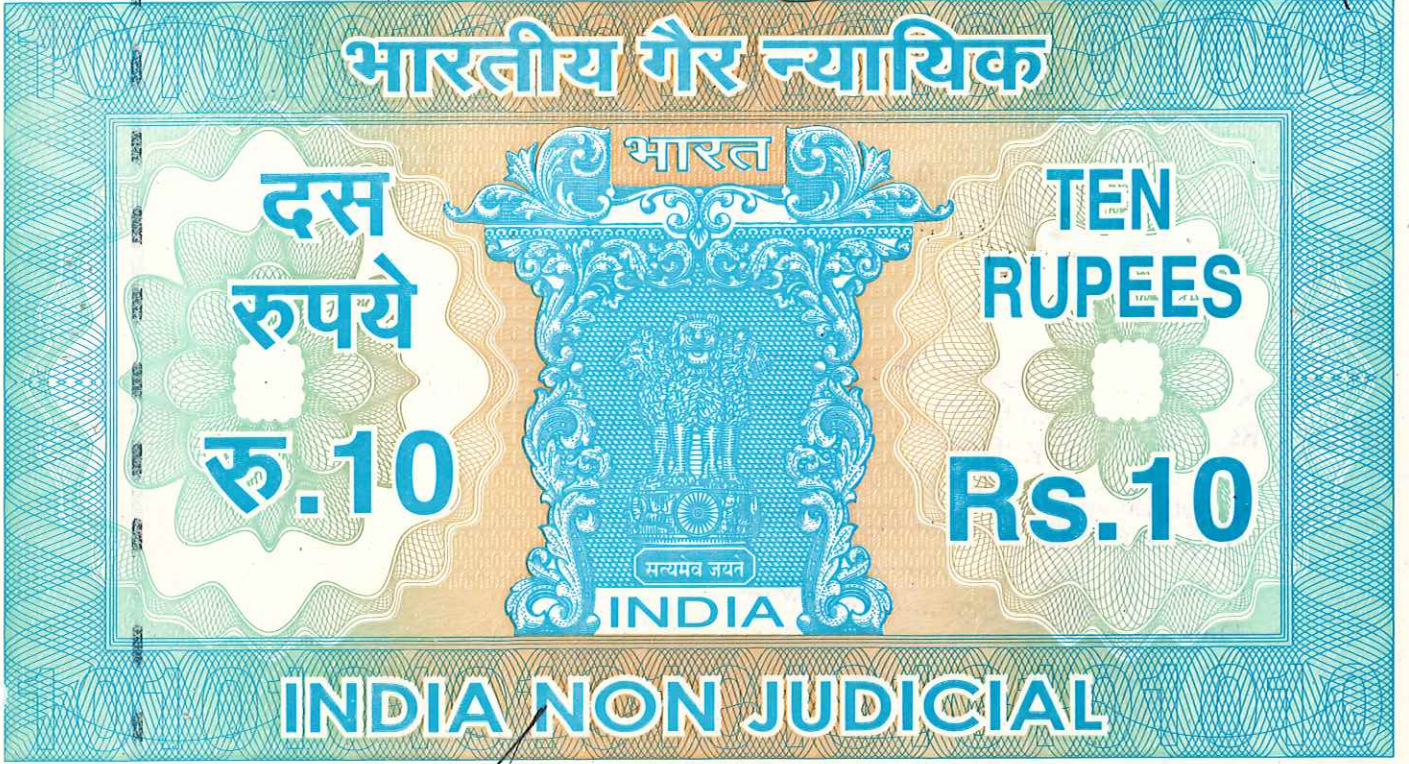


02478/2014

178

2625/2014



पश्चिम बंगाल WEST BENGAL

76AA 828223

25/2/14
1-10
28/2/14
29/3/14

Addl. Registrar of Assurances II
Kolkata



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

Additional Registrar
of Assurances-II, Kolkata

CONVEYANCE

1. Date: 25th February, 2014

2. Place: Kolkata

3. Parties:

3.1 **Sushanta Samanta**, son of Late Panchanan Samanta, residing at Dasodrone, Post Office R. Gopalpur, Kolkata-700136, Police Station Baguiati (formerly Rajarhat) [PAN BIVPS1684Q]
(Vendor, includes successors-in-interest)

157868

No. Sold To.
Rs Addr
P. K. DAS
(Govt) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol-87
L. No-285, B
Date Sign..... ✓

Sujata Ghosh
Advocate
High Court Calcutta

5 FEB 2014





Identified by me
Puja Mandal
Advocate
Calcutta High Court





ADDL REGISTRAR
OF ASSURANCE, KOLKATA
8 FEB 2014

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 02478 / 2014

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Umesh Kedia 11, Crooked Lane, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069	 28/02/2014	 LTI 28/02/2014	<i>Umesh Kedia</i> 28/02/2014

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sushanta Samanta Address -Dasodrone, Kol, Thana:-Baguiati, P.O. :-R Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136	Self	 28/02/2014	 LTI 28/02/2014	<i>Sushanta Samanta</i>
2	Umesh Kedia Address -11, Crooked Lane, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069	Self	 28/02/2014	 LTI 28/02/2014	<i>Umesh Kedia</i>

Name of Identifier of above Person(s)
 Puja Mondal
 High Court, Kol, District:-Kolkata, WEST BENGAL,
 India,

Signature of Identifier with Date
Puja Mondal
 28/2/2014



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA

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

Endorsement For Deed Number : I - 02625 of 2014
(Serial No. 02478 of 2014 and Query No. 1902L000002572 of 2014)

On 28/02/2014

Payment of Fees:

Amount By Cash

Rs. 54141.00/-, on 28/02/2014

(Under Article : A(1) = 54043/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 28/02/2014)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-49,13,568/-

Certified that the required stamp duty of this document is Rs.- 343970 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

Presented for registration at 13.10 hrs on :28/02/2014, at the Office of the A.R.A. - II KOLKATA by Umesh Kedia ,Claimant.

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

Execution is admitted on 28/02/2014 by

1. Sushanta Samanta, son of Late Panchanan Samanta , Dasodrone, Kol, Thana:-Baguiati, P.O. :-R Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Others
2. Umesh Kedia
Authorised Signatory, Ritudhar Construction Pvt Ltd, 11, Crooked Lane, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700069.
, By Profession : Others
Identified By Puja Mondal, son of - , High Court, Kol, District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.

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

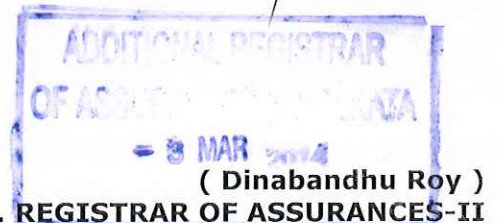
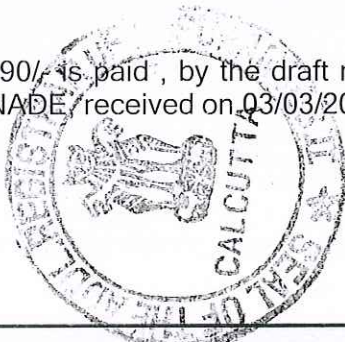
On 03/03/2014

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.

Deficit stamp duty

Deficit stamp duty Rs. 343990/- is paid , by the draft number 372640, Draft Date 01/03/2014, Bank : State Bank of India, ESPLANADE/ received on 03/03/2014



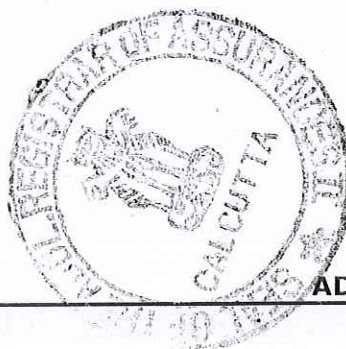
ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : I - 02625 of 2014
(Serial No. 02478 of 2014 and Query No. 1902L000002572 of 2014)

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCES-II



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCES-II

And

- 3.2 **Ritudhar Construction Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 11, Crooked Lane, Kolkata-700069, Police Station Hare Street, being represented by its authorised signatory Umesh Kedia, son of Late Kishori Lal Kedia [**PAN AAFCR9825E**]
(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:** *Sali* land measuring 8.64 (eight point six four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 549, recorded in L.R. *Khatian* No. 165, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), within Ward No. 7 (formerly 4) of Rajarhat-Gopalpur Municipality, District North 24 Parganas (**Said Property**) morefully described in the **Schedule** below **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 represents, warrants and covenants regarding title as follows:

- 5.1.1 **Ownership of Khetro Gopal Roy And Another:** Khetro Gopal Roy and Gopi Jibon Roy (collectively **Khetro Gopal Roy And Another**) were the absolute owners of land measuring 242 (two hundred and forty two) decimal, more or less, comprised in C.S. *Dag* No. 533 corresponding R.S./L.R. *Dag* No. 549, *Mouza* Salua, J.L. No. 3, Police Station Rajarhat, District North 24 Parganas (**Larger Property**).

- 5.1.2 **Sale to Kanai Lal Bhuiya:** By a Deed of Conveyance dated 18th January, 1957, registered in the Office Of District Sub-Registrar, Dum Dum, in Book No. I, Volume No. 22, at Pages 123 to 126, being Deed No. 402 for the year 1957, Khetro Gopal Roy And Another sold to Kanai Lal Bhuiya the entirety of the Larger Property.

- 5.1.3 **Sale to Panchanan Samanta:** By a Deed of Conveyance dated 16th January, 1959, registered in the Office Of District Sub-Registrar, Dum Dum, in Book No. I, Volume No. 5, at Pages 296 to 298, being Deed No. 264 for the year 1959, Kanai Lal Bhuiya sold to Panchanan Samanta land measuring 121 (one hundred and twenty one) decimal, more or less, comprised in R.S./L.R. *Dag* No. 549, *Mouza* Salua, J.L. No. 3, Ward No. 4 of Rajarhat-Gopalpur Municipality, Police Station Rajarhat, District North 24 Parganas, out of the Larger Property (**Mother Property**).



ADDITIONAL REGISTRAR
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8 & FEB 2014

- 5.1.4 **Records of Rights:** Panchanan Samanta mutated his name in the records of Block Land and Land Reform Office vide L.R. *Khatian* No. 165.
- 5.1.5 **Demise of Panchanan Samanta:** Panchanan Samanta, a Hindu governed by the *Dayabhaga* School of Hindu Law, died on 1st April, 2007, leaving behind him surviving his wife Harabala Samanta and 6 (six) sons, namely, (i) Rabindra Nath Samanta, (ii) Nemai Chandra Samanta, (iii) Somnath Samanta, (iv) Tarak Samanta, (v) Sushanta Samanta and (vi) Bablu Samanta as his only legal heirs and heiress (collectively **Legal Heirs Of Late Panchanan Samanta**), who inherited the entirety of the Mother Property, jointly and in equal share.
- 5.1.6 **Absolute Ownership of Vendor:** Thus, Sushanta Samanta (the Vendor herein), being one of the Legal Heirs Of Late Panchanan Samanta has become the absolute owner of the undivided 1/7th (one-seventh) share of the Mother Property, being land measuring 17.28 (seventeen point two eight) decimal, more or less (**Susanta's Property**). And the Said Property, being land measuring 8.64 (eight point six four) decimal, more or less is a part of Sushanta's Property.
- 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 any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.



ASST. COMMISSIONER
OF ASST. COMMISSIONER
KOLKATA
28 FEB 2018

- 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 free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, uses, *debutter*s, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession.

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, described in the **Schedule** below, comprising of *sali* land measuring 8.64 (eight point six four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 549, recorded in L.R. *Khatian* No. 165, *Mouza* Salua, J.L. No. 3, Police Station Airport (formerly Rajarhat), within Ward No. 7 (formerly 4) of Rajarhat-Gopalpur Municipality, District North 24 Parganas **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.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.49,13,568/- (Rupees forty nine lac thirteen thousand five hundred and sixty eight) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.



POSTAL REGISTER
OF CALCUTTA-II, KOLKATA
28 FEB 1971

8. Terms of Transfer

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

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

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the 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 and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, 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 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 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, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor,



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OF ASSURANCE CO'S & KOLKATA
28 FEB 2014

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 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 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 **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 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 in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **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 Purchaser's 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.

**Schedule
(Said Property)**

Sali land measuring 8.64 (eight point six four) decimal, more or less, out of 17.28 (seventeen point two eight) decimal, more or less, i.e., the undivided 1/7th (one-seventh) share of the Mother Property measuring 121 (one hundred and twenty one) decimal, comprised in R.S./L.R. *Dag No. 549*, recorded in L.R. *Khatian No. 165, Mouza Salua, J.L. No. 3, Police Station Airport* (formerly Rajarhat), within Ward No. 7 (formerly 4) of Rajarhat-Gopalpur Municipality, District North 24 Parganas and is butted and bounded as follows:

- On the North** : Partly by R.S. *Dag Nos. 545/417, 545 and 548*
- On the East** : By 12" feet wide road
- On the South** : Partly by R.S. *Dag Nos. 550, 554 and 555*
- On the West** : Partly by R.S. *Dag Nos. 497 and 498*



ADDITIONAL REGISTRAR
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28 FEB 2018

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.

9. Execution and Delivery

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

Sushanta Samanta

(Sushanta Samanta)
[Vendor]

Umesh Kedia

(Umesh Kedia)
Authorised Signatory
[Ritudhar Construction Private Limited]
[Purchaser]

Drafted by

Puja Mondal

Puja Mondal

Advocate

High Court at Calcutta

Witnesses:

Signature *Ramesh*

Name *Rajindora Nath Samanta*

Father's Name *Late Panchanan Samanta*

Address *Dashabaran, P.O: R-Gopalpur*

P.S. Bagmati, Kol - 136

Signature *B. K. Shukla*

Name *Niteshwar Shukla*

Father's Name *B. K. Shukla*

Address *24/1, Lock Gate Road*

Kolkata - 700002



ADDL. REGISTRAR
OF ASSURANCES, KOLKATA
28 FEB 2014

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.49,13,568/- (Rupees forty nine lac thirteen thousand five hundred and sixty eight) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs./-)
CD No. 073484	14.12.2013	Vijaya Bank	49,13,568.00
		Total	49,13,568/-

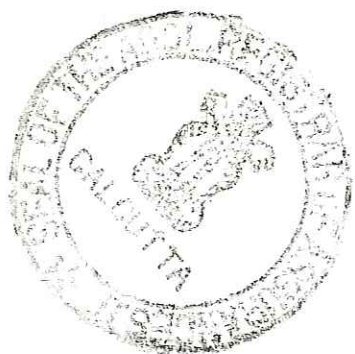
Sushanta Samanta

(Sushanta Samanta)

[Vendor]

Witnesses:

Signature *[Signature]* Signature *[Signature]*
 Name Rajimbra Nath Samanta Name Niteshwar Swale



ADJ. SECY. (GEN. ADMN.)
OFFICE OF THE SECRETARY
28 FEB 2014
KOLKATA

SPECIMEN FORM TEN FINGER PRINTS

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



Sushant Samanta

Little	Ring	Middle (Left Hand)	Fore	Thumb

Thumb	Fore	Middle (Right Hand)	Ring	Little



Jyotish Kachin

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



28 FEB 2017
OF ASST. COMMISSIONER, KOLKATA

Dated 28th Day of February, 2014

Sushanta Samanta

....Vendor

And

Ritudhar Construction Private Limited

.... Purchaser

CONVEYANCE

Area 8.64 decimal

R.S. Dag No.549

Mouza Salua

North 24 Parganas

BS Associates, Advocates
Room No. 1B & 1P, 1st Floor
"The Olisa Offices" Delta House
4, Government Place (North)
Kolkata- 700001

