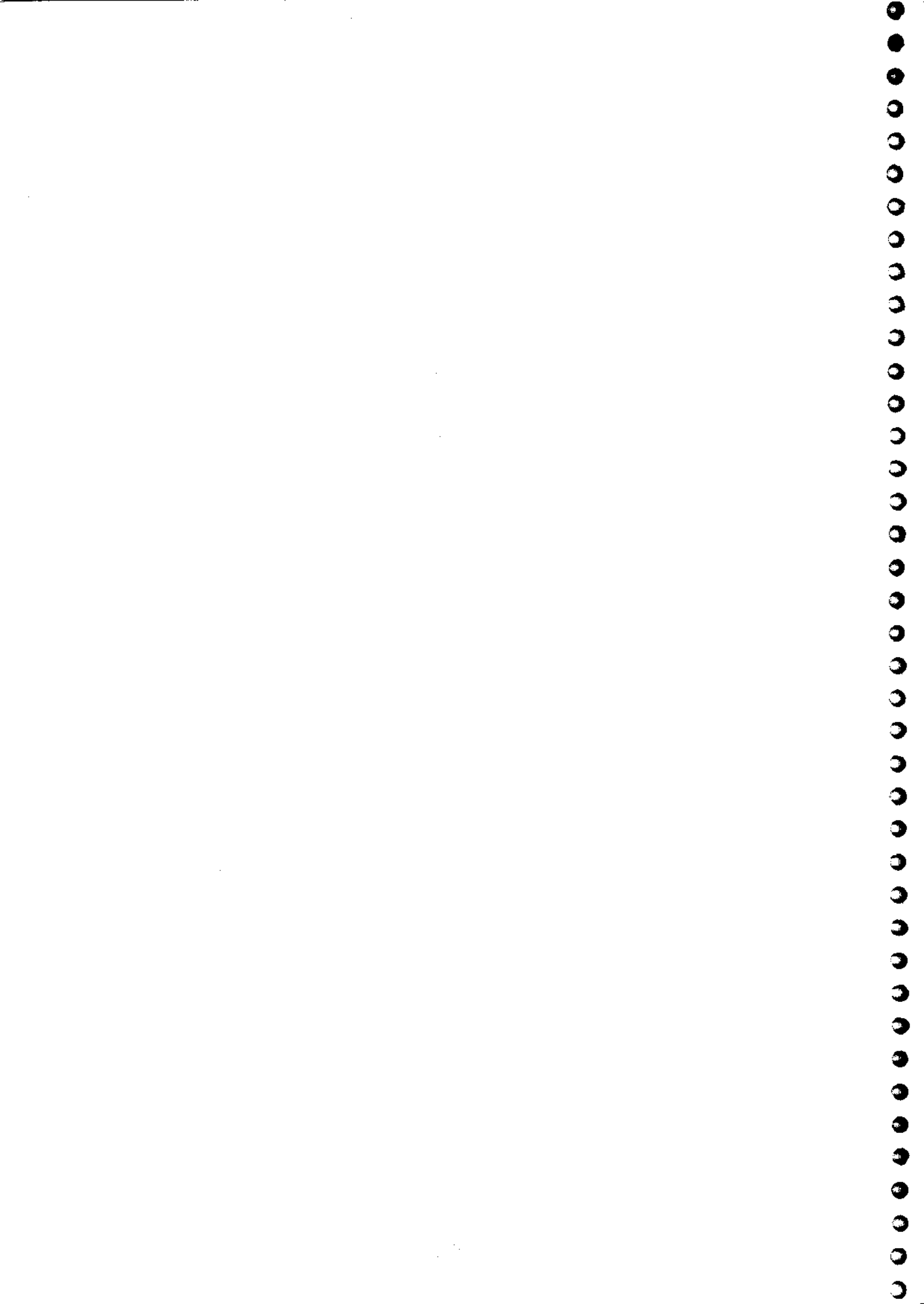
(১) অত্রস্বত্বের নিজ দখলীয় জমি :

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র-স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৫৫৫	বাস্তু		০.১১	০.৩৩৩৩	০.০৪	
১৭২৩	ইটখোলা		০.২২	০.৩৩৩৩	০.০৭	



Certified to be a true copy
[Signature] 22/05/14
 Officer authorized U/S - 78
 of the India Evidence Act 1372

দাগের মোট সংখ্যা দুই মাত্র ০.১১
 Appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20



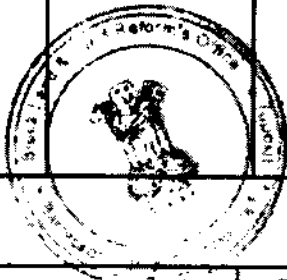
জেলা — উত্তর ২৪ পরগনা খতিয়ান নং — ৩১১৪ (৫) [১১০১০০৪]
 মহোদয় — পাতালয়: জে.এল.নং — ৪ খানা — ৪৩৫৫

(১) রাজস্ব — টাকা

(২) জমির মোট পরিমাণ — একর (৩) মোট দাগের সংখ্যা — ২

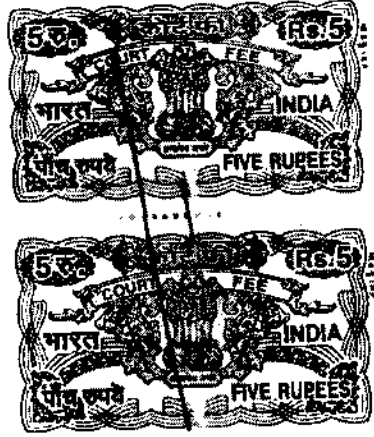
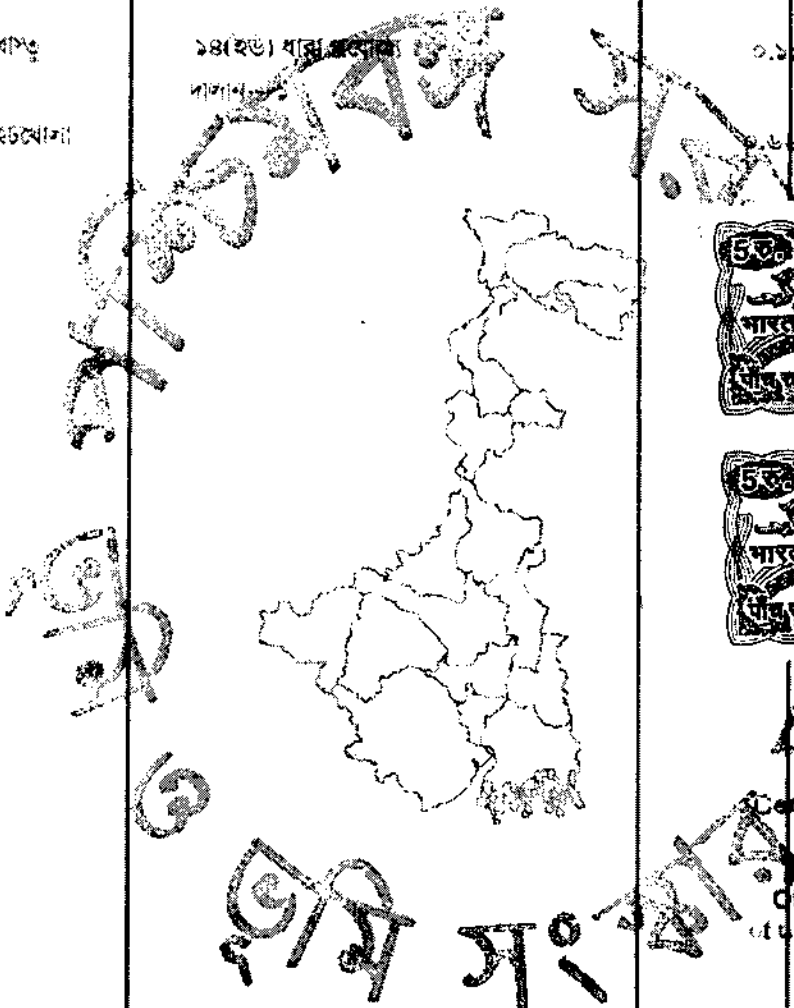
(৩) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম পিতা/স্বামী ঠিকানা	এডভোকেট প্রপার্টিস প্রাইভেট লিমিটেড	রায়ত
------------------------------	-------------------------------------	-------



(৭) অত্রস্বত্বের নিজ দখলীয় জমি :

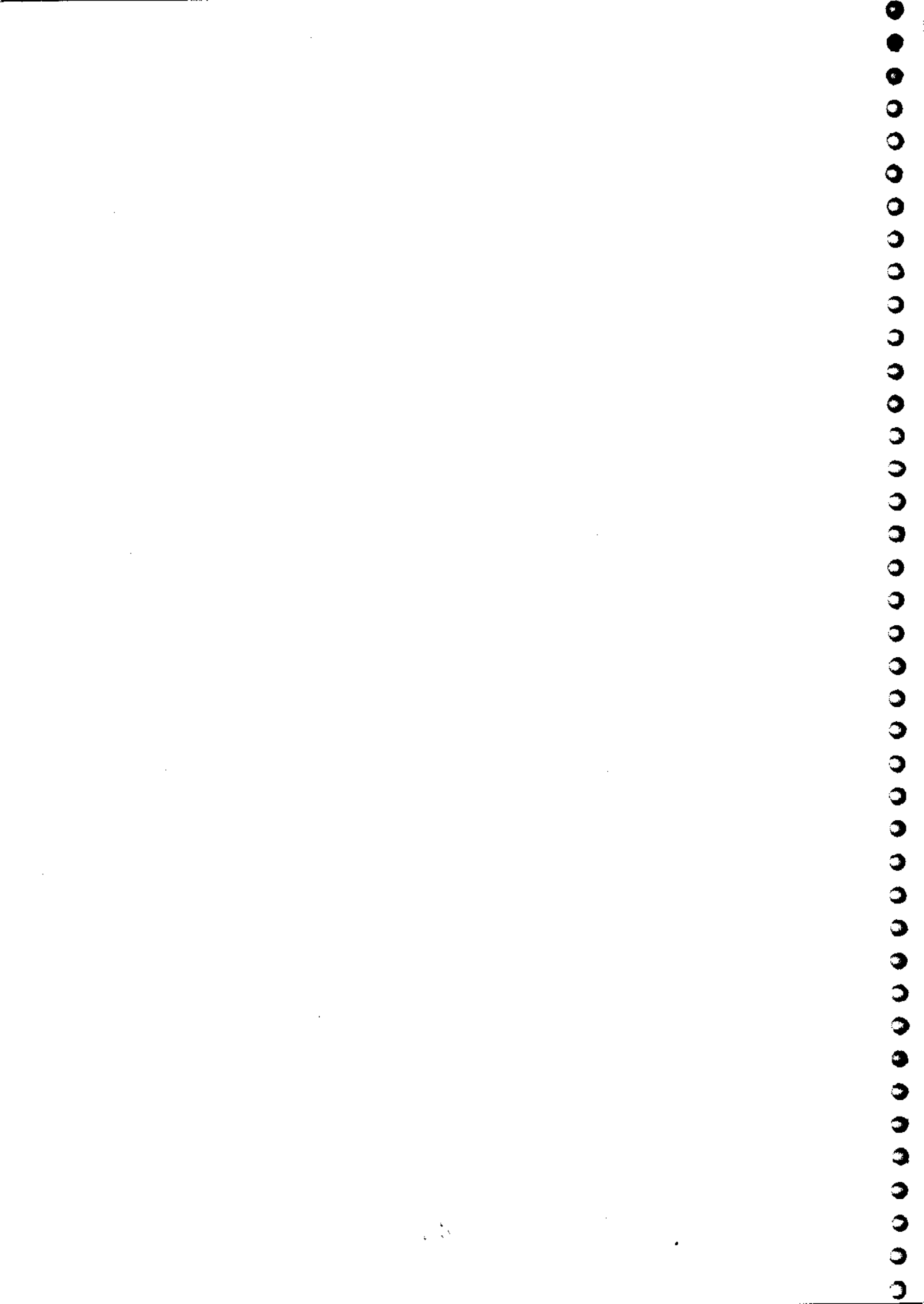
দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেটর
১০৫৭	বস্তু	১৪(২৬) ধারী জমিদারী	০.১৬	০.০৩০০	০.০৩	
১০১৪	২৫খোলা		০.৬৬	০.০৩০০	০.০৩	



Certified to be a true copy
 [Signature] 14/07/14
 Officer authorized U/S -
 of the Stamp & Records Act, 1878


দাগের মোট সংখ্যা ২ স্বত্ব ২০৩ ০.০৭

Appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20

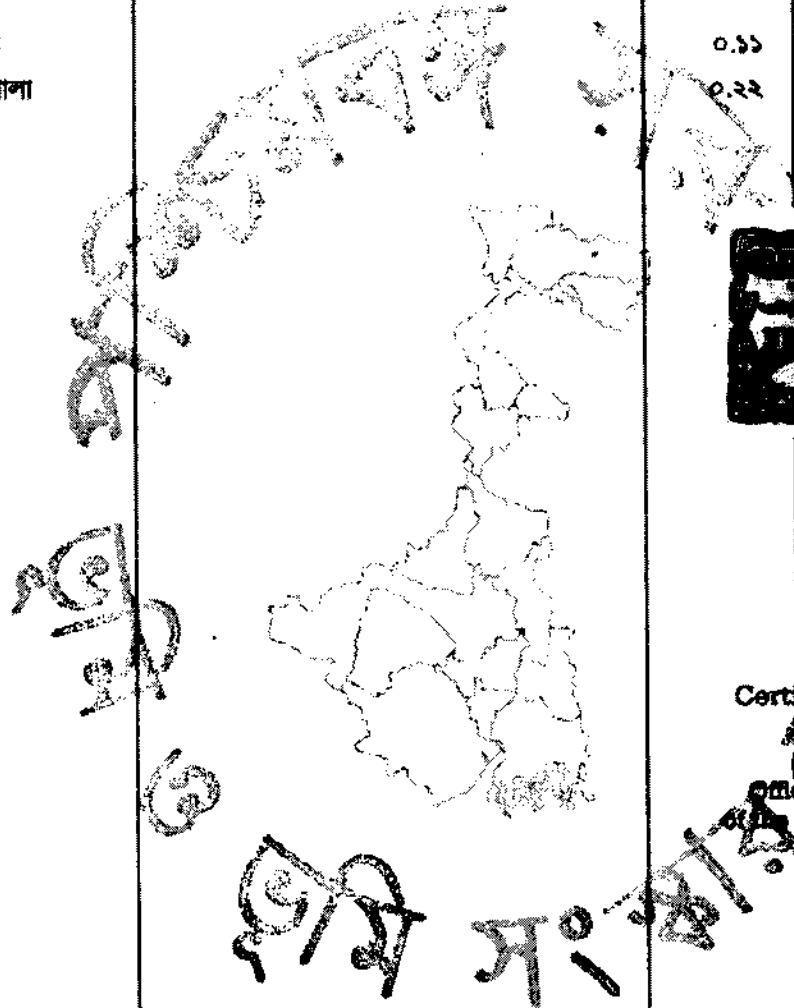


জেলা — উত্তর ২৪-পরগনা খতিয়ান নং — ৩৯০৬ (৪) [১৫০৯০০৪]
 মৌজা — পাতুলিয়া জে.এল.নং — ৪ থানা — খড়দহ

(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.১১ একর (৩) মোট দাগের সংখ্যা — ২

) অত্রস্বত্বের দখলকারের বিবরণ		(৫) স্বত্ব	(৬) মন্তব্য
নাম পিতা/স্বামী ঠিকানা	হোপফুল রিয়াল এস্টেট প্রাঃ লিঃ নিজ		

(১) অত্রস্বত্বের নিজ দখলীয় জমি :

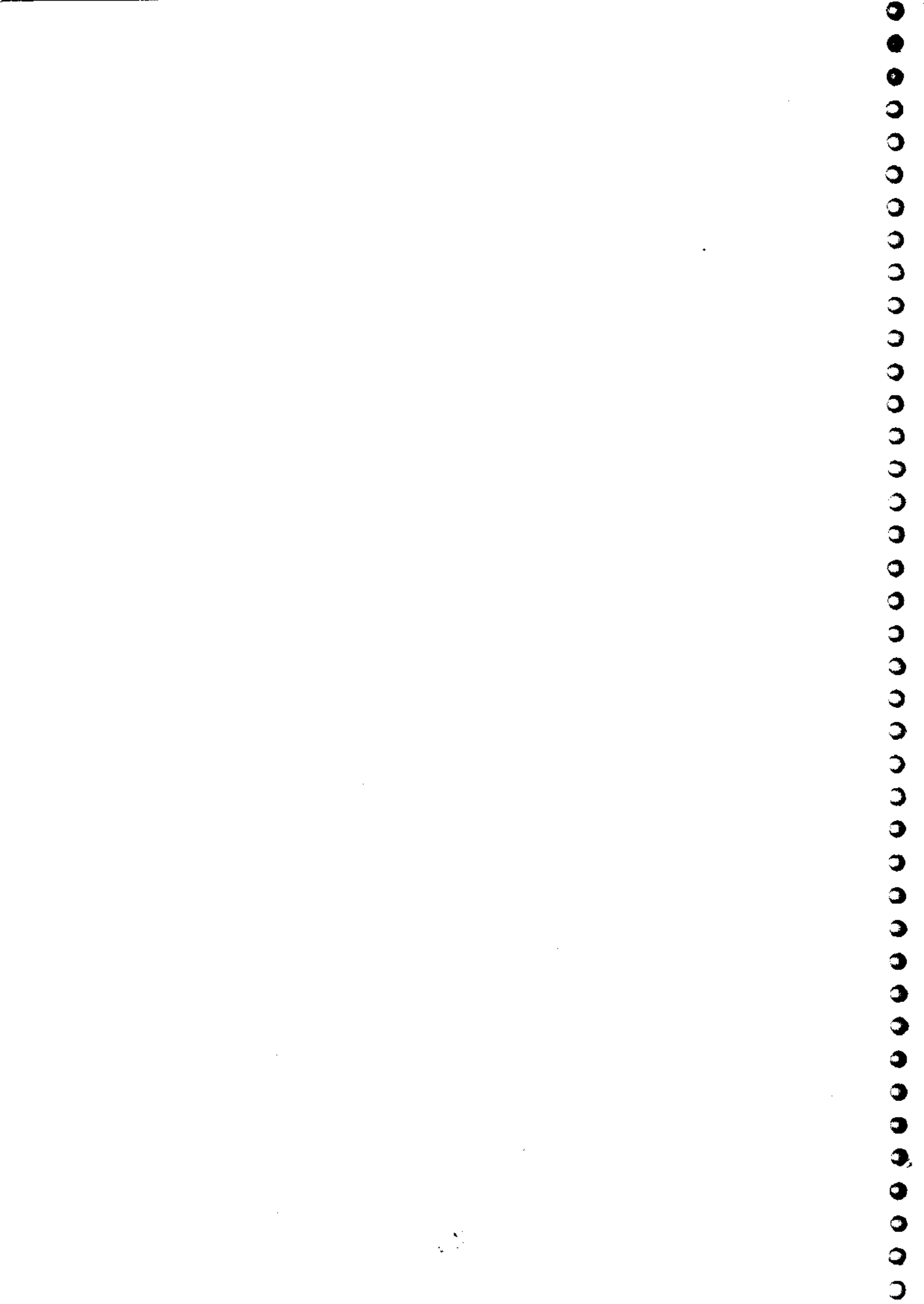
দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৫৫৫	বান্দু		০.১১	০.৩৩৩৩	০.০৪	
১৭২৩	ইটখোলা		০.২২	০.৩৩৩৩	০.০৭	



Certified to be a true copy
 Officer authorized U/S - 75
 of the India Evidence Act' 1872

দাগের মোট সংখ্যা দুই মাত্র ০.১১

App. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20



জেলা — উত্তর ২৪-পরগনা খতিয়ান নং — ৩৯৪৫ (৭) [১৫০৯০০৪]
 পোস্তা — পাতুলিয়া জে.এল.নং — ৪ থানা — খড়দহ

(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.০৬ একর (৩) মোট দাগের সংখ্যা — ২

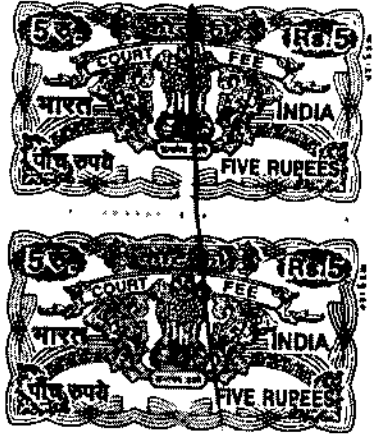
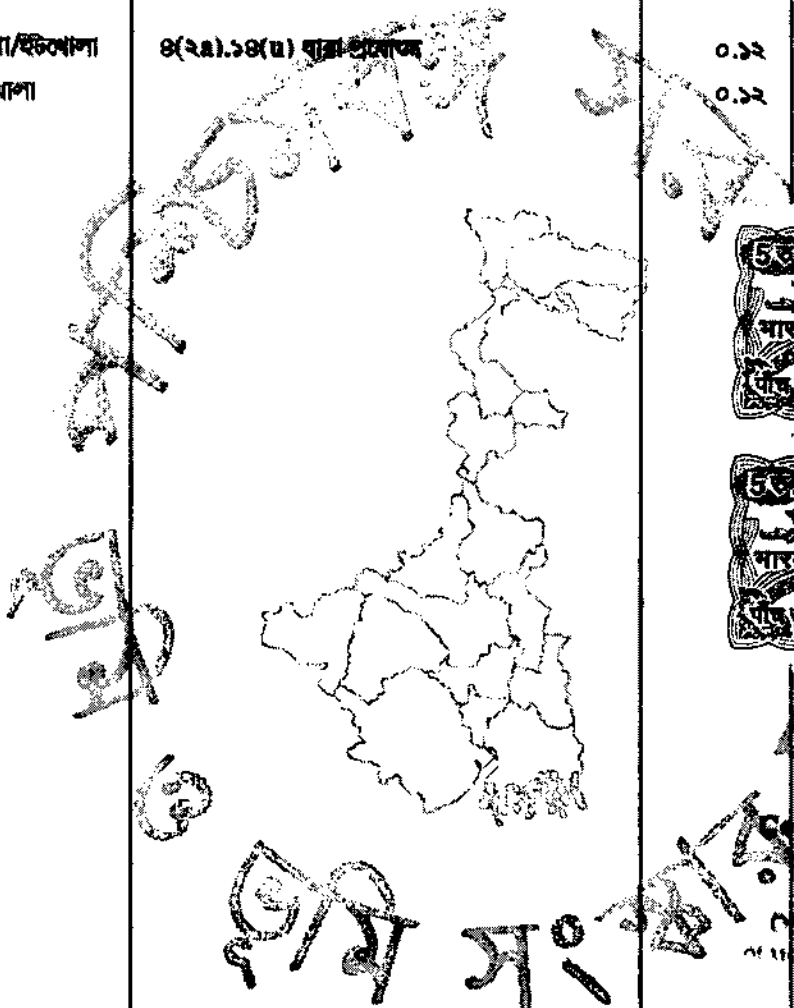
(৪) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম পিতা/স্বামী** ঠিকানা	প্লটের হাফিয়ারহিস প্রাঃ লিঃ বিজ্ঞ	রায়ত
--------------------------------	---------------------------------------	-------



(৭) অত্রস্বত্বের নিজ দখলীয় জমি :

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৫৫৪	ডাঙ্গা/ইটখোলা	৪(২৪).১৪(৫) ব্যারী প্রকল্প	০.১২	০.১৬৬৭	০.০২	
১৫৫৬	ইটখোলা		০.১২	০.০৩৩৩	০.০৪	



Certified to be a true copy
 N. Bhattacharya 15/07/14
 Officer-in-Charge D/S - 78
 of the District Land Revenue Office

দাগের মোট সংখ্যা দুই স্বত্ব ০.০৬
 Appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20



জেলা	উত্তর ২৪ পরগনা	খতিয়ান নং	৩৮৮৭	(৪)	[১৭০৯০০৪]
মৌজা	পাতালিয়া	জে.এল.নং	৪	থানা	হাড়াহাড়া

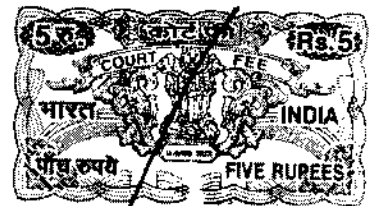
(১) রাজস্ব -	০.০০	টাকা		
(২) জমির মোট পরিমাণ -	০.১১	একর (৩) মোট দাগের সংখ্যা -	২	

৩) অত্রস্বত্বের দখলকারের বিবরণ		(৫) স্বত্ব	(৬) মন্তব্য
নাম	তিনলোক কমার্সিয়াল প্রাইভেট লিমিটেড	রায়ত	
পিতা/স্বামী***			
ঠিকানা	নিজ		



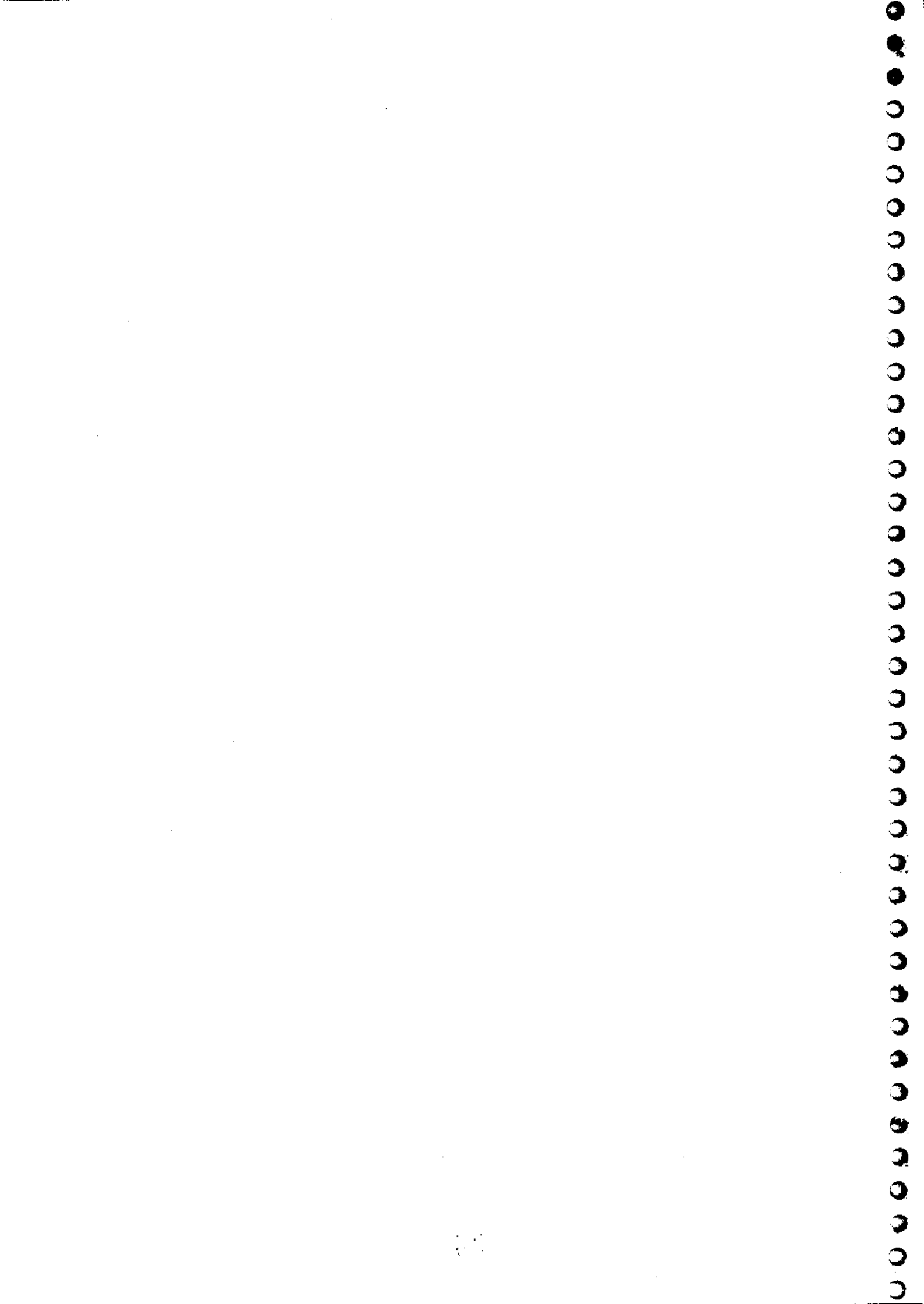
১) অত্রস্বত্বের নিজ দখলীয় জমি :

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র-স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৫৫৬	ইটখোলা		০.১২	০.৬৬৬৭	০.০৮	
১৭১৮	জাঙ্গা/ইটখোলা	৪-২-d,৪-২g দ্বারা প্রযোজ্য	০.৮৫	০.০৪১২	০.০৬	



Certified to be a true copy
 (Signature) 19-08-14
 Officer in Charge
 of the India Revenue Act 1972

দাগের মোট সংখ্যা	দুই মাত্র	০.১১
ppl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20		



জেলা — উত্তর ২৪-পরগনা খতিয়ান নং — ৪০৭৬ [১৫০৯০০৪]
 মৌজা — পাতুলিয়া জে.এল.নং — ৪ থানা — খড়দহ

(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.০৮ একর (৩) মোট দাগের সংখ্যা — ১

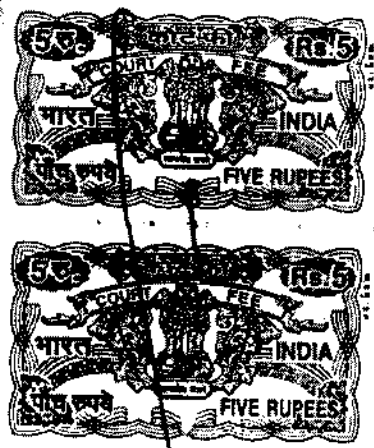
(৩) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম পিতা/স্বামী** ঠিকানা	জটা শিব জেসিডেন্স প্রাঃ লিঃ বিল	রায়ত
--------------------------------	------------------------------------	-------



(৭) অত্রস্বত্বের নিজ দখলীয় জমি :

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৫৫৭	ইতিখোলা		০.৪৭	০.১৬৬৭	০.০৮	



Certified to be a true copy
 15/07/14
 Officer authorized U/S - 76
 of the India Evidence Act 1872

দাগের মোট সংখ্যা এক স্বত্ব ০.০৮
 Appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20

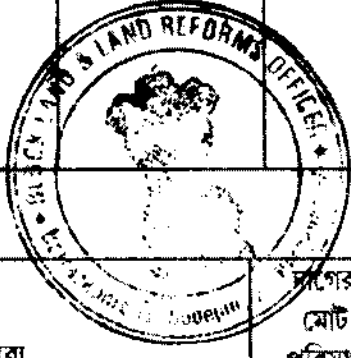


জেলা — উত্তর ২৪-পরগনা ষড়িয়ান নং — ৩৮৭৩ [১৫০৯০০৪]
 মৌজা — পাতুলিয়া জে.এল.নং — ৪ থানা — খড়দহ

(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.০৮ একর (৩) মোট দাগের সংখ্যা — ১

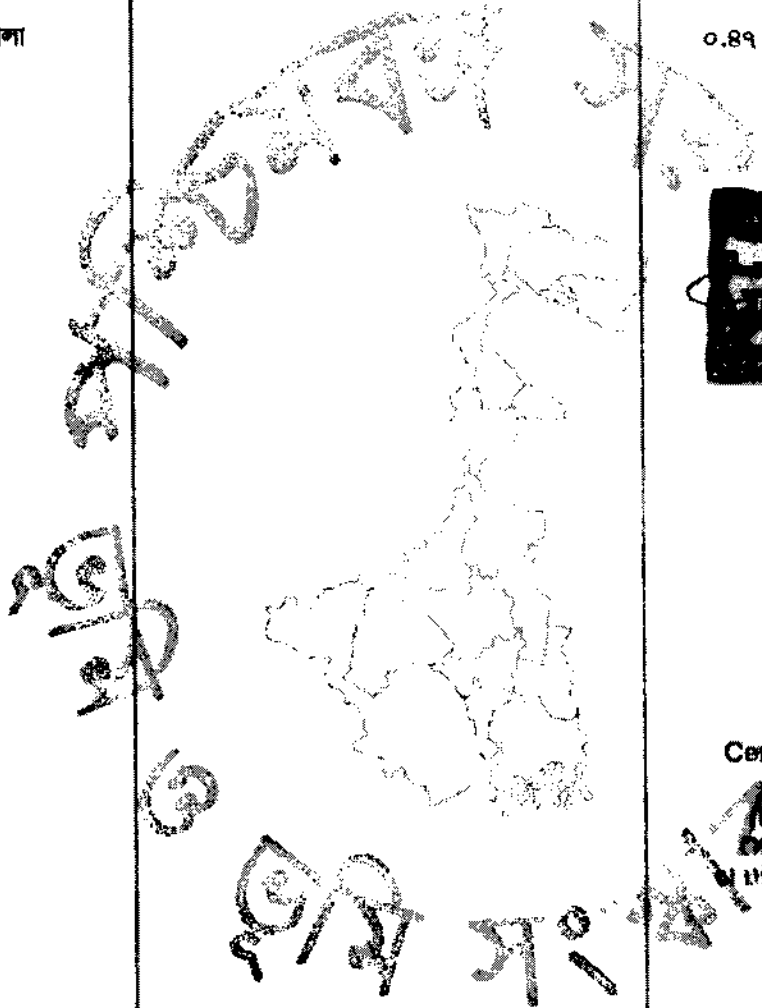
(৪) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম	মুন লাইক ডিস্ট্রিবিউটার্স	রায়ত
নিতা/স্বামী*	প্রাঃ লিঃ	
ঠিকানা	মিজ	



(৭) অত্রস্বত্বের নিজ দখলীয় জমি :

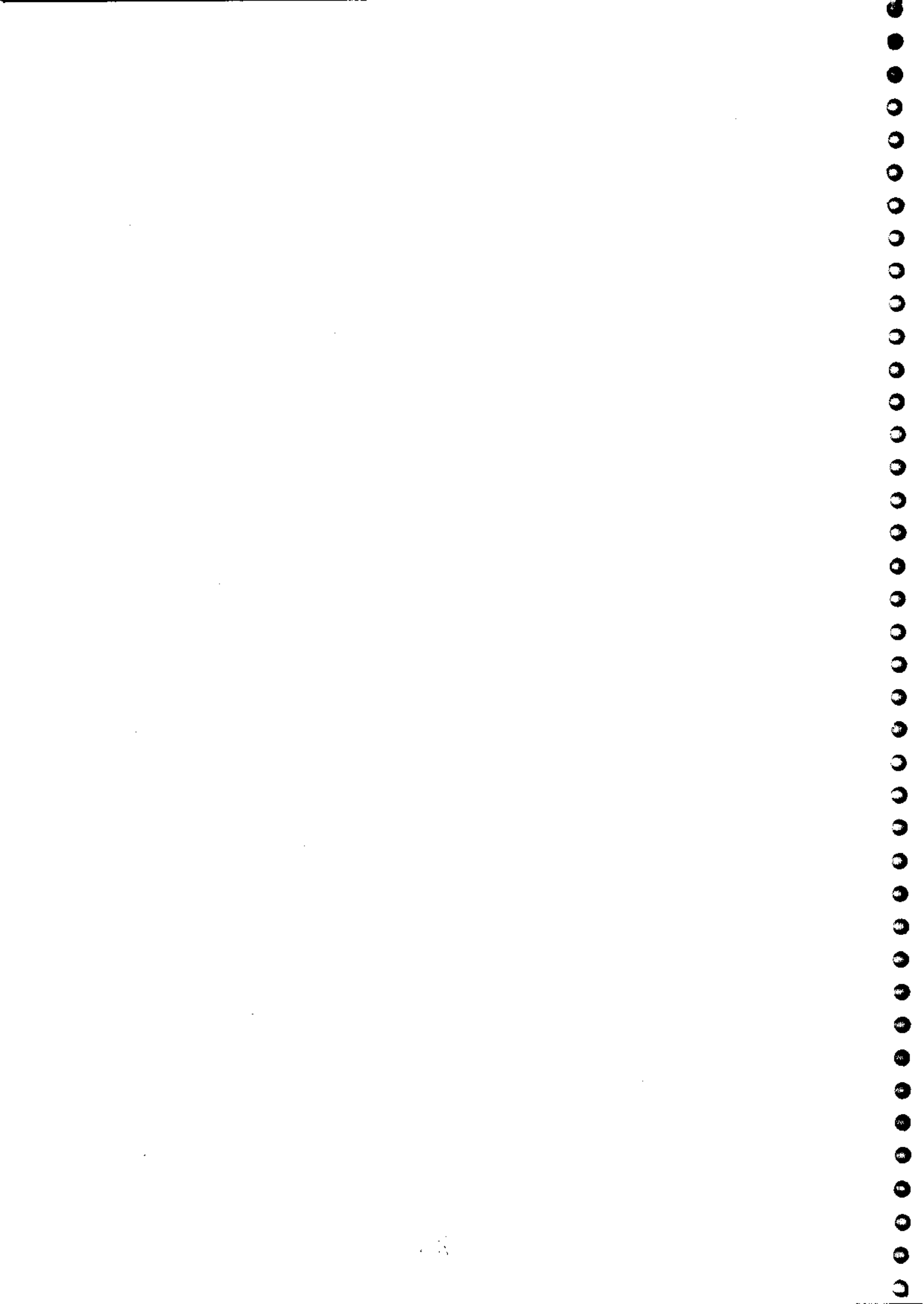
দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের অংশ	দাগের মধ্যে অত্র স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেণ্টর
১৫৫৭	ইটখোলা		০.৪৭	০.১৬৬৭	০.০৮	



Certified to be a true copy
 [Signature] 03-03/14
 Officer authorized U/S - 78
 of the Indian Evidence Act 1872

দাগের মোট সংখ্যা এক মাত্র ০.০৮

Appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10 = Rs.10, Total: Rs.20



জেলা — উত্তর ২৪-পরগনা খতিয়ান নং — ৩৯৬৪ [১৫০৯০০৪]
 মৌজা — পাতুলিয়া জে.এল.নং — ৪ থানা — বাড়দহ

(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.০৭ একর (৩) মোট দাগের সংখ্যা — ১

৩) অত্রস্বত্বের দখলকারের বিবরণ		(৫) স্বত্ব	(৬) মন্তব্য
নাম পিতা/বান্ধী** ঠিকানা	হোপফুল নির্মাণ প্রাঙ্গণ: নিজ	রায়ত	



(১) অত্রস্বত্বের নিজ দখলীয় জমি :

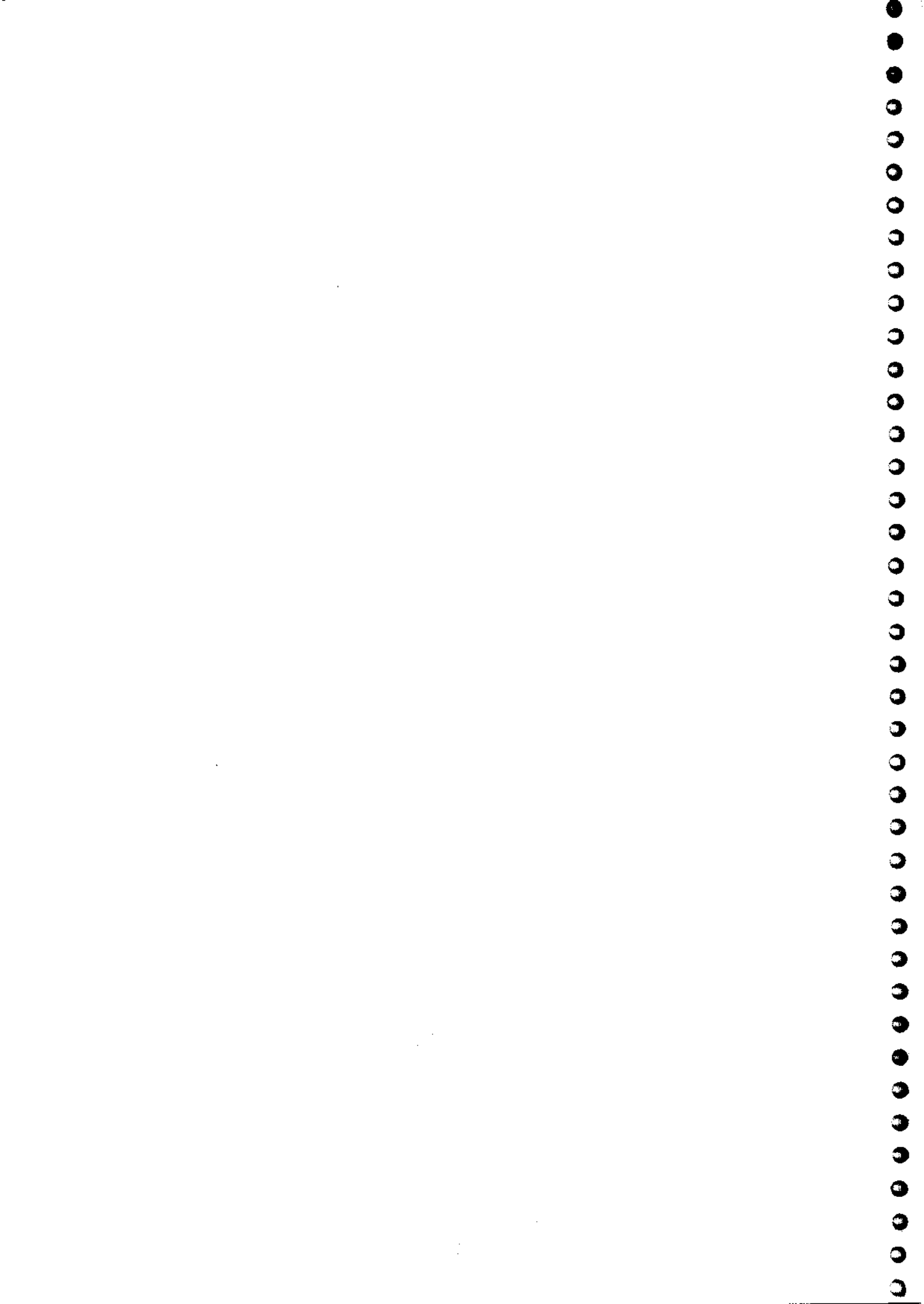
দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	আংশ	একর	হেটর
১৫৫৭	ইটখোলা		০.৪৭	০.১৬৬৬	০.০৭	



Certified to be a true copy
 30/04/14
 Officer authorized U/S - 78
 of the India Evidence Act 1972

৩৬৩
 ৩৬৩

দাগের মোট সংখ্যা এক মাত্র ০.০৭
 ppl. Fee: Rs.10, Authentication Fee:1 x Rs.10= Rs.10, Total: Rs.20



জেলা — উত্তর ২৪-পারগনা খতিয়ান নং — ৩৯৬৮ ১৫ [১৫০৯০০৪]
 মৌজা — পাতুলিয়া জে.এল.নং — ৪ থানা — খড়সহ

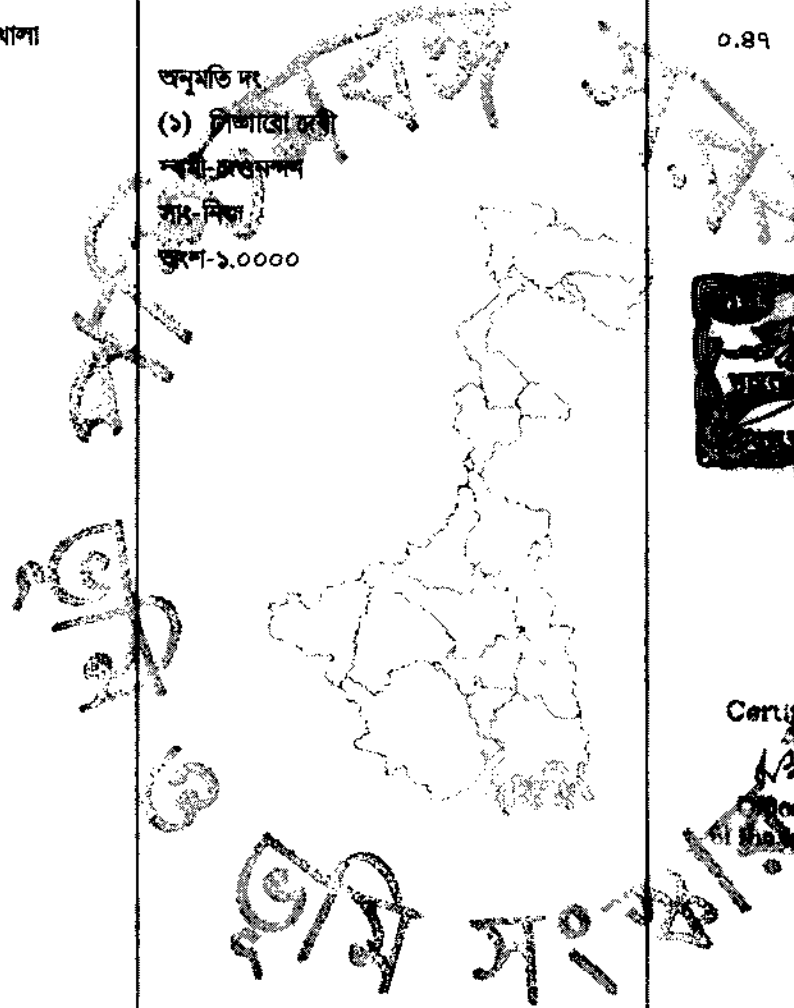
(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.১২ একর (৩) মোট দাগের সংখ্যা — ১

(১) অত্রস্বত্বের দখলকারের বিবরণ		(৫) স্বত্ব	(৬) মন্তব্য
নাম	পঞ্চরতন প্রোজেক্টস্	রায়ত	
বিত্ত/বন্দী**	প্রাণিঃ		
ঠিকানা	নিজ		



(১) অত্রস্বত্বের নিজ দখলীয় জমি :

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের অংশ	দাগের মধ্যে অত্র-স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেটর
১৫৫৭	ইটখোলা	অনুমতি দঃ (১) সিআরও দফা নং-১৪০৩৩৩ তারিখ-নিজ ক্রম-১.০০০০	০.৪৭	০.২৪৪৭	০.১২	





Certified to be a true copy
 ১৫/০৫/১৪
 Officer authorized U/S - 76
 of the India Evidence Act 1872

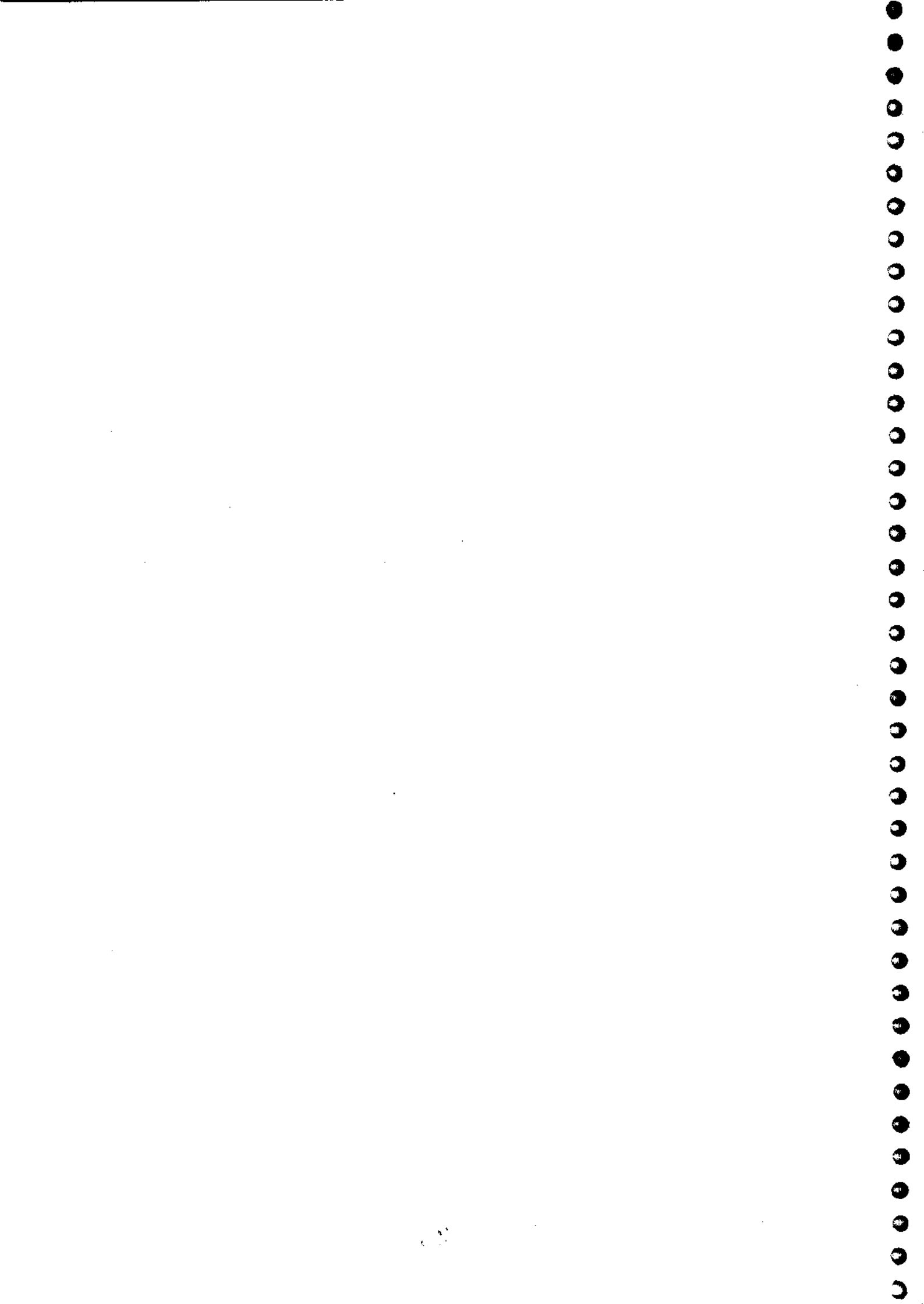
জমি সংস্কার

দাগের মোট সংখ্যা এক মাত্র এক মাত্র ০.১২
 ppl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20




জেলা — উত্তর ২৪-পরগনা	খতিয়ান নং — ৩৯৬৭	১৩	[১৫০৯০০৪]			
মৌজা — পাতুলিয়া	জে.এল.নং — ৪	থানা — খড়দহ				
(১) রাজস্ব — ০.০০ টাকা						
(২) জমির মোট পরিমাণ — ০.১২ একর (৩) মোট দাগের সংখ্যা — ১						
(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য				
নাম পিতা/স্বামী** ঠিকানা	পঞ্চরতন রেসিডেন্সি প্রাঃ লিঃ নিজ	রায়ত				
(৭) অত্রস্বত্বের নিজ দখলীয় জমি :						
দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের	
			একর	অংশ	একর	হেক্টর
১৫৫৭	ইটখোলা	অনুমতি দঃ (১) সীজারো জরি স্বত্বী-১০০০০ স্বত্ব-নিজ কম্প-১,০০০০	০.৪৭	০.২৫৫৩	০.১২	
						
						
<p>Not to be a true copy d/shalta 5/04/14 Not authorized U/S - 79 of the Indian Evidence Act' 1972</p>						
দাগের মোট সংখ্যা এক মাত্র			০.১২			

ppl. Fee: Rs.10, Authentication Fee:1 x Rs.10= Rs.10, Total: Rs.20

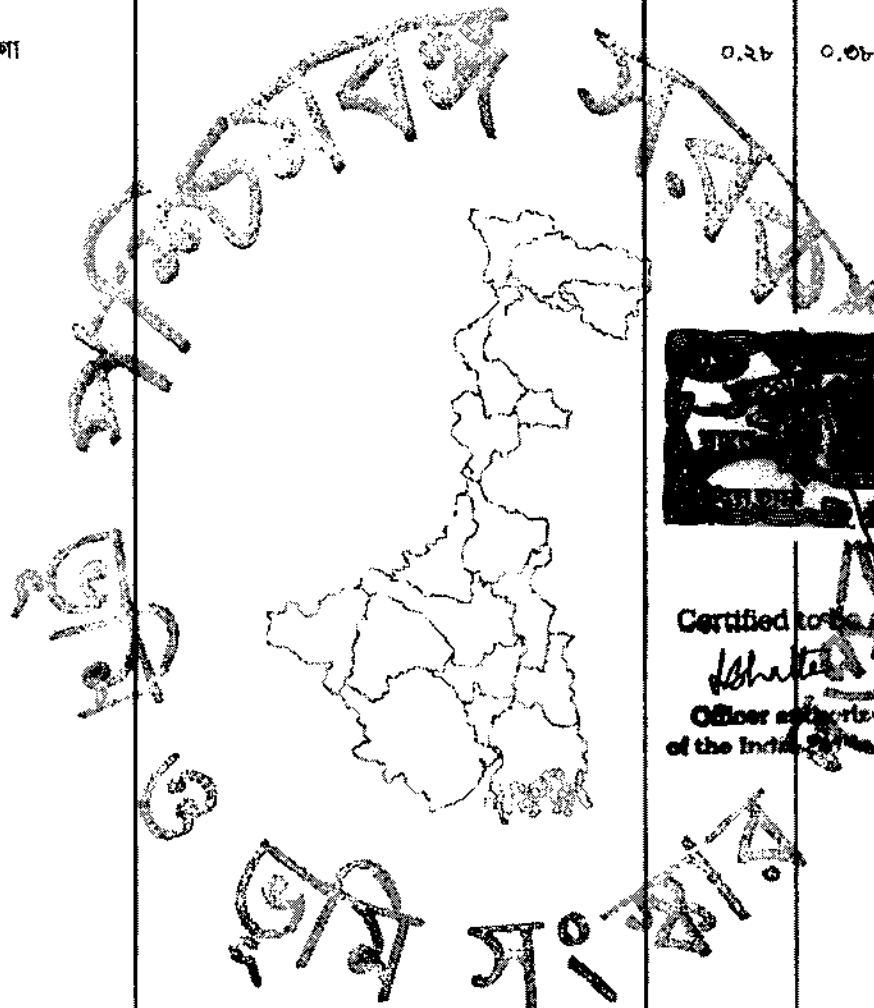


জেলা — উত্তর ২৪-পরগনা (১৫) খতিয়ান নং — ৩৮৩০ [১৫০৯০০৪]
 মৌজা — পাতুলিয়া জে.এল.নং — ৪ থানা — বাড়দহ

(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.১১ একর (৩) মোট দাগের সংখ্যা — ১

(১) অত্রস্বত্বের দখলকারের বিবরণ		(৫) স্বত্ব	(৬) মন্তব্য
নাম পিতা/স্বামী*** ঠিকানা	শিবরাত্রি রোশডেন্সি প্রা লি নিজ	রায়ত	

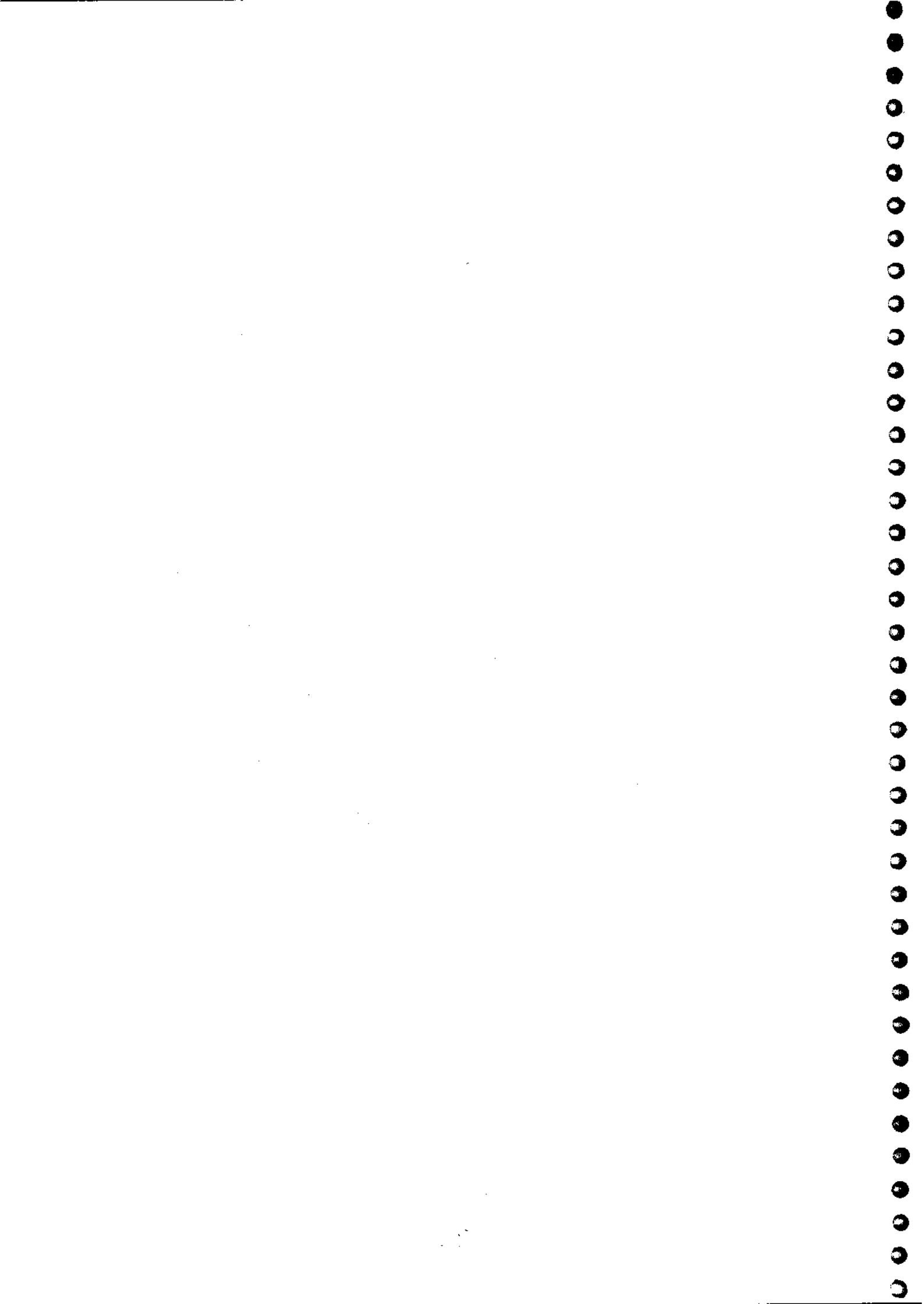
(২) অত্রস্বত্বের নিজ দখলীয় জমি :

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৫৮৩	ডাঙ্গা		০.২৮	০.০৮৮৯	০.১১	



Certified to be a true copy
 Dated 21-06-14
 Officer authorized 115-76
 of the India Revenue Act 1947

দাগের মোট সংখ্যা এক মাত্র এক মাত্র ০.১১
 Appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20



জেলা — উত্তর ২৪-পরগনা
 মৌজা — পাতুলিয়া
 খতিয়ান নং — ৩৮২১
 জে.এল.নং — ৪
 থানা — খড়সহ
 [১৫০১০০৪]

(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.০১ একর (৩) মোট দাগের সংখ্যা — ১

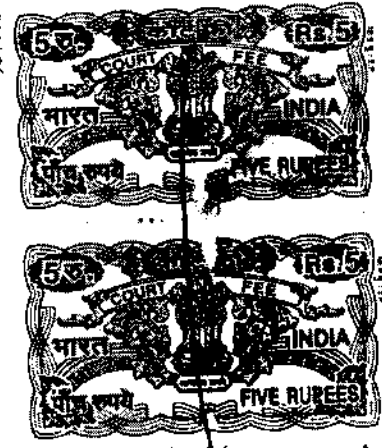
(৩) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম পিতা/স্বামী** ঠিকানা	সিবরাস্তি এনক্রোড প্রা.লি নিজ	রায়ত
--------------------------------	----------------------------------	-------



(৭) অত্রস্বত্বের নিজ দখলীয় জমি :

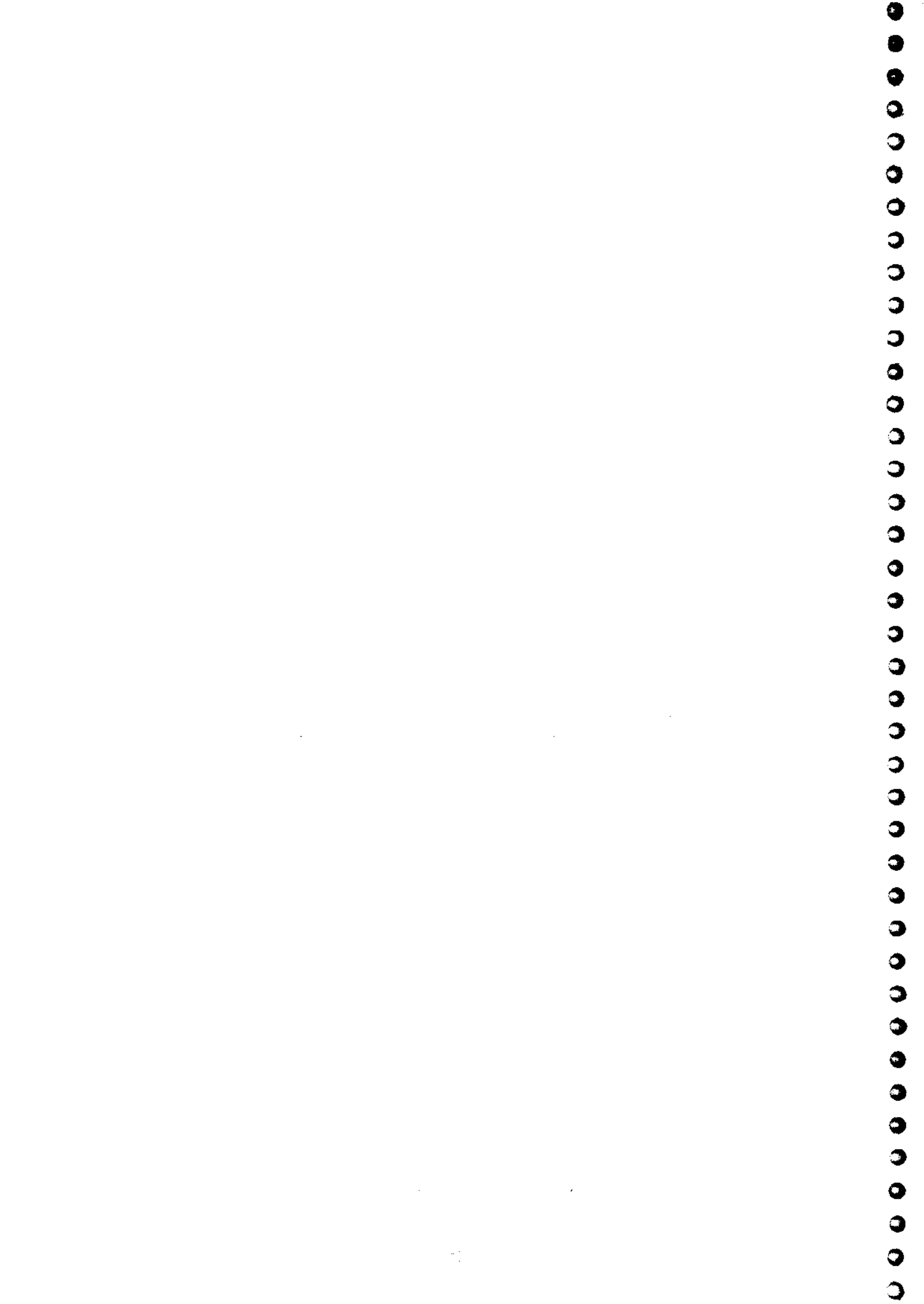
দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৫৮৩	ডাঙ্গা		০.২৮	০.৩০৫৬	০.০১	



Handwritten signature and date: 15/07/14

দাগের মোট সংখ্যা এক স্বত্ব ০.০১

ppl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20

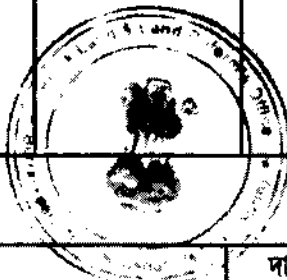


জেলা — উত্তর ২৪-পরগনা খতিয়ান নং — ৩৮৩১ [১৫০১০০৪]
 মৌজা — পাতুলিয়া জে.এল.নং — ৪ থানা — খড়সক

(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.০৮ একর (৩) মোট দাগের সংখ্যা — ১

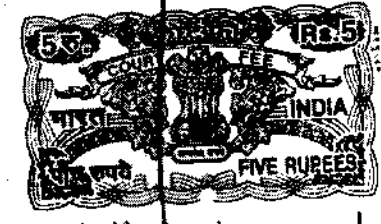
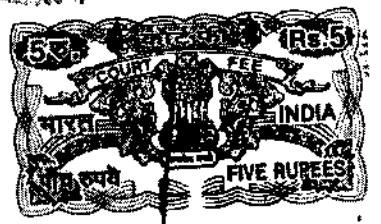
(২) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম পিতা/স্বামী ঠিকানা	শিবরাজ রিয়ালটি প্রা.লি নিজ	রায়ত	
------------------------------	--------------------------------	-------	--



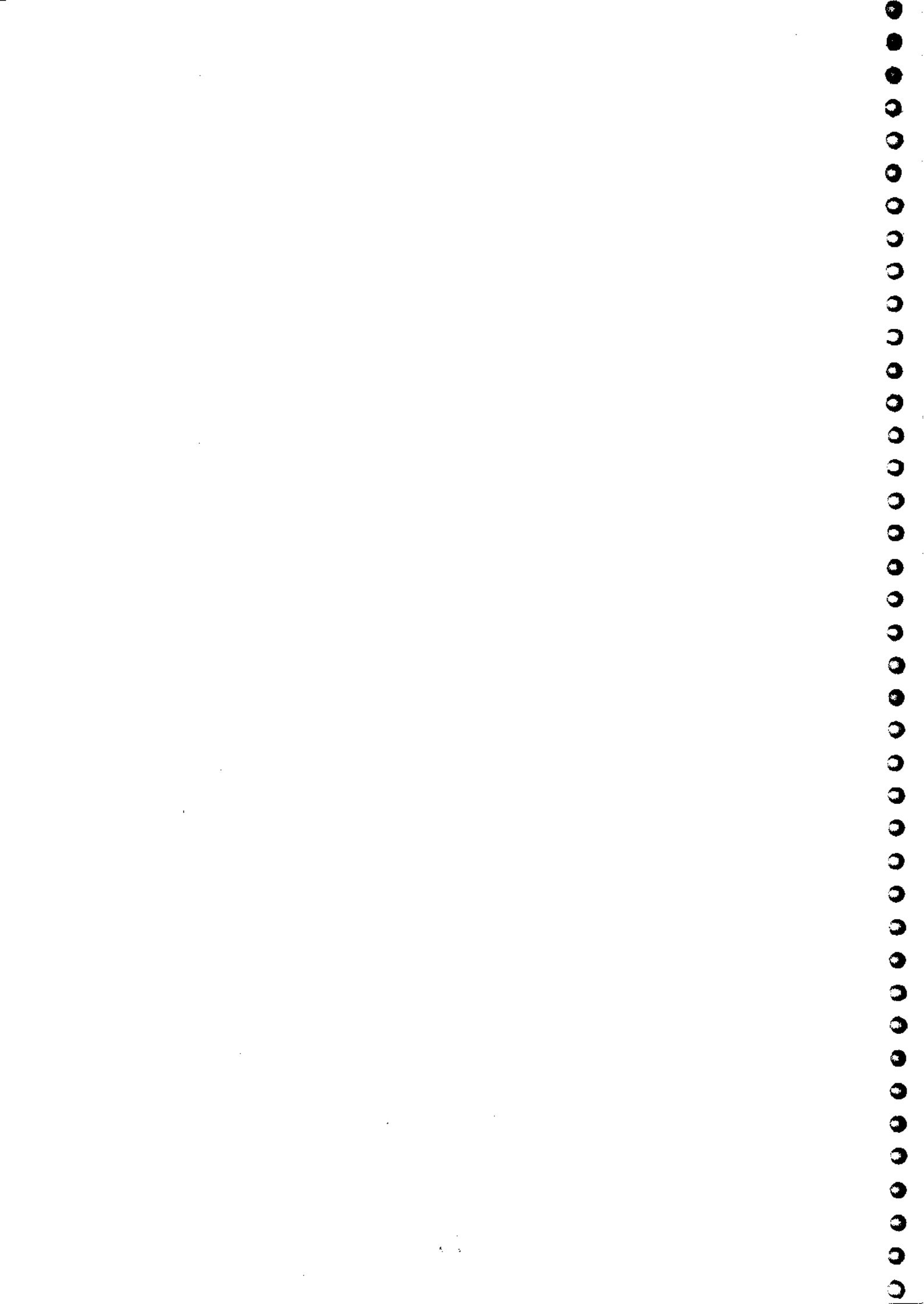
(১) অত্রস্বত্বের নিজ দখলীয় জমি :

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৫৮৩	ডাঙ্গা		০.২৮	০.৩০৫৫	০.০৮	



Certified to be a true copy
 15/07/14
 Official authorized (1/3 - 75
 of the India Evidence Act 1872

দাগের মোট সংখ্যা এক মাত্র একর ০.০৮
 ppl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20

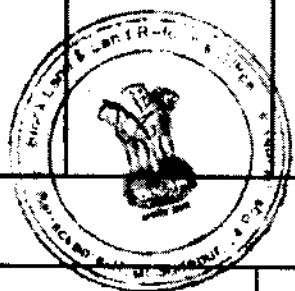


জেলা — ৩৬৪ ২৪ পরগনা খতিয়ান নং — ৩৮৯০ [১৫০১০০৪]
 মৌজা — পাতুলিয়া জে.এল.নং — ৪ থানা — বাজলহ


(১) রাজস্ব — টাকা
 (২) জমির মোট পরিমাণ — ৩.১১ একর (৩) মোট দাগের সংখ্যা — ২

(৩) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম পিতা/স্বামী ঠিকানা	খনকোট টেলিফোনিক পাংসাল নিক	রায়ত
------------------------------	-------------------------------	-------



(৭) অত্রস্বত্বের নিজ দখলীয় জমি :

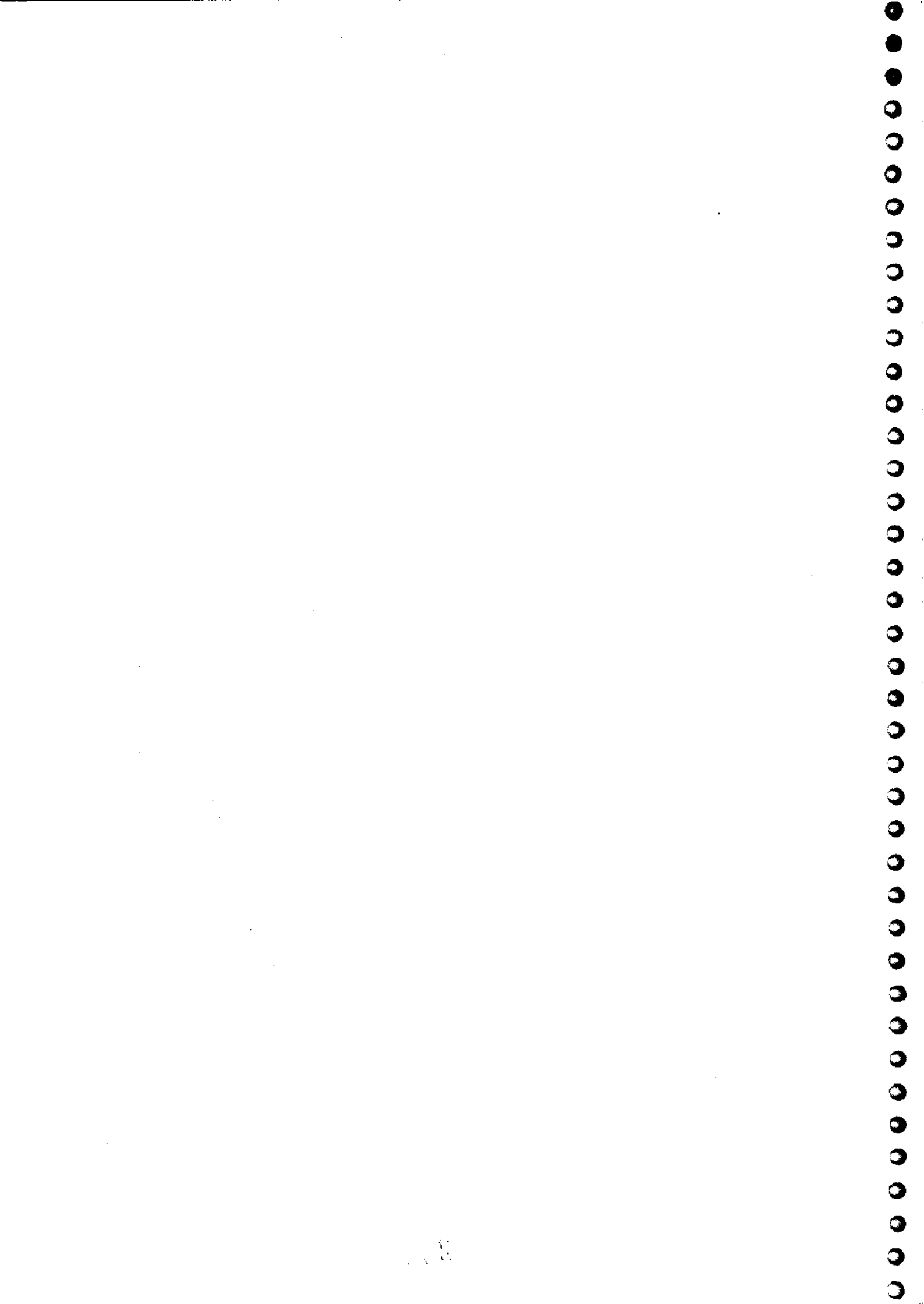
দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৭১৭	জাঙ্গ	১৪(২৩) বারী প্রদোশ 	০.০২	০.০১১০	০.০১	
১৭১৯	ইচখোলা		০.০১	১.০০০০	০.০১	

মৌজা নং ১৭১৭
 মৌজা নং ১৭১৯
 জমি সংরক্ষণ



Certified to be a true copy
 Ashanta K-07-14
 Officer: Authorized U/S - 76
 of the India Evidence Act 1872


দাগের মোট সংখ্যা দুই মাত্র ০.১১
 Appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20



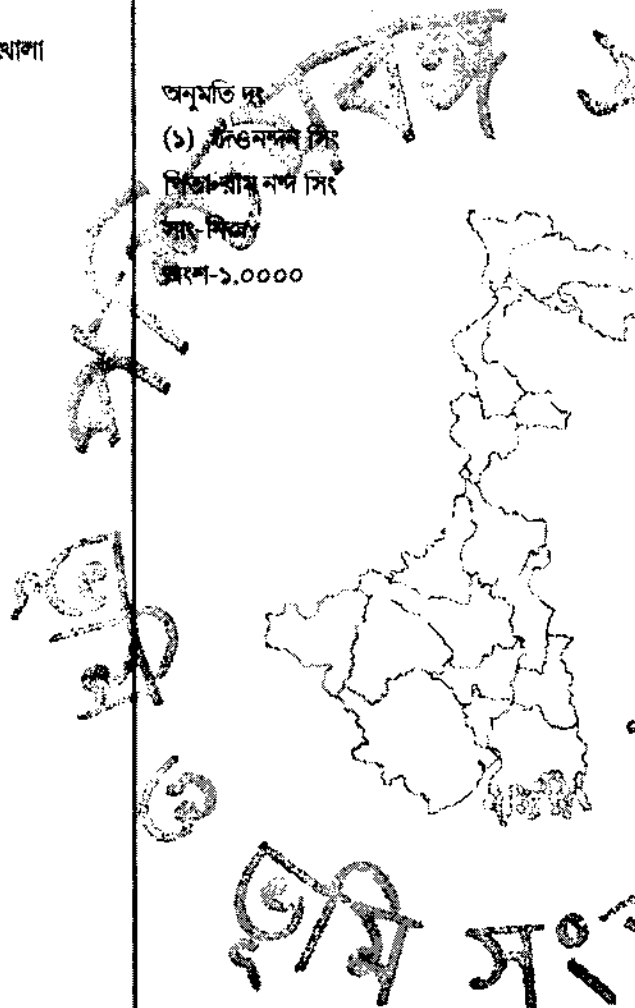
জেলা — উত্তর ২৪-পরগনা খতিয়ান নং — ৩৮৬৮ [১৫০১০০৪]
 মোজা — পাতুলিয়া জে.এল.নং — ৪ থানা — বাউদহ

(১) রাজস্ব — ০.০০ টাকা
 (২) জমির মোট পরিমাণ — ০.১১ একর (৩) মোট দাগের সংখ্যা — ১

(৪) অত্রস্বত্বের দখলকারের বিবরণ (৫) স্বত্ব (৬) মন্তব্য

নাম পিতা/স্বামী ঠিকানা	মুনলাইফ ভ্যাপার প্রা.লি নিজ	রায়ত	
------------------------------	--------------------------------	-------	---

(৭) অত্রস্বত্বের নিজ দখলীয় জমি :

দাগ নম্বর	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের	দাগের মধ্যে অত্র- স্বত্বের জমির অংশের পরিমাণ	
			একর	অংশ	একর	হেক্টর
১৫৮৬	ইটখোলা	<p>অনুমতি দ্বা (১) দিওনন্দ সিং বিজয়রাম নন্দ সিং স্বত্ব-নিজ অংশ-১.০০০০</p>  <p>Certified to be a true copy d/Shalita 06-14 Officer authorized U/S - 76 of the India Evidence Act 1977</p>	০.২২	০.৫০০০	০.১১	

দাগের মোট সংখ্যা

এক মাত্র

০.১১

appl. Fee: Rs.10, Authentication Fee: 1 x Rs.10= Rs.10, Total: Rs.20

