

8149/12

Rg/53/

\* 10608/12



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Additional Registrar of Assurances II  
Kolkata



Certified that the Document is duly registered in the office of the Registrar of Assurances II, Kolkata. The Signatures and Endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-II, Kolkata

*Handwritten signature and date:*  
23/8/12

CONVEYANCE

1. Date: 12<sup>th</sup> July 2012

2. Place: Kolkata

3. Parties

3.1 Partha Sarathi Dutta, son of Late Jadu Bhushan Dutta, residing at Village Reckjoani, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas

*Handwritten signature:*  
Dutta  
Partha

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Dutta  
Partha

*Handwritten signature:*  
Momi

*Handwritten signature:*  
Dutta

W 8895

Sl. No. ....  
 Address.....  
**- 4 JUL 2012**  
 Value.....  
 L. S. V.  
 High Court A.S

**SAHA & RAY**  
 Advocates  
 3A/1, 3rd Floor, Hastings Chambers  
 7C, Kiran Shankar Roy Road  
 Kolkata - 700011.

Subrata Chandra



e - 4830

AYANESHWAR NIRMAN PRIVATE LIMITED

KAMLAPATI PROMOTERS PRIVATE LIMITED

*Subrata Chandra*  
 Authorised Signatory / Director



e - 4827

Homi Kher Chowdhury

*Aditya*

Subrata Mandal.

ADDITIONAL REGISTRAR  
 OF ASSURANCES - I, KOLKATA  
 17.11.2012



3.2 **Sabyasachi Dutta**, son of Late Jadu Bhushan Dutta, residing at Village Reckjoani, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas

3.3 **Urmi Kar Chowdhury**, wife of Amal Kar Chowdhury, Village Reckjoani, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas

(collectively **Vendors**, includes successors-in-interest)

**And**

3.4 **Gyaneshwar Nirman Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAECG6504C**), represented by its authorized signatory Subrata Chakraborty, son of Satinath Chakraborty, of 2<sup>nd</sup> Floor, 109, Park Street, Kolkata-700016, Police Station Park Street

3.5 **Kamlapati Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAECK7335D**), represented by its authorized signatory Subrata Chakraborty, son of Satinath Chakraborty, of 2<sup>nd</sup> Floor, 109, Park Street, Kolkata-700016, Police Station Park Street

(collectively **Purchasers**, includes successors-in-interest).

Vendors and Purchasers, collectively **Parties** and individually **Party**.

#### **NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

#### **4. Subject Matter of Conveyance**

4.1 **Said Property:** (1) *Sali* (agricultural) land measuring 19.5 (nineteen point five) decimal equivalent to 11 (eleven) *cottah* 13 (thirteen) *chittack* and 4.03 (four point zero three) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 1 (one) *bigha* 3 (three) *cottah* 10 (ten) *chittack* and 8.14 (eight point one four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 652, recorded in L.R. *Khatian* No. 1086, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayat* (**RBGP No.I**), Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 652 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And** (2) *sali* (agricultural) land measuring 1.5 (one point five) decimal equivalent to 14 (fourteen) *chittack* and 24.48 (twenty four point four eight) square feet, more or less [out of 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 4.03 (four point zero three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 657, recorded in L.R. *Khatian* No. 1086, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 657 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**), the First Land and the Second Land **aggregating to** land measuring 21 (twenty one) decimal equivalent to 12 (twelve) *cottah* 11 (eleven) *chittack* and 28.6 (twenty eight point six) square feet, more or less, more fully described in the **2<sup>nd</sup> Schedule** below (collectively **Said**

*Saha*  
*Ray*

*Urmi*

*Sub*



Pankaj Sanyal Jutta



Satyaj Sanyal Jutta

Subrata Mandal.  
S/o - Himangshu Mandal.  
vill - Reckpau.  
Po+Ps - Rajachhat  
Kol - 135  
Business



**Property) together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

## 5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchasers regarding title:
- 5.1.1 **Ownership of Jadu Bhushan Dutta:** Jadu Bhushan Dutta is the recorded owner of the Said Property in L.R. *Khatian* No. 1086.
- 5.1.2 **Demise of Jadu Bhushan Dutta:** On 27<sup>th</sup> May, 2004, Jadu Bhushan Dutta, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind surviving his wife Sabita Dutta, his 2 (two) sons, namely, (1) Partha Sarathi Dutta and (2) Sabyasachi Dutta and only daughter Urmi Kar Chowdhury as his only legal heirs and heiresses, who jointly inherited the right, title and interest of Late Jadu Bhushan Dutta in the Said Property.
- 5.1.3 **Demise of Sabita Dutta:** On 19<sup>th</sup> December, 2004, Sabita Dutta, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind surviving her 2 (two) sons, namely, (1) Partha Sarathi Dutta and (2) Sabyasachi Dutta and only daughter Urmi Kar Chowdhury as her only legal heirs and heiress, who jointly inherited the right, title and interest of Late Sabita Dutta in the Said Property.
- 5.1.4 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property, comprising of the First Land and the Second Land.
- 5.1.5 **Said Agreement of Said Property:** By an Agreement dated 8<sup>th</sup> September, 2006 (**Said Agreement**), the Vendor No. 3.1 and the Vendor No. 3.2 had jointly agreed to sell *inter alia* the Said Property, to Jenco Developers Private Limited (**Jenco**). Jenco paid to the Vendor No. 3.1 and the Vendor No. 3.2 a total sum of Rs.9,00,000/- (Rupees nine lac) (**Said Advance**) under the Said Agreement.
- 5.1.6 **Assignment to Green Oaks Developers:** By an Agreement dated 8<sup>th</sup> October, 2010 (**First Assignment Agreement**), Jenco assigned to Green Oaks Developers (**Green Oaks**) and its assigns *inter alia* all rights of any and every nature whatsoever of Jenco in the Said Property acquired by virtue of the Said Agreement and/or against the Vendor No. 3.1 and the Vendor No. 3.2 under the Said Agreement and/or otherwise together with the benefit of the Said Advance.
- 5.1.7 **Assignment to Siddha Projects Private Limited:** By an Agreement dated 7<sup>th</sup> November, 2011 (**Second Assignment Agreement**), Green Oaks further assigned to Siddha Projects Private Limited (**Siddha Projects**) and its assigns *inter alia* all rights of any and every nature whatsoever of Green Oaks in the Said Property acquired by virtue of the Said Agreement, the First Assignment Agreement and/or against the Vendor No. 3.1 and the Vendor No. 3.2 under the Said Agreement and the First Assignment Agreement and/or otherwise together with the benefit of the Said Advance.
- 5.1.8 **Assignment to Purchasers:** By an Agreement dated 28<sup>th</sup> November, 2011 (**Third Assignment Agreement**), Siddha Projects assigned to the Purchasers and their assigns *inter alia* all rights of any and every nature whatsoever of Siddha Projects in the

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12 JUL 2012





Said Property acquired by virtue of the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement and/or against the Vendor No. 3.1 and the Vendor No. 3.2 under the Said Agreement, First Assignment Agreement and the Second Assignment Agreement and/or otherwise together with the all benefits under the Said Agreement, the First Assignment Agreement and the Second Assignment Agreement together with the benefit of the Said Advance.

- 5.2 **Representations, Warranties and Covenants by Vendors:** The Vendors represent, warrant and covenant as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 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*, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. **Basic Understanding**

  
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ACCIDENT INSURANCE  
OF ASSURANCE CO. KOLKATA  
12 JUL 2012





- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchasers is that the Vendors shall sell the Said Property to the Purchasers, 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 Purchasers shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above (collectively **Representations**).
- 6.2 **Adjustment of Said Advance:** Jenco had already paid to the Vendors the Said Advance under the Said Agreement for purchase of the Said Property. Since the Purchasers have stepped into the shoe of Jenco by virtue of the Third Assignment Agreement, it has been agreed between the Parties that the Purchasers shall adjust the Said Advance proportionately from the Vendors' Consideration.
- 6.3 **Surrender of Rights by Pioneer Prodev Private Limited:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3<sup>rd</sup> floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender such claims in favour of the Purchasers. The Vendors shall have no responsibility or obligation in this regard.
7. **Transfer**
- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **2<sup>nd</sup> Schedule** below, comprising of **(1)** the First Land, i.e. *sali* (agricultural) land measuring 19.5 (nineteen point five) decimal equivalent to 11 (eleven) *cottah* 13 (thirteen) *chittack* and 4.03 (four point zero three) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 1 (one) *bigha* 3 (three) *cottah* 10 (ten) *chittack* and 8.14 (eight point one four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 652, recorded in L.R. *Khatian* No. 1086, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 652 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Land, i.e. *sali* (agricultural) land measuring 1.5 (one point five) decimal equivalent to 14 (fourteen) *chittack* and 24.48 (twenty four point four eight) square feet, more or less [out of 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 4.03 (four point zero three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 657, recorded in L.R. *Khatian* No. 1086, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 657 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon, **aggregating to** land measuring 21 (twenty one) decimal equivalent to 12 (twelve) *cottah* 11 (eleven) *chittack* and 28.6 (twenty eight point six) square feet, more or less, **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.22,90,909/- (Rupees twenty two lac ninety thousand nine hundred and nine) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.

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*Arise*

PROFESSOR REGISTRAR  
OF ASSOCIATION OF BATA  
12 JUL 2012

**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, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest 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:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchasers.
- 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, in respect of which demand has been made and is in the knowledge of the Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and the Purchasers' 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 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 Purchasers, without any lawful

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ADDITIONAL REGISTRAR  
OF ASSOCIATION OF STATES  
12 JUL 2012



eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.

- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorneys of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the names of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

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

*Sali* (agricultural) land measuring 19.5 (nineteen point five) decimal equivalent to 11 (eleven) *cottah* 13 (thirteen) *chittack* and 4.03 (four point zero three) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 1 (one) *bigha* 3 (three) *cottah* 10 (ten) *chittack* and 8.14 (eight point one four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 652, recorded in L.R. *Khatian* No. 1086, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 652 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	: By R.S./L.R. <i>Dag</i> Nos. 653, 654 and 655 and by portion of R.S./L.R. <i>Dag</i> No.656
<b>On the East</b>	: By R.S./L.R. <i>Dag</i> No. 651
<b>On the South</b>	: By R.S./L.R. <i>Dag</i> Nos. 713 and 714 of <i>Mouza</i> Reckjoani
<b>On the West</b>	: By R.S./L.R. <i>Dag</i> No.657 and R.S./L.R. <i>Dag</i> Nos. 713 and 714 of <i>Mouza</i> Reckjoani

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

**Part II**  
**(Second Land)**

*Sali* (agricultural) land measuring 1.5 (one point five) decimal equivalent to 14 (fourteen) *chittack* and 24.48 (twenty four point four eight) square feet, more or less [out of 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 4.03 (four point zero three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 657, recorded in L.R. *Khatian* No. 1086, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District

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ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
12 JUL 2012



Bidhannagar, District North 24 Parganas, the said *Dag* No. 657 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 656  
**On the East** : By R.S./L.R. *Dag* No. 652  
**On the South** : By R.S./L.R. *Dag* No. 652 and by R.S./L.R. *Dag* No. 714 of *Mouza* Reckjoani  
**On the West** : By R.S./L.R. *Dag* No. 1050 and by R.S./L.R. *Dag* No. 714 of *Mouza* Reckjoani

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

**2<sup>nd</sup> Schedule**  
**(Said Property)**

*Sali* (agricultural) land measuring 19.5 (nineteen point five) decimal equivalent to 11 (eleven) *cottah* 13 (thirteen) *chittack* and 4.03 (four point zero three) square feet, more or less [out of 39 (thirty nine) decimal equivalent to 1 (one) *bigha* 3 (three) *cottah* 10 (ten) *chittack* and 8.14 (eight point one four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 652, recorded in I.R. *Khatian* No. 1086, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** above and the said *Dag* No. 652 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon

*Sali* (agricultural) land measuring 1.5 (one point five) decimal equivalent to 14 (fourteen) *chittack* and 24.48 (twenty four point four eight) square feet, more or less [out of 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 4.03 (four point zero three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 657, recorded in I.R. *Khatian* No. 1086, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part II** of the **1<sup>st</sup> Schedule** above and the said *Dag* No. 657 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon

**aggregating to** land measuring 21 (twenty one) decimal equivalent to 12 (twelve) *cottah* 11 (eleven) *chittack* and 28.6 (twenty eight point six) square feet, more or less

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

The details of the Said Property are tabulated below:

<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	652	1086	<i>Sali</i>	39.00	19.5	Jadu Bhushan Dutta
Raigachi	657	1086	<i>Sali</i>	3.00	1.5	Jadu Bhushan Dutta
<b>Total Area of Land Sold:</b>					<b>21.00</b>	

*Guth*  
*Partha*

*Mami*

*Dutta*

ADDIT  
OF ASSURANCE  
12 JUL 2012

**9. Execution and Delivery**

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

Partha Sarathi Dutta  
 (Partha Sarathi Dutta)  
 (AEVPD 1251M)

Sabyasachi Dutta  
 (Sabyasachi Dutta)  
 (AEVPD 1252J)

[Vendors]

Urmi Kar Chowdhury  
 (Urmi Kar Chowdhury)  
 (ATIPC 7796J)

Read over and explained the contents of this document by me to (1) Partha Sarathi Dutta (2) Sabyasachi Dutta and (3) Urmi Kar Chowdhury in Bengali language, who after understanding the meaning and purport of this document, put their LTI/signature in \_\_\_\_\_ my \_\_\_\_\_ presence.

Signature \_\_\_\_\_

**Gyaneshwar Nirman Private Limited  
 Kamlapati Promoters Private Limited**

Subrata Chakraborty  
 (Subrata Chakraborty)  
 Authorized Signatory  
 [Purchasers]

**Witnesses:**

Signature Mandal.

Signature Mihir Nandi

Name Subrata Mandal.

Name MIHIR NANDI

Father's Name Himangshu Mandal.

Father's Name Rajmahan Nandi

Address Lackmani, Rajahal -

Address 78, Thara Road.

Kol- 135

Kharwaha, 24 PGS (N)

Drafted by me

Su  
 (SUMANTA BASU)  
 Advocate





12 JUL 2012

### Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.22,90,909/- (Rupees twenty two lac ninety thousand nine hundred and nine) towards full and final payment of the Consideration for sale of the Said Property described in the 2<sup>nd</sup> Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 298868	02.12.2006	Tamilnad Mercantile Bank Limited	1,75,000/-
Cheque No. 298869	02.12.2006	Tamilnad Mercantile Bank Limited	1,75,000/-
Cheque No. 298871	08.12.2006	_____	50,000/-
Cheque No. 298872	08.12.2006	_____	50,000/-
Cheque No. 013846	06.07.2012	Axis Bank Limited, Nimta Kolkata - 700049	5,38,638/-
Cheque No. 013843	06.07.2012	Axis Bank Limited, Nimta, Kolkata - 700049	5,38,638/-
Cheque No. 013844	06.07.2012	Axis Bank Limited, Nimta, Kolkata - 700049	7,63,633/-
		<b>Total:</b>	<b>22,90,909/-</b>

*Partha Sarathi Dutta*

(Partha Sarathi Dutta)

*Sabyasachi Dutta*

(Sabyasachi Dutta)

*Urmi Kar Chowdhury*

(Urmi Kar Chowdhury)

[Vendors]

Read over and explained the contents of this document by me to (1) Partha Sarathi Dutta (2) Sabyasachi Dutta and (3) Urmi Kar Chowdhury in Bengali language, who after understanding the meaning and purport of this document, put their L.H/signature in \_\_\_\_\_ my \_\_\_\_\_ presence.

Signature \_\_\_\_\_

**Witnesses:**

Signature \_\_\_\_\_

Name \_\_\_\_\_

Signature \_\_\_\_\_

Name \_\_\_\_\_

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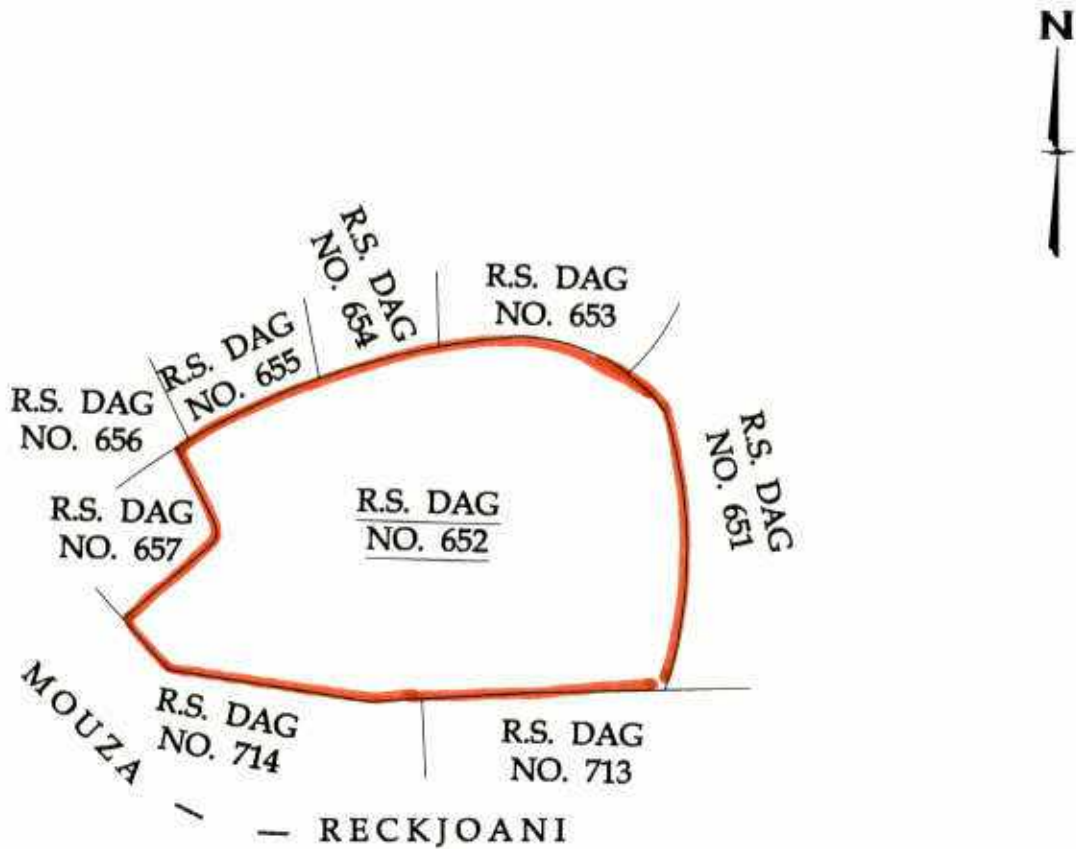
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12 JUL 2012



SITE PLAN OF R.S./L.R. DAG NO.- 652, L.R. KHATIAN NO.- 1086, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 652 is 39 DECIMAL



*Ummi Kar Chowdhary*  
*Pankaj Sanyal*  
*Sabya Sankar Datta*

**ANANESHWAR NIRMAN PRIVATE LIMITED**  
**KAMLAPATI PROMOTERS PRIVATE LIMITED**

*Sulata Chakraborty*  
Authoris-d Signatory/ Director

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 19.5000 DECIMAL SHARE OF SHALI LAND OUT OF 39 DECIMAL OF R.S./L.R. DAG NO.- 652 .

SHOWN THUS :- 

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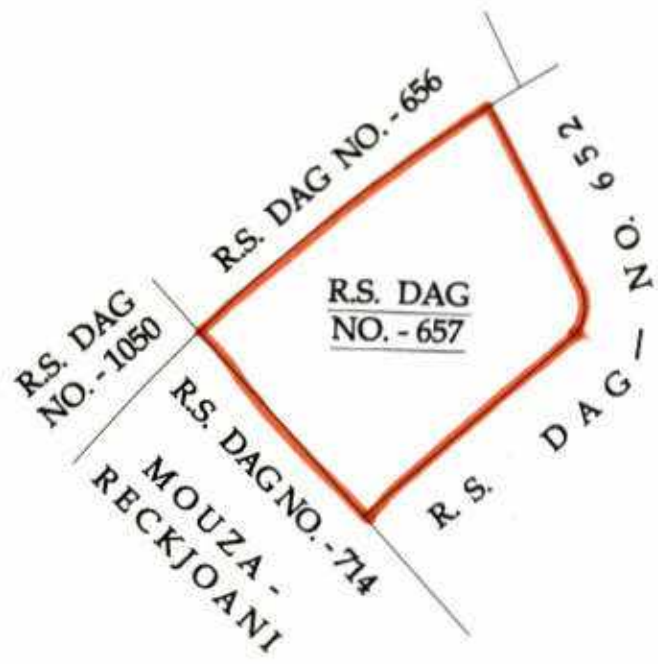
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A handwritten arrow points from a rectangular stamp to the circular seal. The rectangular stamp contains the following text:  
ADJ. SEC. M. PROCTOR  
OF ADJ. SEC. M. PROCTOR  
12 JUL 2012

SITE PLAN OF R.S./L.R. DAG NO.- 657, L.R. KHATIAN NO.- 1086, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 652 is 03 DECIMAL



GYANESHWAR NIRMAN PRIVATE LIMITED  
KAMLAPATI PROMOTERS PRIVATE LIMITED

*Hemmi Kar Chowdhury*  
*Pantam Sanku Dutta*  
*Salya Sanku Dutta*

*Suresh Chandra Choudhury*

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 1.5000 DECIMAL  SHARE OF SHALI LAND OUT OF 03 DECIMAL OF R.S./L.R. DAG NO.- 657 .


































SHOWN THIS :- 

ADDITIONAL REGISTRAR  
OF ASSAM  
12 JUL 2012





## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Subhash Chandra</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Pranthi Sanku</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Selva Sathi</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



REGISTRAR  
CHANDERNAGOR DISTRICT, KALKAJI  
12 JUL 2012

**SPECIMEN FORM FOR TEN FINGER PRINTS**

Sl. No.	Signature of the Presentant, Executant/s and/or Vendor/s and Purchaser/s					
						
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		(Left Hand)				
						
		<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle</p>	<p align="center">Ring</p>	<p align="center">Little</p>
		(Right Hand)				
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		(Left Hand)				
		<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle</p>	<p align="center">Ring</p>	<p align="center">Little</p>
		(Right Hand)				
		<p align="center">Little</p>	<p align="center">Ring</p>	<p align="center">Middle</p>	<p align="center">Fore</p>	<p align="center">Thumb</p>
		(Left Hand)				
		<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle</p>	<p align="center">Ring</p>	<p align="center">Little</p>
		(Right Hand)				



ADDITIONAL REGISTRAR  
OF ASSURANCES, KUALA LUMPUR  
12 JUL 2012





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

**Endorsement For Deed Number : I - 10608 of 2012**  
**(Serial No. 08149 of 2012)**

**On 12/07/2012**

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

Presented for registration at 17.25 hrs on :12/07/2012, at the Private residence by Subrata Chakraborty ,Claimant.

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

Execution is admitted on 12/07/2012 by

1. Partha Sarathi Dutta, son of Late Jadu Bhushan Dutta , Vill- Reckjoani, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Sabyasachi Dutta, son of Late Jadu Bhushan Dutta , Vill- Reckjoani, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
3. Urmi Kar Chowdhury, wife of Amal Kar Chowdhury , Vill- Reckjoani, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others

4. Subrata Chakraborty

Authorized Signatory, Gyaneshwar Nirman Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.

Authorized Signatory, Kamlapati Promoters Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.

, By Profession : Others

Identified By Subrata Mondal, son of Himangshu Mondal, Vill- Reckjoani, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

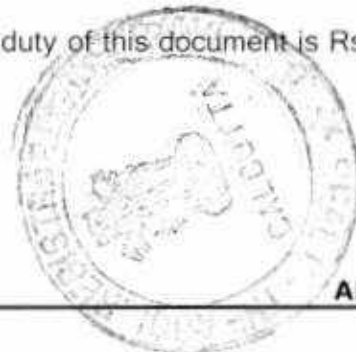
( Abani Kumar Dey )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 13/07/2012**

**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.-81,45,447/-

Certified that the required stamp duty of this document is Rs. - 488736 /- and the Stamp duty paid as: Impresive Rs.- 10/-



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



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

Endorsement For Deed Number : I - 10608 of 2012  
(Serial No. 08149 of 2012)

( Abani Kumar Dey )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 19/07/2012**

**Payment of Fees:**

Amount By Cash

Rs. 0.00/-, on 19/07/2012

Amount by Draft

Rs. 89686/- is paid , by the draft number 034940, Draft Date 16/07/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 19/07/2012

( Under Article : A(1) = 89595/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 19/07/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 488736/- is paid 03493216/07/2012 State Bank of India, DALHOUSIE SQUARE, received on 19/07/2012

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

**On 23/08/2012**

**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 Cash

Rs. 0.00/-, on 23/08/2012

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



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

Dated this 12<sup>th</sup> day of July, 2012

Between

Partha Sarathi Dutta & Ors.  
... Vendors

And

Gyaneshwar Nirman Private Limited & Anr.  
... Purchasers

**CONVEYANCE**

Portions of  
R.S./L.R. Dag Nos. 652 and 657  
Mouza Raigachi  
District North 24 Parganas

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> 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 41  
Page from 2327 to 2345  
being No 10608 for the year 2012.



(Dulal chandra Saha) 24-August-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal