

14145/013

BTN/106

14769/13



7.12

पश्चिम बंगाल WEST BENGAL

69AA 761332

M.V. 12 D 304



Certified that the Document is duly filed for Registration. The Registrar has issued a certificate of registration in accordance with the provisions of the Registration Act, 1908.

Registrar of Assurances II, Kolkata

Handwritten notes and signatures on the left side of the stamp, including '3366/13', '7-12', and 'Addl. Registrar of Assurances II, Kolkata'.

CONVEYANCE

1. Date: 30<sup>th</sup> October 2013

2. Place: Kolkata

3. Parties

Handwritten signatures and notes at the bottom of the document, including a large signature and the number '20140'.

112211

Anirban Bhattacharya



e-8220

Dhanganga Hirise Private Limited

Anirban Bhattacharya

Director/Authorised Signatory

3A/1, 3rd Floor, Westings Chambers  
7C, Kisan Sthali, K.S. Ray Road  
Kolkata - 700001

SAHA & RAY  
Advocates

NAME.....  
ADD.....  
RS.....

18 SEP 2013  
SURANJAN MUKHERJEE  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Ray Road, Kolkata

18 SEP 2013

16 SEP 2013



e-8235



Samjib Das

S/o - Late Suresh Das

Vill - Naipur, P. Rajarhat

Kol - 738

AP  
CP

30 SEP 2013



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

**Endorsement For Deed Number : I - 14769 of 2013  
(Serial No. 14145 of 2013 and Query No. 1902L000033667 of 2013)**

**On 30/10/2013**

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

Presented for registration at 19.12 hrs on :30/10/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 30/10/2013 by

1. Rabindra Nath Naskar, son of Late Rajani Kanta Naskar , Village:Bhatenda, Thana :-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Others
2. Anirban Bhattacharya  
Authorised Signatory, Dhanganga Hirise Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Sanjib Lodh, son of Late Suresh Lodh, Village:Naipukur, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Others.

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

**On 31/10/2013**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-12,13,300/-

Certified that the required stamp duty of this document is Rs.- 60685 /- and the Stamp duty paid as: Impressive Rs.- 10/-

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

**On 06/11/2013**

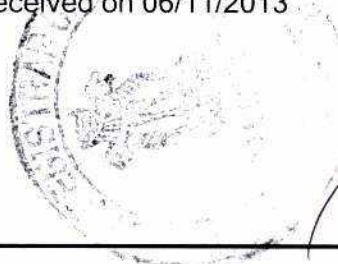
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

**Payment of Fees:**

Amount by Draft

Rs. 13441/- is paid , by the draft number 291415, Draft Date 04/11/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 06/11/2013



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

**06/11/2013 13:28:00**

**Endorsement Page 1 of 2**





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

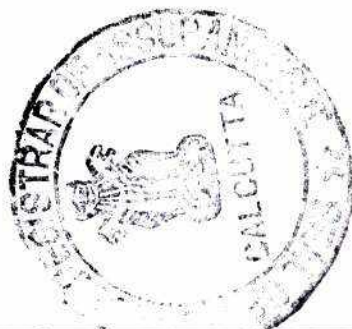
Endorsement For Deed Number : I - 14769 of 2013  
(Serial No. 14145 of 2013 and Query No. 1902L000033667 of 2013)

( Under Article : A(1) = 13/43/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 06/11/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 60/85/- is paid , by the draft number 291414, Draft Date 04/11/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 06/11/2013

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



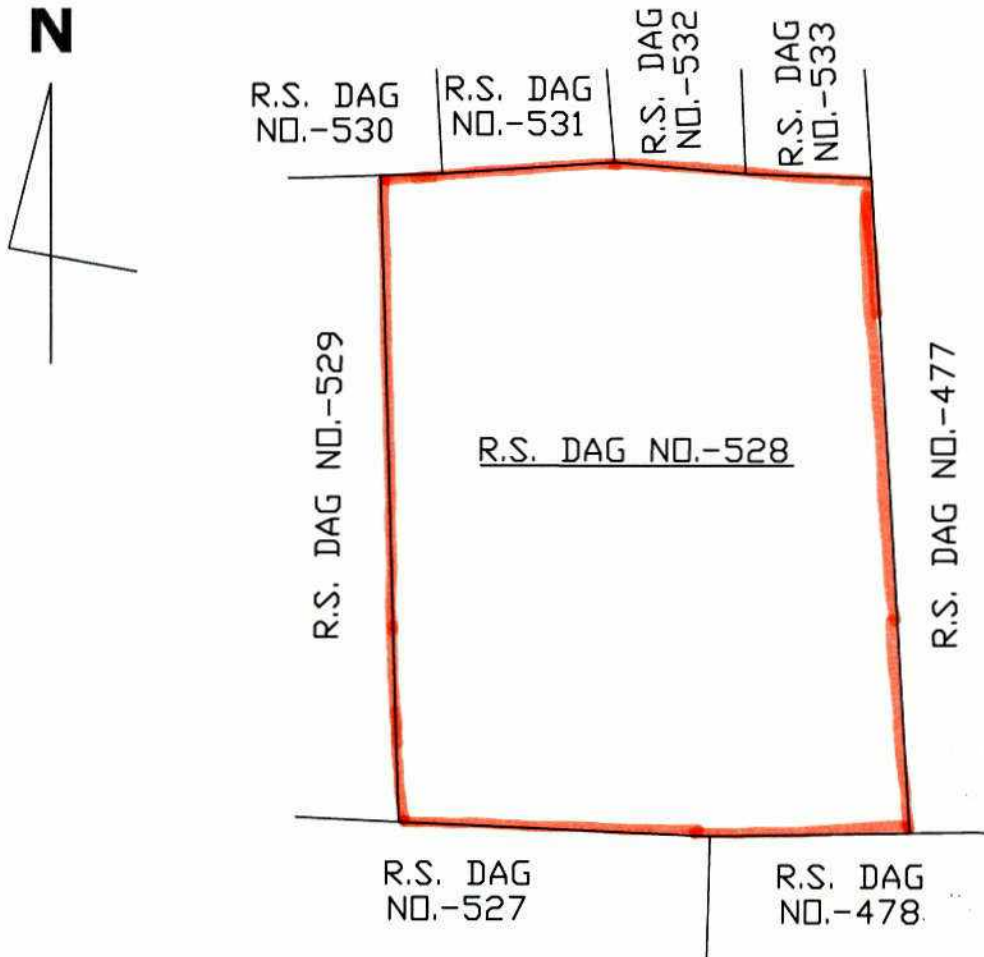
- 6 NOV 2013

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



SITE PLAN OF R.S./L.R. DAG NO.- 528, L.R. KHATIAN NO.- 2159,  
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.528 is 81 Decimal





Dhanganga Hirise Private Limited  
Anirban Bhattacharya  
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 3.8070 DECIMAL OUT OF 81 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 528.

SHOWN THUS : 



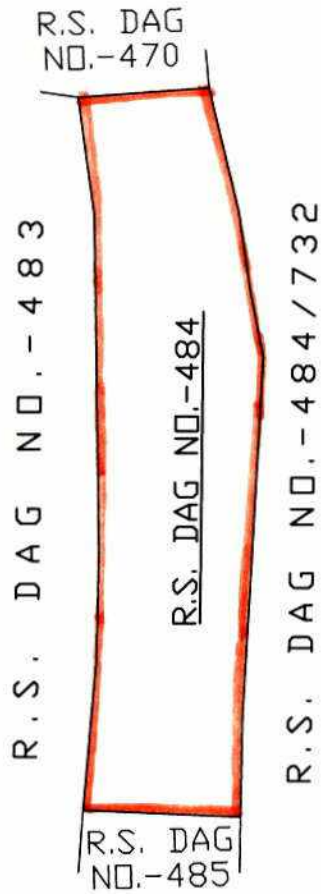
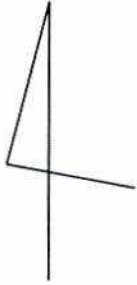
30 OCT 1919



SITE PLAN OF R.S./L.R. DAG NO.- 484, L.R. KHATIAN NO.- 2621,  
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER  
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-  
NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO.484 is 79 DECIMAL

N



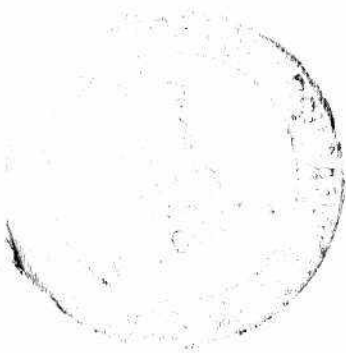
*[Handwritten Signature]*

NAME & SIGNATURE OF THE VENDOR/S. :


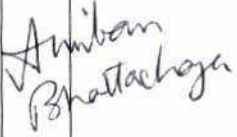






















Dhanganga Hirise Private Limited  
Anubam Bhattacharys  
Director/Authorised Signatory

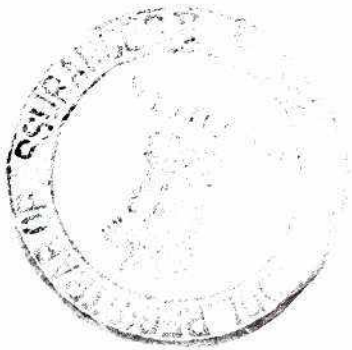
LEGEND : 3.3022 DECIMAL OUT OF 79 DECIMAL SALI LAND IN R.S./L.R.  
DAG NO.- 484.

SHOWN THUS : 



**SPECIMEN FORM TEN FINGER PRINTS**

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



30 OCT 1968

- 3.1 **Rabindra Nath Naskar**, son of Late Rajani Kanta Naskar, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ABOPN7464L**)

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

**And**

- 3.2 **Dhanganga Hirise Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAECD4857B**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

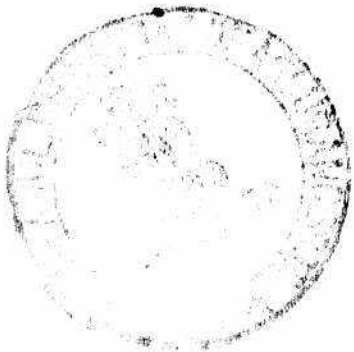
(**Purchaser**, which term and/or expression unless excluded by or repugnant to the context shall mean and include successors-in-interest)..

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 *sali* (agricultural) measuring 3.8070 (three point eight zero seven zero) decimal equivalent to 2 (two) *cottah* 4 (four) *chittack* and 38.30 (thirty eight point three zero) square feet, more or less [out of 81 (eighty one) decimal equivalent to 2 (two) *bigha* 9 (nine) *cottah* and 3.40 (three point four zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.528, recorded in L.R. *Khatian* No.2159, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.528 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And (2)** land classified as *sali* (agricultural) measuring 3.3022 (three point three zero two two) decimal equivalent to 1 (one) *cottah* 15 (fifteen) *chittack* and 43.42 (forty three point four two) square feet, more or less [out of 79 (seventy nine) decimal equivalent to 2 (two) *bigha* 7 (seven) *cottah* 12 (twelve) *chittack* and 32.18 (thirty two point one eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.484, recorded in L.R. *Khatian* No.2621, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.484 is delineated and demarcated 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 **2<sup>nd</sup> Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.



30 OCT 1948

**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:

5.1.1 **Ownership of First Land:** Krishnapada Mahalnabish was the sole owner of the First Land.

5.1.2 **Sale of First Land to Safikul Islam:** By a Deed of Sale in Bengali language (*Kobala*) dated 24<sup>th</sup> September, 2003, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, Volume No.510, at Pages 225 to 242, being Deed No.09029 for the year 2003, Krishnapada Mahalnabish sold the entirety of the First Land to Safikul Islam, for the consideration mentioned therein.

5.1.3 **Mutation:** Safikul Islam got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.2159, in respect of the First Land.

5.1.4 **Purchase of First Land by Vendor:** By a Deed of Sale in Bengali language (*Kobala*) dated 5<sup>th</sup> October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, CD Volume No.18, at Pages 914 to 925, being Deed No.12672 for the year 2012, the Vendor purchased the entirety of the First Land from Safikul Islam, for the consideration mentioned therein.

5.1.5 **Ownership of Second Land:** Jyotirmoy Singha Roy *alias* Jyotirmoy Roy was the sole owner of the Second Land.

5.1.6 **Sale of Second Land to R. Dhananjay:** By a Deed of Sale in Bengali language (*Kobala*) dated 11<sup>th</sup> August, 2000, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, North 24 Parganas, in Book No. I, Volume No.182, at Pages 53 to 62, being Deed No.07299 for the year 2000, Jyotirmoy Singha Roy *alias* Jyotirmoy Roy sold the entirety of the Second Land to R. Dhananjay, for the consideration mentioned therein.

5.1.7 **Mutation:** R. Dhananjay got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.2621, in respect of the Second Land.

5.1.8 **Purchase of Second Land by Vendor:** By a Deed of Sale in Bengali language (*Kobala*) dated 5<sup>th</sup> October, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, North 24 Parganas, in Book No. I, CD Volume No.18, at Pages 600 to 611, being Deed No.12674 for the year 2012, the Vendor purchased the entirety of the Second Land from R. Dhananjay, for the consideration mentioned therein.

5.1.9 **Absolute Ownership of Said Property by Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the First Land and the Second Land, being collectively defined as the Said Property in Clause 4.1 above.





30 OCT 2018

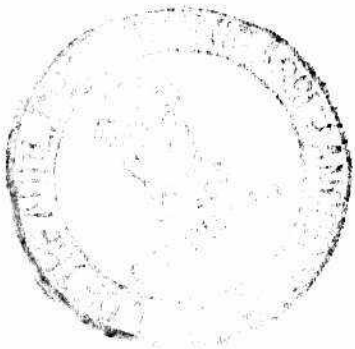


- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition 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 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 whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting 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





3 OCT 1978

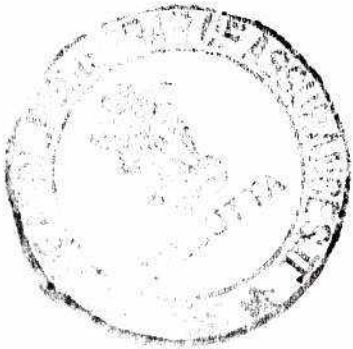
marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat Limited, having its office at B-401, 4<sup>th</sup> 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, 2<sup>nd</sup> 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 **2<sup>nd</sup> Schedule** below, being **(1)** the First Land, i.e. land classified as *sali* (agricultural) measuring 3.8070 (three point eight zero seven zero) decimal equivalent to 2 (two) *cottah* 4 (four) *chittack* and 38.30 (thirty eight point three zero) square feet, more or less [out of 81 (eighty one) decimal equivalent to 2 (two) *bigha* 9 (nine) *cottah* and 3.40 (three point four zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.528, recorded in L.R. *Khatian* No.2159, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.528 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 3.3022 (three point three zero two two) decimal equivalent to 1 (one) *cottah* 15 (fifteen) *chittack* and 43.42 (forty three point four two) square feet, more or less [out of 79 (seventy nine) decimal equivalent to 2 (two) *bigha* 7 (seven) *cottah* 12 (twelve) *chittack* and 32.18 (thirty two point one eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.484, recorded in L.R. *Khatian* No.2621, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.484 is delineated and demarcated 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.12,11,179/- (Rupees twelve lac eleven thousand one hundred and seventy nine) 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.



*[Handwritten signature]*

3 OCT 2019

**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, *debutter*s, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting 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 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 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 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, physical 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, outgoing's 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 covenant that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said 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,

 6

A/B



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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 covenant 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 the Purchaser's 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.

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

Land classified as *sali* (agricultural) measuring 3.8070 (three point eight zero seven zero) decimal equivalent to 2 (two) *cottah* 4 (four) *chittack* and 38.30 (thirty eight point three zero) square feet, more or less [out of 81 (eighty one) decimal equivalent to 2 (two) *bigha* 9 (nine) *cottah* and 3.40 (three point four zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.528, recorded in L.R. *Khatian* No.2159, *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.528 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

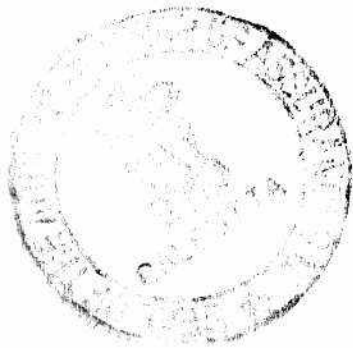
- |                     |   |
|---------------------|---|
| <b>On the North</b> | : By land belonging to R.S./L.R. <i>Dag</i> Nos.530, 531, 532 and 533 |
| <b>On the East</b>  | : By land belonging to R.S./L.R. <i>Dag</i> No.477                    |
| <b>On the South</b> | : By land belonging to R.S./L.R. <i>Dag</i> Nos.478 and 527           |
| <b>On the West</b>  | : By land belonging to R.S./L.R. <i>Dag</i> No.529                    |

**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 3.3022 (three point three zero two two) decimal equivalent to 1 (one) *cottah* 15 (fifteen) *chittack* and 43.42 (forty three point four two) square feet, more or less [out of 79 (seventy nine) decimal equivalent to 2 (two) *bigha* 7 (seven) *cottah* 12 (twelve) *chittack* and 32.18 (thirty two point one eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.484, recorded in L.R. *Khatian*





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211 OCT 2010



No.2621, *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.484 is delineated and demarcated 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.470  
**On the East** : By land belonging to R.S./L.R. *Dag* No.484/732  
**On the South** : By land belonging to R.S./L.R. *Dag* No.485  
**On the West** : By land belonging to R.S./L.R. *Dag* No.483

**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.

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Sale]**

Land classified as *sali* (agricultural) measuring 3.8070 (three point eight zero seven zero) decimal equivalent to 2 (two) *cottah* 4 (four) *chittack* and 38.30 (thirty eight point three zero) square feet, more or less [out of 81 (eighty one) decimal equivalent to 2 (two) *bigha* 9 (nine) *cottah* and 3.40 (three point four zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.528, recorded in L.R. *Khatian* No.2159, *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 **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 3.3022 (three point three zero two two) decimal equivalent to 1 (one) *cottah* 15 (fifteen) *chittack* and 43.42 (forty three point four two) square feet, more or less [out of 79 (seventy nine) decimal equivalent to 2 (two) *bigha* 7 (seven) *cottah* 12 (twelve) *chittack* and 32.18 (thirty two point one eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.484, recorded in L.R. *Khatian* No.2621, *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 **1<sup>st</sup> 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	528	2159	<i>Sali</i>	81	3.8070	Safikul Islam
Bhatenda	484	2621	<i>Sali</i>	79	3.3022	R.Dhananjoy
<b>Total area of land sold:</b>					<b>7.1092</b>	

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Bank For U.S

**9. Execution and Delivery**

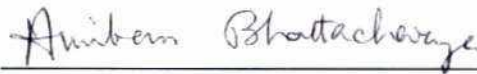
9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.



**Rabindra Nath Naskar**

**[Vendor]**

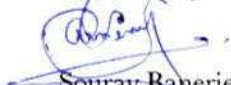
**Dhanganga Hirise Private Limited**



**Authorized Signatory**

**[Purchaser]**

**Drafted by:**



Sourav Banerjee, Advocate

**Witnesses:**

Signature Sanjib Doot

Name Sanjib Doot

Father's Name Late Surendra Doot

Address Vill. Naipukur

Po. Rajahat, K.O.R. 135

Signature Swapan

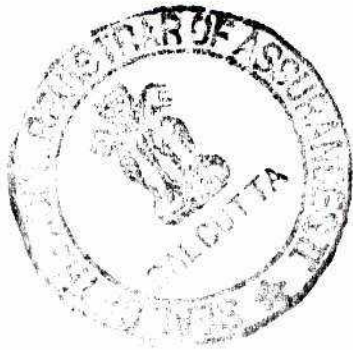
Name Swapan Kar

Father's Name R. N. Kar

Address 7c. K. S. Roy Road

Kolkata. 700009





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21 OCT 1949

**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of Rs.12,11,179/- (Rupees twelve lac eleven thousand one hundred and seventy 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.)	Favouring
Pay Order No.385475 (Part)	30.10.2013	Axis Bank Ltd, Kolkata Branch	6,48,590/-	Rabindra Nath Naskar
Pay Order No.385475 (Part)	30.10.2013	Axis Bank Ltd, Kolkata Branch	5,62,589/-	Rabindra Nath Naskar
<b>Total:</b>			<b>12,11,179/-</b>	

**Rabindra Nath Naskar**  
[Vendor]

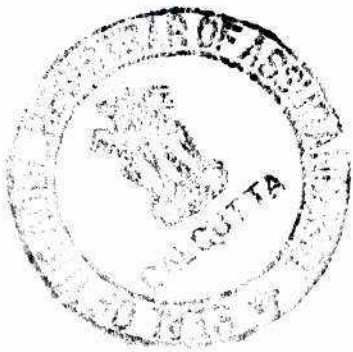
**Witnesses:**

Signature Sanjib Kothari

Name Sanjib Kothari

Signature Swapan Ray

Name Swapan Ray



30 OCT 1999



Dated this 30<sup>th</sup> day of October, 2013

**Between**

**Rabindra Nath Naskar  
... Vendor**

**And**

**Dhanganga Hirise Pvt. Ltd.  
... Purchaser**

**CONVEYANCE**

7.1092 Decimal  
Portion of  
R.S./L.R. Dag Nos.528 and 484  
Mouza Bhatenda  
Police Station Rajarhat  
District North 24 Parganas

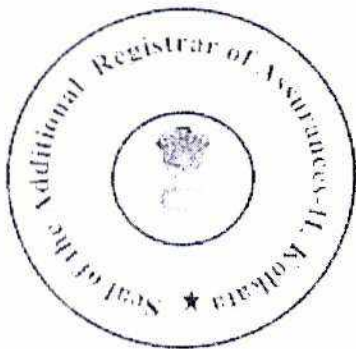
**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 44  
Page from 1360 to 1376  
being No 14769 for the year 2013.



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