

00503/2014

BTN/113

672/14

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

70AA 214087

M.V. 2214090



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

Additional Registrar
of A.R.A. Sec-28, Kolkata

20/1/14

CONVEYANCE

1. Date: 15th JANUARY, 2014
2. Place: Kolkata
3. Parties

23

8.02

1167/14

122/14

8-02
Addl. Registrar
Kolkata
15/1/14

32
12
32

14/01

134477

Anirban Bhattacharya



c. 298
294

CROSSWAY NIRMAN PRIVATE LIMITED

Anirban Bhattacharya

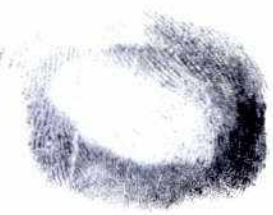
Director / Authorised Signatory

NAME
ADD.
RS.
11 NOV 2013	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, P. O. No. 1508, Market, Kolkata	

SAHA & RAY
Advocates
3A/1, 3rd Floor, Hastings Chambers
7C, K. P. Road, Kolkata - 700011

11 NOV 2013

11 NOV 2013



c. 295

Babulal Verma

Siddique (Siddique)

clo. ZHAKATA
Raigachi, P.S. Rajachhat
Dist 24 Sarganas (N)
Business.



KOLKATA	
7 5 JAN 2014	



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

Endorsement For Deed Number : I - 00672 of 2014
(Serial No. 00503 of 2014 and Query No. 1902L000001167 of 2014)

On 15/01/2014

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

Presented for registration at 20.08 hrs on :15/01/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 15/01/2014 by

1. Babulal Verma Alias B L Verma, son of Late Baijnath Verma , Jagardanga, Thana:-Airport, P.O. :-Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Others, By Profession : Others
2. Anirban Bhattacharya
Authorised Signatory, Crossway Nirman Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016,
, By Profession : Others
Identified By Siddique , son of Innat Ali, Raigachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Dulal chandra Saha)
ADDL. REG'STRAR OF ASSURANCES-I

On 16/01/2014

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.-22,14,090/-

Certified that the required stamp duty of this document is Rs.- 110724 /- and the Stamp duty paid as Impressive Rs.- 10/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCE S-II

On 20/01/2014

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.

Payment of Fees:

Amount by Draft

Rs. 24452/- is paid , by the draft number 293504, Draft Date 15/01/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 20/01/2014



20/01/2014 13:02:00

(Dulal Chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 00672 of 2014
(Serial No. 00503 of 2014 and Query No. 1902L000001167 of 2014)

{ Under Article : A(1) = 24354/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 20/01/2014 }

Deficit stamp duty


Deficit stamp duty Rs. 110724/- is paid , by the draft number 293509, Draft Date 15/01/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 20/01/2014

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



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



- 
alias Babulal Barma
- 3.1 **Babulal Verma alias B.L. Verma**, son of Late Baijnath Verma, residing at Village Jagardanga, Post Office Gopalpur, PIN-700136, Police Station Airport, District North 24 Parganas (**PAN ABQPV0592B**)

(**Vendor**, which term and/or expression unless excluded by or repugnant to the context shall mean and include successors-in-interest)

And

- 3.2 **Crossway Nirman Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAFCC2501A**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

(**Purchaser**, which term and/or expression unless excluded by or repugnant to the context shall mean and include successors-in-interest).

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

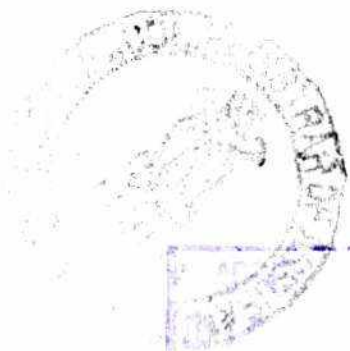
NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property: (1)** Land classified as *bagin* (orchard) measuring 6.7629 (six point seven six two nine) decimal equivalent to 4 (four) *cottah* 1 (one) *chittack* and 20.88 (twenty point eight eight) square feet, more or less [out of 202 (two hundred and two) decimal equivalent to 6 (six) *bigha* 2 (two) *cottah* 3 (three) *chittack* and 15.77 (fifteen point seven seven) square feet, more or less], being a portion of R.S./L.R. *Dag* No.471, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No.471 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) and **(2)** land classified as *sali* (agricultural) measuring 2.8000 (two point eight zero zero zero) decimal equivalent to 1 (one) *cottah* 11 (eleven) *chittack* and 4.68 (four point six eight) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23.4 (twenty three point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.473, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No.473 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**), the First Land and the Second Land are more fully and collectively described in the **2nd Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and 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, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:



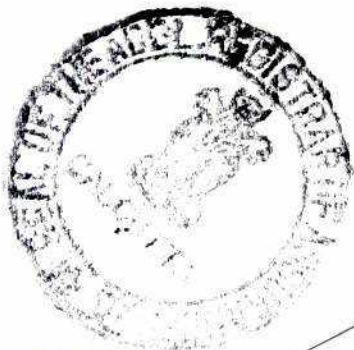
1. B. JAN 2018

- 5.1.1 **Ownership of Ardhendu's Land:** Ardhendu Nath was the sole owner of (1) land classified as *bagan* (orchard) measuring 17 (seventeen) decimal, more or less, being a portion of R.S./L.R. *Dag* No.471, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Ardhendu's First Land**) and (2) land classified as *sali* (agricultural) measuring 7 (seven) decimal, more or less, being a portion of R.S./L.R. *Dag* No.473, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Ardhendu's Second Land**). Ardhendu's First Land and Ardhendu's Second Land being collectively defined as **Ardhendu's Land**.
- 5.1.2 **First Purchase by Vendor:** By a Deed of Conveyance dated 17th June, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), North 24 Parganas, in Book No. I, CD Volume No.8, at Pages 8172 to 8189, being Deed No.08355 for the year 2008, the Vendor purchased from Ardhendu Nath, the entirety of Ardhendu's Land.
- 5.1.3 **Ownership of Alpana's Land:** Alpana Nath was the sole owner of land classified as *bagan* (orchard) measuring 16.83 (sixteen point eight three) decimal, more or less, being a portion of R.S./L.R. *Dag* No.471, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Alpana's Land**).
- 5.1.4 **Second Purchase by Vendor:** By a Deed of Conveyance dated 20th November, 2008, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), North 24 Parganas, in Book No. I, Volume No.13, at Pages 690 to 705, being Deed No.13591 for the year 2008, the Vendor purchased from Alpana Nath, *inter alia* the entirety of Alpana's Land.
- 5.1.5 **Ownership of Brajobala's Land:** Brajobala Devi *alias* Brajobala Nath was the sole owner of land classified as *sali* (agricultural) measuring 7 (seven) decimal, more or less, being a portion of R.S./L.R. *Dag* No.473, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Brajobala's Land**).
- 5.1.6 **Third Purchase by Vendor:** By a Deed of Conveyance dated 26th April, 2008, registered in the Office of the District Sub-Registrar II, North 24 Parganas, in Book No. I, CD Volume No.6, at Pages 12699 to 12713, being Deed No.04908 for the year 2008, the Vendor purchased from Brajobala Devi *alias* Brajobala Nath, the entirety of Brajobala's Land.
- 5.1.7 **Ownership of Vendor:** In the above mentioned circumstances, the Vendor has become the sole owner of (1) Ardhendu's First Land (being a portion of Ardhendu's Land) and Alpana's Land being collectively defined **Portion Of R.S./L.R. Dag No.471** and (2) Ardhendu's Second Land (being a portion of Ardhendu's Land) and Brajobala's Land being collectively defined **Entirety Of R.S./L.R. Dag No.473**.



SECRETARY
BANGALORE
5 JAN 2014

- 5.1.8 **Mutation:** The Vendor got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.3113, in respect of Portion Of R.S./L.R. *Dag* No.471 and Entirety Of R.S./L.R. *Dag* No.473 being collectively defined as the **Mother Property**.
- 5.1.9 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the Mother Property. The Said Property which is a portion of the Mother Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser 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 and 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 free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, 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 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.



ADDITIONAL REGISTRAR
KATHMANDU
15 JAN 2014

- 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 and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat Limited, having its office at B-401, 4th Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Dreamland Plaza Limited, having its office at Room No.205, 2nd Floor, 10A, Hospital Street, Kolkata-700072 (**Second Company**) had contracted with the Purchaser to 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 **2nd Schedule** below, being **(1)** the First Land, i.e. land classified as *bagan* (orchard) measuring 6.7629 (six point seven six two nine) decimal equivalent to 4 (four) *cottah* 1 (one) *chittack* and 20.88 (twenty point eight eight) square feet, more or less [out of 202 (two hundred and two) decimal equivalent to 6 (six) *bigha* 2 (two) *cottah* 3 (three) *chittack* and 15.77 (fifteen point seven seven) square feet, more or less], being a portion of R.S./L.R. *Dag* No.471, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No.471 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **and (2)** the Second Land, i.e. land classified as *sali* (agricultural) measuring 2.8000 (two point eight zero zero zero) decimal equivalent to 1 (one) *cottah* 11 (eleven) *chittack* and 4.68 (four point six eight) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23.4 (twenty three point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.473, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District



North 24 Parganas and more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No.473 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the 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.22,14,090/- (Rupees twenty two lac fourteen thousand and ninety) 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.

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, *debuffers*, 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 by Vendor:** 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, 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 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 claim made by any third parties with respect to the title of the Vendor provided such claims or demands do not pertain to the period on and from the date of this Conveyance.

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.

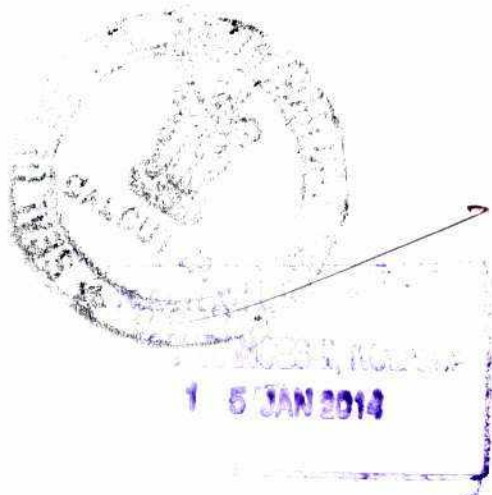
8.3 **Delivery of Possession:** The Vendor has handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser.



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KOLKATA
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- 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 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 give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation:** 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 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 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. 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 and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.





1st Schedule
Part I
(First Land)

Land classified as *bagan* (orchard) measuring 6.7629 (six point seven six two nine) decimal equivalent to 4 (four) *cottah* 1 (one) *chittack* and 20.88 (twenty point eight eight) square feet, more or less [out of 202 (two hundred and two) decimal equivalent to 6 (six) *bigha* 2 (two) *cottah* 3 (three) *chittack* and 15.77 (fifteen point seven seven) square feet, more or less], being a portion of R.S./L.R. *Dag* No.471, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.471 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By Public Road
On the East : By land belonging to R.S./L.R. *Dag* Nos.470 and 483
On the South : By land belonging to R.S./L.R. *Dag* Nos.481, 480, 479, 474 and 473
On the West : By land belonging to R.S./L.R. *Dag* No.535

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

Part II
(Second Land)

Land classified as *sali* (agricultural) measuring 2.8000 (two point eight zero zero zero) decimal equivalent to 1 (one) *cottah* 11 (eleven) *chittack* and 4.68 (four point six eight) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23.4 (twenty three point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.473, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.473 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By land belonging to R.S./L.R. *Dag* No.471
On the East : By land belonging to R.S./L.R. *Dag* No.474
On the South : By land belonging to R.S./L.R. *Dag* Nos.475, 476 and 477
On the West : By land belonging to R.S./L.R. *Dag* Nos.533 and 533/717

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



ADDITIONAL REGISTRAR
KARNATAKA
15 JAN 2018

2nd Schedule
(Said Property)
[Subject Matter of Sale]

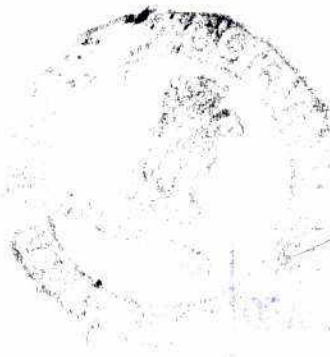
Land classified as *bagan* (orchard) measuring 6.7629 (six point seven six two nine) decimal equivalent to 4 (four) *cottah* 1 (one) *chittack* and 20.88 (twenty point eight eight) square feet, more or less [out of 202 (two hundred and two) decimal equivalent to 6 (six) *bigha* 2 (two) *cottah* 3 (three) *chittack* and 15.77 (fifteen point seven seven) square feet, more or less], being a portion of R.S./L.R. *Dag* No.471, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1st Schedule** above

Land classified as *sali* (agricultural) measuring 2.8000 (two point eight zero zero zero) decimal equivalent to 1 (one) *cottah* 11 (eleven) *chittack* and 4.68 (four point six eight) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23.4 (twenty three point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.473, recorded in L.R. *Khatian* No.3113, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1st Schedule** above

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.

The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (in Decimal)	Total Area sold (in Decimal)	Name of the Recorded Owner
Bhatenda	471	3113	<i>Bagan</i>	202	6.7629	Babulal Verma
Bhatenda	473	3113	<i>Sali</i>	14	2.8000	Babulal Verma
Total Area of Land Sold:					9.5629	



15 JAN 2019

9. Execution and Delivery

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

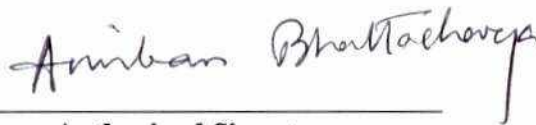


Babulal Verma alias B.L. Verma alias Babulal Barma

[Vendor]




Crossway Nirman Private Limited



Authorized Signatory

[Purchaser]

Drafted by:



Sourav Banerjee, Advocate

Witnesses:

Signature Siddique

Name Siddique

Father's Name Innat Ali

Address Raigache. P.S. Rajachal

24 Sarganas (N)

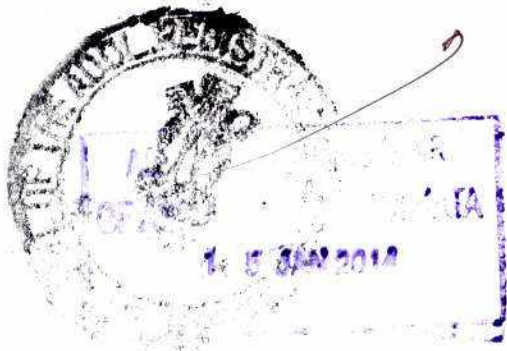
Signature Denish Saha

Name Denish Saha

Father's Name Late K.C. Saha

Address Pallā

24 Pgs (N)



Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.22,14,090/- (Rupees twenty two lac fourteen thousand and ninety) towards full and final payment of the consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Pay Order No. 388204 (Part)	14.01.2014	Axis Bank Ltd, Kolkata Branch	Rs.16,48,875/-	Babulal Verma
Pay Order No. <u>388256</u> (Part)	15.01.2014	Axis Bank Ltd, Kolkata Branch	Rs.5,65,215/-	Babulal Verma
Total:			Rs.22,14,090/-	

Babulal Verma

Babulal Verma alias B.L. Verma alias Babulal Barma

[Vendor]

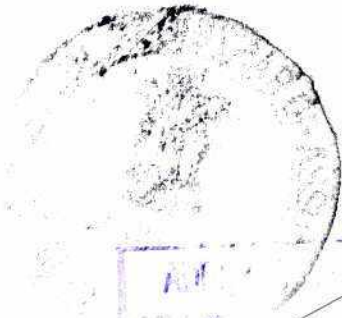
Witnesses:

Signature *Siddhartha*

Signature *Devesh Saha*

Name *Siddhartha*

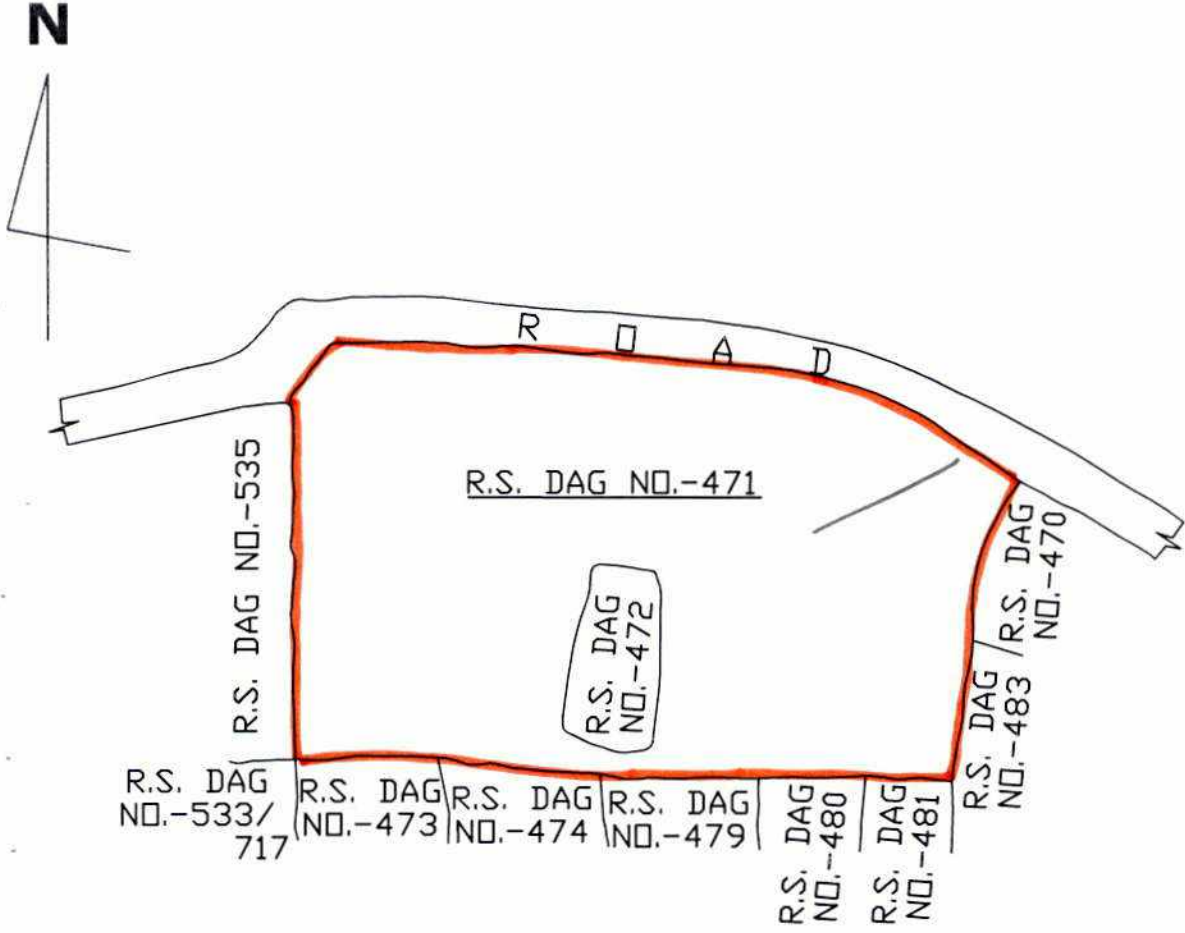
Name *Devesh Saha*



AM...
CPAS...
1 5 JAN 2018

SITE PLAN OF R.S./L.R. DAG NO.- 471, L.R. KHATIAN NO.- 3113,
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-
NORTH 24 PARGANAS.

Total Area in Dag No.471 is 202 Decimal



Berulal Verma

CROSSWAY NIRMAN PRIVATE LIMITED
Anil Kumar Bhattacharya
Director / Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 6.76²⁹ DECIMAL OUT OF 202 DECIMAL BAGAN LAND IN R.S./L.R.
DAG NO.- 471.

SHOWN THUS:

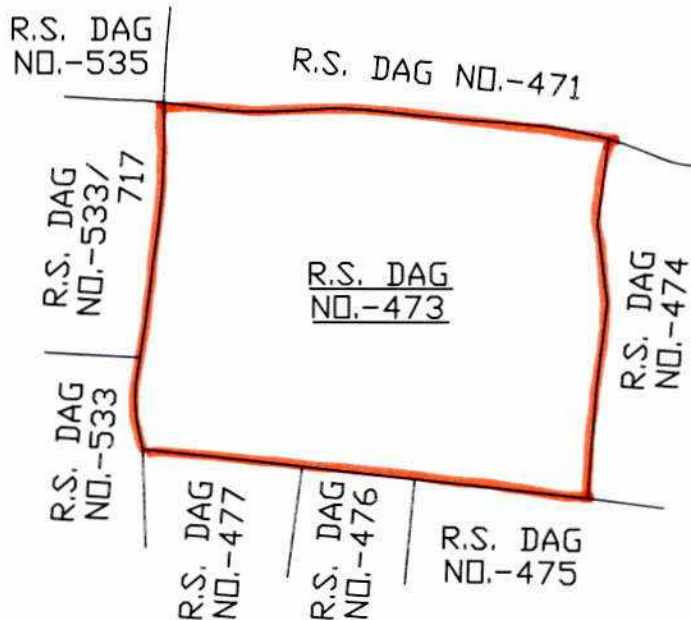
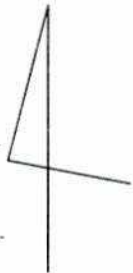


ADD. ...
...
16 JAN 2014

SITE PLAN OF R.S./L.R. DAG NO.- 473, L.R. KHATIAN NO.- 3113,
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-
NORTH 24 PARGANAS.

Total Area in Dag No.473 is 14 Decimal

N



Balulal Verma

CROSSWAY NIRMAL PRIVATE LIMITED
Anil Kumar Bhattacharya
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 2.8000 DECIMAL OUT OF 14 DECIMAL SHALI LAND IN R.S/L.R.
DAG NO.- 473.

SHOWN THUS : 



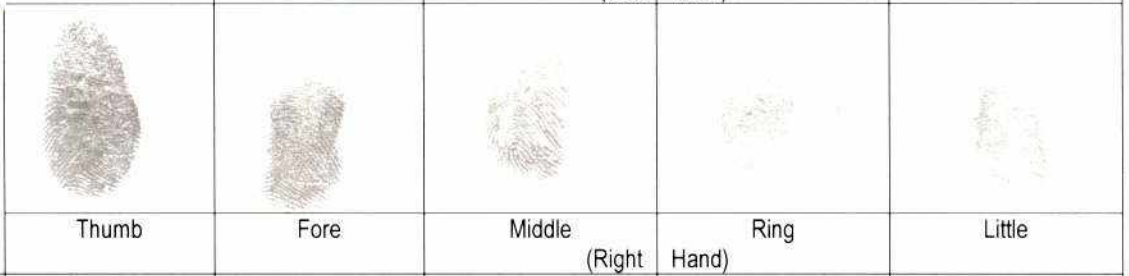
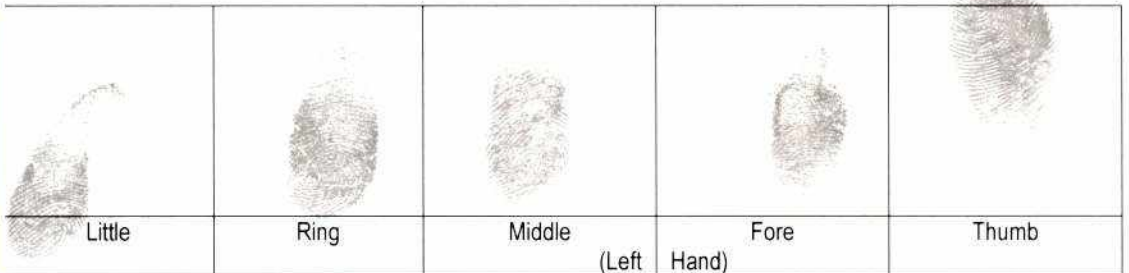
REPUBLIC OF INDONESIA
15 JAN 2014

SPECIMEN FORM TEN FINGER PRINTS

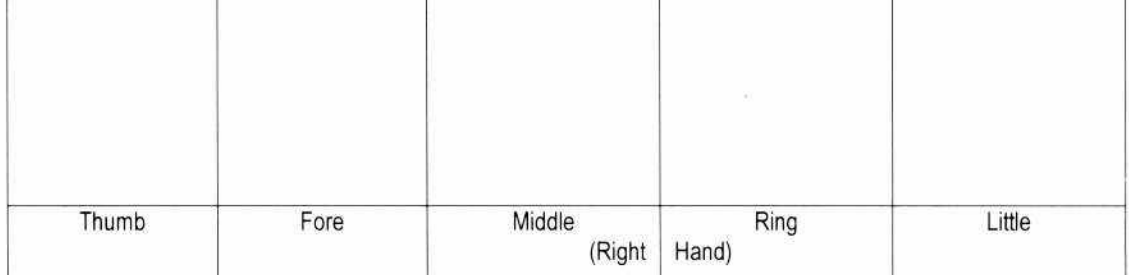
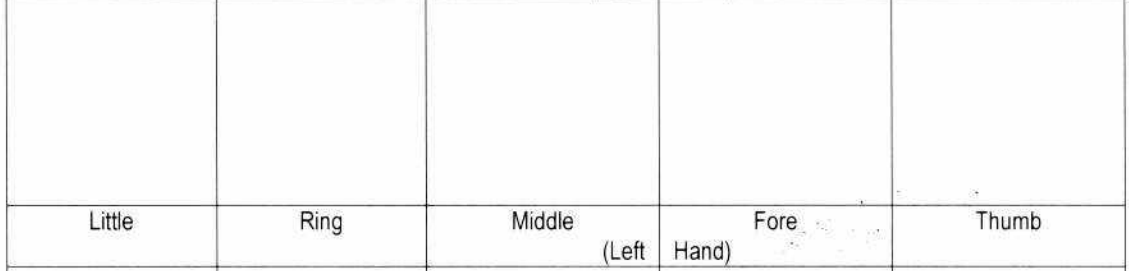
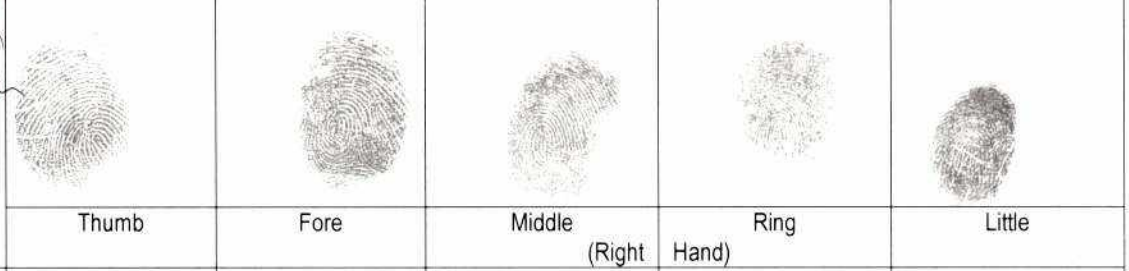
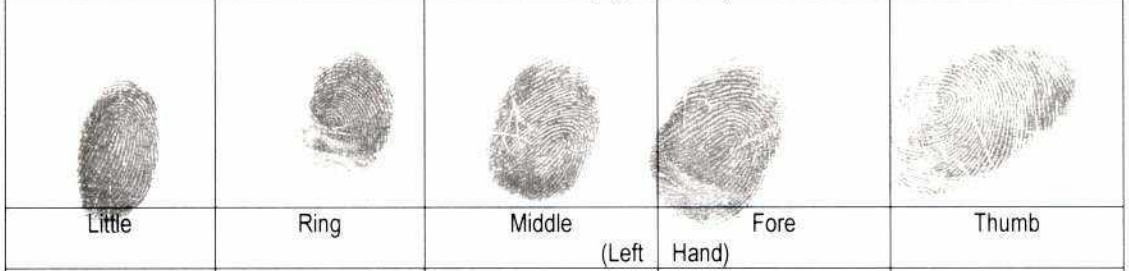
Sl. No.	Signature of the executants and/or purchaser Presentante
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Anil Kumar
Bhatnagar



Balraj
Verma





RECEIVED
15 JAN 2014
DATA

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-
-
-
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Dated this 15th day of JANUARY, 2014

Between

Babulal Verma *alias* B.L. Verma
... Vendor

And

Crossway Nirman Pvt. Ltd.
... Purchaser

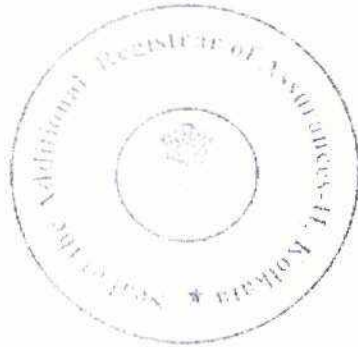
CONVEYANCE

9.5629 (nine point five six two nine) Decimal
Portion of
R.S./L.R. *Dag* Nos.471 and 473
Mouza Bhatenda
Police Station Rajarhat
District North 24 Parganas

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 4843 to 4860
being No 00672 for the year 2014.



(Dulal chandraSaha) 22-January-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal