

14147/013

BTN/107

14771/13



7.10

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Printed text: 'Certified that the Document is admitted to Registration. The Signature, Stamp and Endorsement are the part of the Document.'

Signature and stamp of the Registrar of Assurances II, Kolkata.

CONVEYANCE

1. Date: 30th October 2013

2. Place: Kolkata

3. Parties

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112207

Amban Bhattachaya



e-8226

Dhanganga Infracon Private Limited

Amban Bhattachaya

Director/Authorised Signatory



SAHA & PARY
3A/1, 3rd Floor
7C, Kirti
Kolkata
700001
Advocates
Theaters Chambers
under Bow Road

18 SEP 2013

16 SEP 2013



e-8235

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Chandika Lohar
S/o Late Suresh Lohar
v. K. Naipukur, Po. Rajahat.
Kot. 135
Deen - Business.

31 OCT 2013



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

Endorsement For Deed Number : I - 14771 of 2013
(Serial No. 14147 of 2013 and Query No. 1902L000033666 of 2013)

On 30/10/2013

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

Presented for registration at 19.10 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:-Fajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu. By Profession : Others
2. Anirban Bhattacharya
Authorised Signatory, Dhanganga Infracon 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

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.-9,34,895/-

Certified that the required stamp duty of this document is Rs.- 46765 /- and the Stamp duty paid as Impresive 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. 10372/- is paid , by the draft number 291417, Draft Date 04/11/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 06/11/2013



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

06/11/2013 13:27:00

Endorsement Page 1 of 2



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

**Endorsement For Deed Number : I - 14771 of 2013
(Serial No. 14147 of 2013 and Query No. 1902L000033666 of 2013)**

(Under Article : A(1) = 10274/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 06/11/2013)

Deficit stamp duty

Deficit stamp duty Rs. 46765/- is paid , by the draft number 291416, Draft Date 06/11/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 06/11/2013

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



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

- 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 Infracon 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 AAECD4858Q**), 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 1.4050 (one point four zero five zero) decimal equivalent to 13 (thirteen) *chittack* and 27 (twenty seven) square feet, more or less [out of 75 (seventy five) decimal equivalent to 2 (two) *bigha* 5 (five) *cottah* 5 (five) *chittack* and 44.856 (forty four point eight five six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.529, recorded in L.R. *Khatian* No.831, *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 **1st Schedule** below and the said *Dag* No.529 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **(2)** land classified as *sali* (agricultural) measuring 1.4073 (one point four zero seven three) decimal equivalent to 13 (thirteen) *chittack* and 28 (twenty eight) square feet, more or less [out of 32 (thirty two) decimal equivalent to 19 (nineteen) *cottah* 5 (five) *chittack* and 34.13 (thirty four point one three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.530, recorded in L.R. *Khatian* Nos.142 and 546, *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 **1st Schedule** below and the said *Dag* No.530 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And (3)** land classified as *sali* (agricultural) measuring 2.6656 (two point six six five six) decimal equivalent to 1 (one) *cottah* 9 (nine) *chittack* and 36 (thirty six) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39.53 (thirty nine point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.146, *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 III** of the **1st Schedule** below and the said *Dag* No.533 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**), the First Land, the





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Second Land and the Third 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, 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, 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: Subodh Bala Nath *nee* Debi was the sole owner of land classified as *sali* (agricultural) measuring 75 (seventy five) decimal equivalent to 2 (two) *bigha* 5 (five) *cottah* 5 (five) *chittack* and 44.856 (forty four point eight five six) square feet, more or less, being the entirety of R.S./L.R. *Dag* No.529, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Subodh's Land**).

5.1.2 Mutation: Subodh Bala Nath *nee* Debi got her name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.831, in respect of the Subodh's Land.

5.1.3 Deeds of Settlement: By 2 (two) separate Deeds of Settlement dated 15th June, 1985, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, North 24 Parganas, (1) in Book No. I, Volume No.85F, at Pages 351 to 356, being Deed No.4520 for the year 1985 and (2) in Book No. I, Volume No.85F, at Pages 357 to 362, being Deed No. 4521 for the year 1985, Subodh Bala Nath *nee* Debi settled the entirety of the Subodh's Land in favour of Arabindo Nath and Ardhendhu Nath, respectively, each having 1/2nd (one-half) share and/or interest therein.

5.1.4 Sale of First Land to Bimal Ghosh & Anr.: By a Deed of Sale in Bengali language (*Kobala*) dated 28th January, 1999, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, North 24 Parganas, in Book No. I, Volume No.15, at Pages 179 to 188, being Deed No.00610 for the year 1999, Arabindo Nath and Ardhendhu Nath sold *inter alia* the First Land out of the Subodh's Land to Bimal Ghosh and Meena Ghosh, for the consideration mentioned therein.

5.1.5 Ownership of Jogendra's Land: Jogendra Nath Mondal was the sole owner of land classified as *sali* (agricultural) measuring 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39.53 (thirty nine point five three) square feet, more or less, being a portion of C.S. *Dag* No.509, corresponding to R.S./L.R. *Dag* No.530, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Jogendra's Land**).

5.1.6 Sale to Kumar Chandra Mukhopadhyay alias Kumar Chandra Mukherjee: By a Deed of Sale in Bengali language (*Kobala*) dated 17th May, 1946, registered in the Office of the District Sub-Registrar, Cossipore, Dum Dum, 24 Parganas in Book No. I, Volume No.23, at Pages 228 to 230, being Deed No.1327 for the year 1946, Jogendra Nath Mondal sold the entirety of Jogendra's Land to Kumar Chandra Mukhopadhyay *alias* Kumar Chandra Mukherjee, for the consideration mentioned therein.







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- 5.1.7 **Mutation:** Kumar Chandra Mukhopadhyay *alias* Kumar Chandra Mukherjee got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.142, in respect of the entirety of Jogendra's Land.
- 5.1.8 **Ownership of Makhan Gopal Mukhopadhyay:** Makhan Gopal Mukhopadhyay was the sole owner of land classified as *sali* (agricultural) measuring 8 (eight) decimal equivalent to 4 (four) *cottah* 13 (thirteen) *chittack* and 19.73 (nineteen point seven three) square feet, more or less, being a portion of R.S./L.R. *Dag* No.530, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Makhan's Land**).
- 5.1.9 **Mutation:** Makhan Gopal Mukhopadhyay got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.546, in respect of the entirety of Makhan's Land.
- 5.1.10 **Demise of Makhan Gopal Mukhopadhyay:** Makhan Gopal Mukhopadhyay, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate*, leaving behind him surviving his 2 (two) sons, namely, (1) Kumar Chandra Mukhopadhyay *alias* Kumar Chandra Mukherjee and (2) Chittaranjan Mukhopadhyay *alias* Chittaranjan Mukherjee (collectively **Legal Heirs Of Makhan**) who jointly and equally inherited the right, title and interest of Late Makhan Gopal Mukhopadhyay in Makhan's Land.
- 5.1.11 **Sale of Second Land to Bimal Ghosh & Anr.:** By a Deed of Sale in Bengali language (*Kobala*) dated 28th January, 1999, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, North 24 Parganas, in Book No. I, Volume No.15, at Pages 179 to 188, being Deed No.00610 for the year 1999, the Legal Heirs Of Makhan sold *inter alia* the Second Land out of Makhan's Land to Bimal Ghosh and Meena Ghosh, for the consideration mentioned therein.
- 5.1.12 **Sale of First Land and Second Land to Asher Ali *alias* Mohammad Asher Ali:** By a Deed of Sale in Bengali language (*Kobala*) dated 11th August, 2004, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, North 24 Parganas, in Book No. I, Volume No.341, at Pages 200 to 216, being Deed No.5749 for the year 2004, Bimal Ghosh and Meena Ghosh sold the entirety of the First Land and the Second Land to Asher Ali *alias* Mohammad Asher Ali, for the consideration mentioned therein.
- 5.1.13 **Demise of Asher Ali *alias* Mohammad Asher Ali:** Asher Ali *alias* Mohammad Asher Ali, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate*, leaving behind him surviving his only wife, Sahara Bibi, 4 (four) sons, namely, (1) Abbas Ali Mondal (2) Ansar Ali Mondal (3) Ajar Ali Mondal and (4) Afsar Ali Mondal and 2 (two) daughters, namely, (1) Taslima Bibi and (2) Asma Bibi (collectively **Legal Heirs Of Asher Ali**) who jointly and severally inherited the right, title and interest of Late Asher Ali *alias* Mohammad Asher Ali in the First Land and the Second Land.
- 5.1.14 **Purchase of First Land and Second Land by Vendor:** By a Deed of Sale in Bengali language (*Kobala*) dated 22nd January, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, CD Volume No.2, at Pages 2025 to 2041, being Deed No.00879 for the year 2013, the Vendor purchased the entirety of the First Land and the Second Land from the Legal Heirs Of Asher Ali, for the consideration mentioned therein.





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- 5.1.15 **Ownership of Third Land:** Kebal Chandra Nath was the sole owner of the entirety of the Third Land.
- 5.1.16 **Mutation:** Kebal Chandra Nath got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.146, in respect of the Third Land.
- 5.1.17 **Gift to Swapan Nath:** By a Deed of Gift in Bengali language (*Daanpatra*) dated 26th June, 2001, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, North 24 Parganas, in Book No. I, being Deed No.03612 for the year 2006, Kebal Chandra Nath out of his natural love and affection gifted the entirety of the Third Land to his son, Swapan Nath.
- 5.1.18 **Purchase of Third Land by Vendor:** By a Deed of Sale in Bengali language (*Kobala*) dated 31st December, 2012, registered in the Office of the Additional District Sub-Registrar, Rajarhat, North 24 Parganas, in Book No. I, being Deed No.01414 for the year 2012, the Vendor purchased the entirety of the Third Land from Swapan Nath, for the consideration mentioned therein.
- 5.1.19 **Absolute Ownership of Said Property by Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the First Land, the Second Land and the Third Land, being collectively defined as the Said Property in Clause 4.1 above.
- 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.





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- 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, *debutters*, 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.

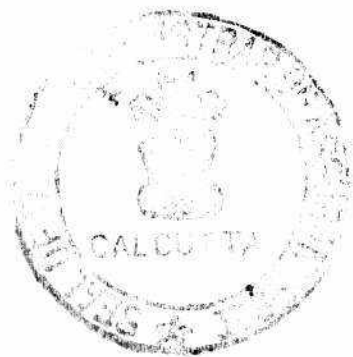
6. Basic Understanding

- 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 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 *sali* (agricultural) measuring 1.4050 (one point four zero five zero) decimal equivalent to 13 (thirteen) *chittack* and 27 (twenty seven) square feet, more

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or less [out of 75 (seventy five) decimal equivalent to 2 (two) *bigha* 5 (five) *cottah* 5 (five) *chittack* and 44.856 (forty four point eight five six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.529, recorded in L.R. *Khatian* No.831, *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 **1st Schedule** below and the said *Dag* No.529 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **(2)** the Second Land, i.e. land classified as *sali* (agricultural) measuring 1.4073 (one point four zero seven three) decimal equivalent to 13 (thirteen) *chittack* and 28 (twenty eight) square feet, more or less [out of 32 (thirty two) decimal equivalent to 19 (nineteen) *cottah* 5 (five) *chittack* and 34.13 (thirty four point one three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.530, recorded in L.R. *Khatian* Nos.142 and 546, *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 **1st Schedule** below and the said *Dag* No.530 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon **(3)** the Third Land, i.e. land classified as *sali* (agricultural) measuring 2.6656 (two point six six five six) decimal equivalent to 1 (one) *cottah* 9 (nine) *chittack* and 36 (thirty six) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39.53 (thirty nine point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.146, *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 III** of the **1st Schedule** below and the said *Dag* No.533 is delineated and demarcated on **Plan C** 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.9,33,258/- (Rupees nine lac thirty three thousand two hundred and fifty 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.

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, *debutters*, 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.



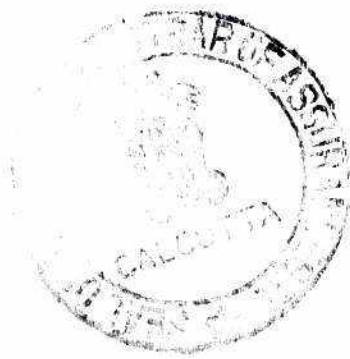


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- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence 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 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, 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-

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30 OCT 2019

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 *sali* (agricultural) measuring 1.4050 (one point four zero five zero) decimal equivalent to 13 (thirteen) *chittack* and 27 (twenty seven) square feet, more or less [out of 75 (seventy five) decimal equivalent to 2 (two) *bigha* 5 (five) *cottah* 5 (five) *chittack* and 44.856 (forty four point eight five six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.529, recorded in L.R. *Khatian* No.831, *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.529 being delineated on **Plan A** 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* Nos.548 and 530
On the East : By land belonging to R.S./L.R. *Dag* No.477
On the South : By land belonging to R.S./L.R. *Dag* Nos.527, 523 and 522
On the West : By land belonging to R.S./L.R. *Dag* No.549

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 1.4073 (one point four zero seven three) decimal equivalent to 13 (thirteen) *chittack* and 28 (twenty eight) square feet, more or less [out of 32 (thirty two) decimal equivalent to 19 (nineteen) *cottah* 5 (five) *chittack* and 34.13 (thirty four point one three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.530, recorded in L.R. *Khatian* Nos.142 and 546, *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.530 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* Nos.542/806, 540 and 541
On the East : By land belonging to R.S./L.R. *Dag* No.531
On the South : By land belonging to R.S./L.R. *Dag* Nos.528 and 529
On the West : By land belonging to R.S./L.R. *Dag* Nos.548 and 547

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.

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Part III
(Third Land)

Land classified as *sali* (agricultural) measuring 2.6656 (two point six six five six) decimal equivalent to 1 (one) *cottah* 9 (nine) *chittack* and 36 (thirty six) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39.53 (thirty nine point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.146, *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.533 is delineated and demarcated on **Plan C** 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.533/717
On the East : By land belonging to R.S./L.R. *Dag* No.477
On the South : By land belonging to R.S./L.R. *Dag* No.528
On the West : By land belonging to R.S./L.R. *Dag* No.532

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

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

Land classified as *sali* (agricultural) measuring 1.4050 (one point four zero five zero) decimal equivalent to 13 (thirteen) *chittack* and 27 (twenty seven) square feet, more or less [out of 75 (seventy five) decimal equivalent to 2 (two) *bigha* 5 (five) *cottah* 5 (five) *chittack* and 44.856 (forty four point eight five six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.529, recorded in L.R. *Khatian* No.831, *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 1.4073 (one point four zero seven three) decimal equivalent to 13 (thirteen) *chittack* and 28 (twenty eight) square feet, more or less [out of 32 (thirty two) decimal equivalent to 19 (nineteen) *cottah* 5 (five) *chittack* and 34.13 (thirty four point one three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.530, recorded in L.R. *Khatian* Nos.142 and 546, *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

Land classified as *sali* (agricultural) measuring 2.6656 (two point six six five six) decimal equivalent to 1 (one) *cottah* 9 (nine) *chittack* and 36 (thirty six) square feet, more or less [out of 16 (sixteen) decimal equivalent to 9 (nine) *cottah* 10 (ten) *chittack* and 39.53 (thirty nine point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.533, recorded in L.R. *Khatian* No.146, *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 III** of the **1st Schedule** above

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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:

Mouza	R.S./ L.R. Dag No.	L.R. Khatian Nos.	Nature of Land	Total Area of Dag (in Decimal)	Total Area sold (in Decimal)	Name of the Recorded Owners
Bhatenda	529	831	Sali	75	1.4050	Subodh Bala Nath <i>nee</i> Debi
Bhatenda	530	142 and 546	Sali	32	1.4073	Kumar Chandra Mukhopadhyay <i>alias</i> Kumar Chandra Mukherjee and Makhan Gopal Mukhopadhyay
Bhatenda	533	146	Sali	16	2.6656	Kebal Chandra Nath
Total area of land sold:					5.4779	





30 OCT 1989

9. Execution and Delivery

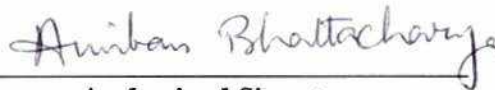
9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.



Rabindra Nath Naskar

[Vendor]

Dhanganga Infracon Private Limited



Authorized Signatory

[Purchaser]

Drafted by:



Sourav Banerjee, Advocate

Witnesses:

Signature Sanjib Loch.

Name Sanjib Loch.

Father's Name Late Swarn Loch.

Address Villa - Naipukur,
Be, Rajabhat, Kol - 135

Signature Swapam

Name Swapam Kave

Father's Name R. N. Kave

Address 7C, K.S. Roy Road
Kolkata. 700001



31.07.2018

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.9,33,258/- (Rupees nine lac thirty three thousand two hundred and fifty eight) 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.385475 (Part)	30.10.2013	Axis Bank Ltd, Kolkata Branch	2,39,367/-	Rabindra Nath Naskar
Pay Order No.385475 (Part)	30.10.2013	Axis Bank Ltd, Kolkata Branch	2,39,759/-	Rabindra Nath Naskar
Pay Order No.385475 (Part)	30.10.2013	Axis Bank Ltd, Kolkata Branch	4,54,133/-	Rabindra Nath Naskar
Total:			9,33,258/-	



Rabindra Nath Naskar

[Vendor]

Witnesses:

Signature Sanjib Loh.
 Name Sanjib Loh.

Signature Swapan
 Name Swapan Rou

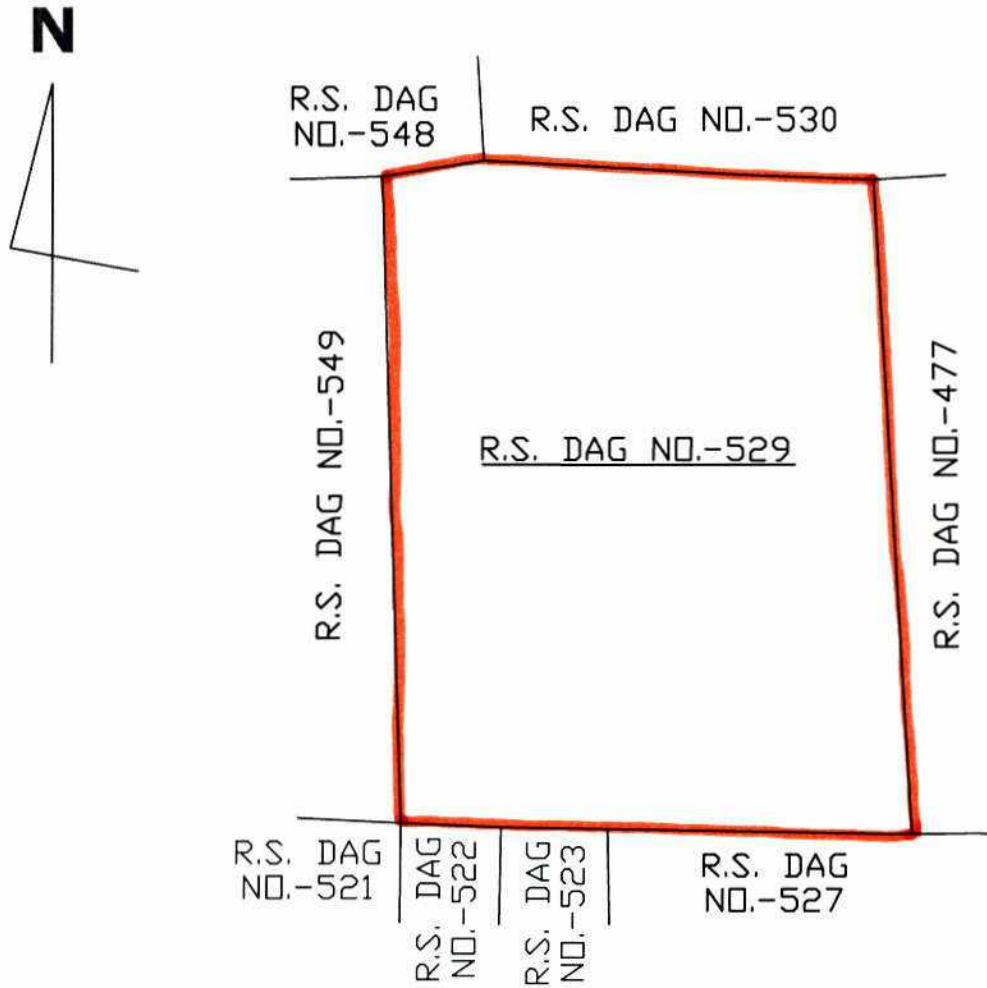


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SITE PLAN OF R.S./L.R. DAG NO.- 529, L.R. KHATIAN NO.- 831, MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.- NORTH 24 PARGANAS.

Total Area in Dag No.529 is 75 Decimal



[Handwritten Signature]

Dhanganga Infracon Private Limited
Anirban Bhattacharya
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 1.4050 DECIMAL OUT OF 75 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 529.

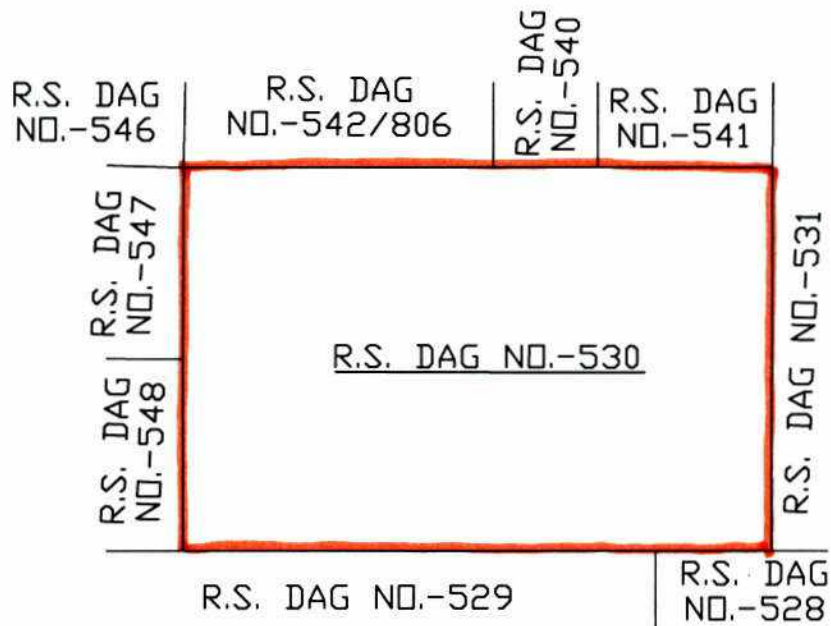
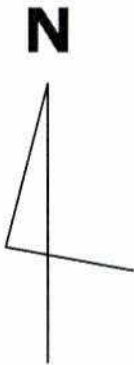
SHOWN THUS : 



30 OCT 1988

SITE PLAN OF R.S./L.R. DAG NO.- 530, L.R. KHATIAN NO.- 546 & 142, 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.530 is 32 Decimal



[Handwritten Signature]

NAME & SIGNATURE OF THE VENDOR/S. :

Dhanganga Infracon Private Limited
Anil Kumar Bhattacharya
Director/Authorised Signatory

LEGEND : 1.4073 DECIMAL OUT OF 32 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 530.

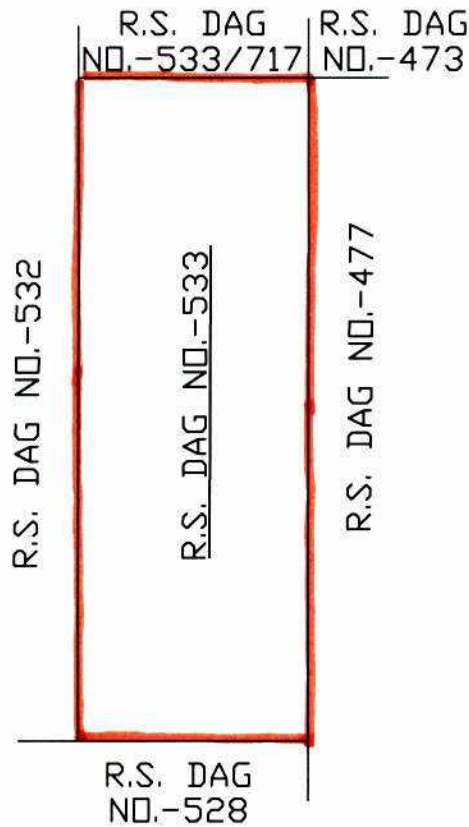
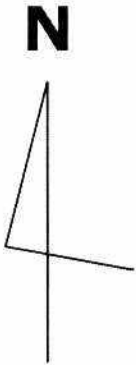
SHOWN THUS : 



30 OCT 1989

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 146,
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.533 is 16 Decimal



Dhanganga Infracon Private Limited
Amban Bhattacharya
Director/Authorised Signatory

[Handwritten Signature]
NAME & SIGNATURE OF THE VENDOR/S.:


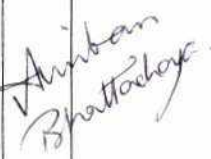





















LEGEND : 2.6656 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S/L.R.
DAG NO.- 533.

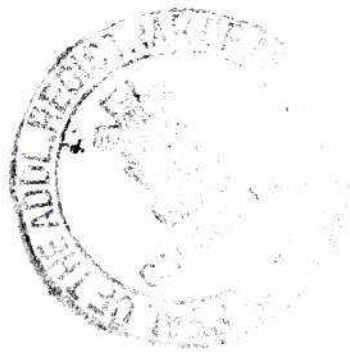
SHOWN THUS : 



30 OCT 1989

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	



3 d OCT 1988

Dated this 30th day of October, 2013

Between

Rabindra Nath Naskar
... Vendor

And

Dhanganga Infracon Pvt. Ltd.
... Purchaser

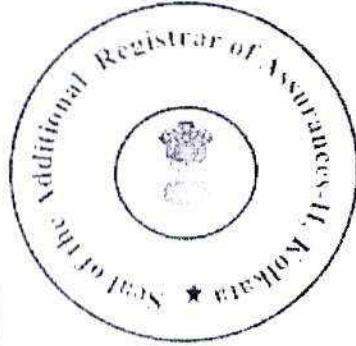
CONVEYANCE


5.4779 Decimal
Portion of
R.S./L.R. Dag Nos.529, 530 and 533
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 44
Page from 1900 to 1920
being No 14771 for the year 2013.




(Dula' chandraSaha) 07-November-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal