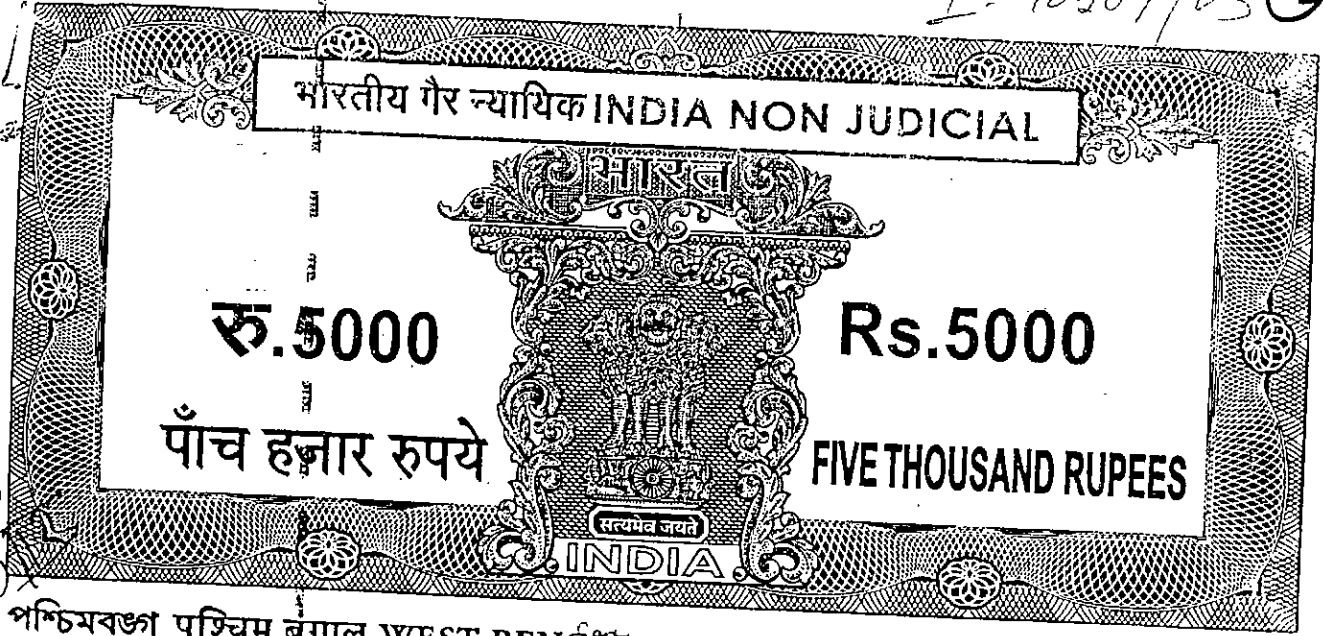


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6/9/13

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

Noted that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are in part of this document.

A 867659

06-09-2013  
Addl. District Sub-Registrar  
Sonarpur, South 24 Parganas

V.C.M. - 1820/13  
Q.M. - 20906/13

Addl. Dist Sub-Registrar  
Sonarpur, South 24 Pgs.  
- 9 SEP 2013

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE is made this the 6th day of September 2013 (Two Thousand Thirteen) Between

205

04/09/13

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বরাদ্দার  
সং

তার

মূল্য

৫০০/-  
Bijay Ghosh Sother  
C/9 Rajnarayan Park; Borail  
Kat-154

শঙ্কর কুমার সরকার  
স্ট্যাম্প ডেপুটি  
সোনারপুর এ্যা.ডি.এস.আর অফিস  
দক্ষিণ ২৪ পরগনা

← Swapan Kumar Ghosh



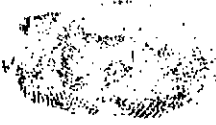
4308

Khokan Sarder



4309

Toyab Ali Mondol



4310

Safuddin Khan



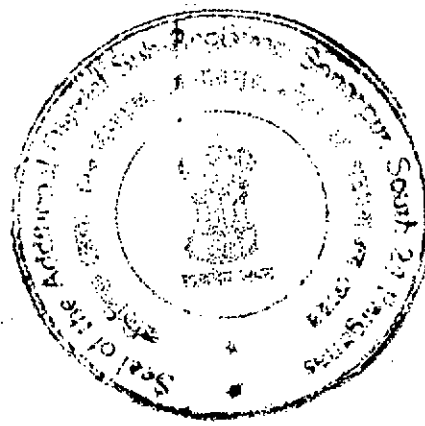
4311

Ahmed Hossain Khan



4312

Shekh Abdul Karim Azad



Adl. Dist Sub-Registrar  
South 24 Parg., South 24 Parg.  
- 9 SEP 2013

✓(1) **SRI MADAN PURKAIT**, son of Sri Manik Purkait alias Manik Chandra Purkait, by faith: Hindu, by Nationality- Indian, by occupation : Business, resident of Elachi, Kumrapara 1<sup>st</sup> Lane, Narendrapur, P.S. - Sonarpur, Dist.-South 24 Parganas, ✓(2) **SRI SANTOSH PURKAIT** alias **SANTOSH KUMAR PURKAIT**, ✓(3) **SRI JATIN PURKAIT**, both are sons of Late Pasupati Purkait, ✓(4) **RANI SHEIKH** w/o Allauddin Sk. By faith converted Muslim D/o Late Manik Purkait, ✓(5) **SRI SADHAN PURKAIT** S/o Late Manik Purkait, ✓(6) **SRI ASHOK PURKAIT**, 7) **SRI SWAPAN PURKAIT**, 8) ✓**SRI TAPAN PURKAIT**, 9) **SMT. JHARNA DEY (PURKAIT)** D/o Satish Purkait, alias Satish Chandra Purkait ✓(10) **SMT. RENUBALA PURKAIT** W/o Late Satish Purkait, alias Satish Chandra Purkait from No. 6 to 8 are Sons and no.9 is the daughter of Late Satish Purkait alias Satish Chandra Purkait all are by faith: Hindu, by Nationality - Indian, by occupation from 6 to 9 - Business No.10 - Housewife, from No. 2 to 10 are residing at Elachi, Kumrapara 1<sup>st</sup> Lane, P.O. - Narendrapur, P.S. - Sonarpur, Dist. - South 24 Parganas, represented by their constituted Attorney **MR. IYADUL MONDAL PAN - AZFPM6757L** s/o Abdul Majid Mondal residing at Bonhoogly P.S. Sonarpur Kolkata - 103, south 24 parganas, duly appointed by general power of attorney registered in the office of A.D.S.R Sonarpur Book no. IV Being 01386/2013, 01008/2013 and 01033/2013 hereinafter jointly called and referred to as the "**VENDORS** (which term or expression shall unless excluded by or repugnant to the context shall deem to mean and include each of their respective successors Administrators, executors, legal representatives and assigns) of the **ONE PART.**

**AND**

✓1) **PACIFIC PROJECT PVT. LTD. PAN - AAHCP2329P** Incorporated under the Companies Act. 1956 having its registered office at 42, Sreerampur East, Garia, P.S. Patuli, Kolkata - 700 084, represented by its Director **SRI BIJOY GHOSH** s/o Late Lalmohan Ghosh residing at C/9, Raj Narayan Park, Boral, P.S. Sonarpur Kolkata-700154, Dist. South 24 Parganas, 2) **PACIFIC INFRASTRUCTURE PVT. LTD. PAN - AAHCP2330G** Incorporated under the Companies Act. 1956 having its registered office at 42, Sreerampur East, Garia, P.S. Patuli, Kolkata - 700 084. represented by its Director **SRI SWAPAN KUMAR GHOSH** s/o Late Haridas Ghosh residing at A/17, Raj Narayan Park, Boral, P.S. Sonarpur Kolkata - 700154, Dist. South 24 Parganas. 3) **PACIFIC PROPERTIES PVT. LTD. PAN-AAHCP2328N** Incorporated under the



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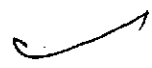
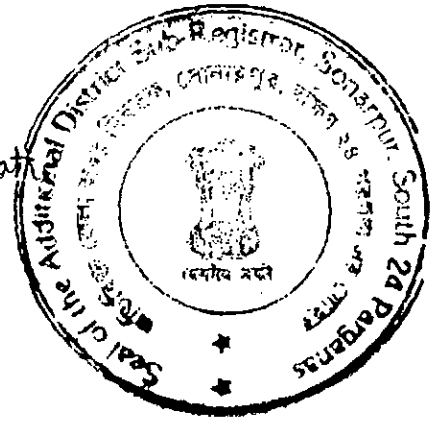
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Mrs. Yasir .

@.o- Mrs Ayub Ali  
vill +.P.o- Bonhoogy School Math

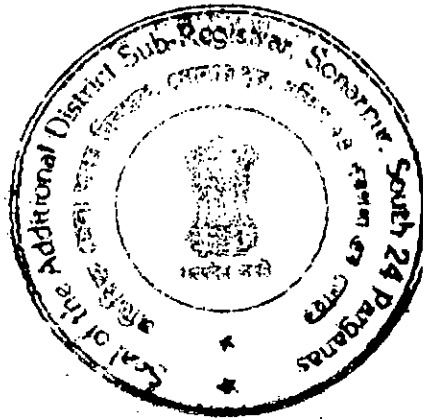
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Add. Dist Sub-Registrar  
Sonarpur, South 24 Pgs.  
- 9 SEP 2013

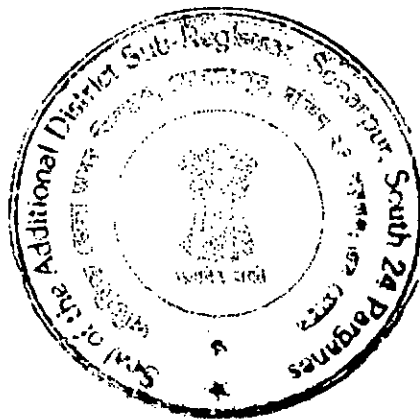
Companies Act. 1956 having it registered office at 42, Sreerampur East, Garia, P.S. Patuli, Kolkata - 700 084, represented by its Director SRI SUBRATA MAJUMDER s/o Sri Thakurdas Majumder residing at 29, Southend Garden, Garia, P.S. Patuli, Kolkata - 700 084, Dist. South 24 Parganas, 4) **PACEFIC NIRMAN PVT. LTD.** PAN -**AAHCP2171R** Incorporated under the Companies Act. 1956 having it registered office at 42, Sreerampur East, Garia, P.S. Patuli, Kolkata - 700 084, represented by its Director SRI BABULAL PAUL s/o Late Kanailal Paul residing at P- 21, Valley Park Garia P.S. Patuli Kolkata - 700 084, Dist. South 24 Parganas, 5) **PACEFIC REALCON PVT. LTD.** PAN-**AAHCP2172N** incorporated under the Companies Act. 1956 having it registered office at 42, Sreerampur East, Garia, P.S. Patuli, Kolkata - 700 084, represented by its Director SRI BIJOY GHOSH s/o Late Lalmohan Ghosh residing at C/9, Raj Narayan Park, Boral, P.S. Sonarpur, Kolkata - 700 154, Dist. South 24 Parganas, 6) **PACEFIC ENCLAVE PVT. LTD.** PAN -**AAHCP2458D** Incorporated under the Companies Act. 1956 having it registered office at 42, Sreerampur East, Garia, P.S. Patuli, Kolkata -700 084, represented by its Director SRI SWAPAN KUMAR GHOSH s/o Late Haridas Ghosh residing at A/17, Raj Narayan Park, Boral, P.S. Sonarpur, Kolkata - 700 154, Dist. South 24 Parganas. 7) **PACEFIC CONSULTANTS PVT. LTD.** PAN - **AAHCP2457N** Incorporated under the Companies Act. 1956 having it registered office at 42, Sreerampur East, Garia, P.S. Patuli, Kolkata - 700 084, represented by its Director SRI SUBRATA MAJUMDER s/o Sri Thakurdas Majumder residing at 29, Southend Garden, Garia, P.S. Patuli, Kolkata -700 084, Dist. South 24 Parganas, 8) **PACEFIC VENTURES PVT. LTD.** PAN -**AAHCP2460K** Incorporated under the Companies Act. 1956 having it registered office at 42, Sreerampur East, Garia, P.S. Patuli, Kolkata - 700 084, represented by its Director SRI BABULAL PAUL s/o Late Kanailal Paul residing at P-21, Valley Park Garia P.S. Patuli Kolkata - 700 084, Dist. South 24 Parganas, 9) **SRI SWAPAN KUMAR GHOSH** PAN -**ADOPG0788J** s/o Late Haridas Ghosh by faith Hindu by occupation Business residing at A/17 Raj Narayan Park, Rangkal, Boral, P.S. Sonarpur, Kolkata - 700 154, Dist. South 24 Parganas. 10) **SRI DILIP KUMAR GHOSH** PAN - **ADOPG0795M** S/o Sri Khitish Chandra Ghosh by faith Hindu by occupation Business residing at 176, Gupta Colony, Baluria, P.O. Nabapally P.S. Barasat Kolkata - 700126, Dist. North 24 Parganas, 11) **SMT. GITA GHOSH** PAN -**ADXP9873D** w/o Sri Swapan Kumar Ghosh residing at A/17, Raj Narayan Park, Rangkal, Boral, P.S. Sonarpur Kolkata - 700 154, Dist. South 24 Parganas, 12) **SRI JITAN**



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**A. dist. Sub-Registrar**  
Sonarpore, South 24 Pgs.  
- 9 SEP 2013

**PAL PAN -AKHPP7890G** s/o Sri Lalit Mohan Pal by faith Hindu by occupation- Business by Nationality- Indian residing at 1/1B Modan Dutta Lane, P.S. Muchipara, Kolkata - 700 012. **13) SMT. KAJAL RANI PAUL PAN -AHQPP6571L** w/o Sri Chittaranjan Paul by faith Hindu by occupation Business residing at 11/A Fern Road, Ganesh Bhawan, Gariahat P.S. Gariahat, Kolkata - 700 019, Dist. South 24 Parganas. **14) MAJUMDER VANIJYA PVT. LTD. PAN-AAICM6706G** Incorporated under the Companies Act. 1956 having its registered office at 42, Sreerampur East, Garia, P.S. Patuli, Kolkata - 700 084, represented by its Director SUBRATA MAJUMDER s/o Sri Thakurdas Majumder residing at 29, Southend Garden, Garia, P.S. Patuli, Kolkata - 700 084, Dist. South 24 Parganas, **15) B.M.J NIRMAN PVT. LTD. PAN -AAFCB5286M** Incorporated under the Companies Act. 1956 having its registered office at P-21, Valley Park, Sreerampur Road, Garia, P.S. Patuli, Kolkata - 700 084, represented by its Director SRI BABULAL PAUL s/o Late Kanailal Paul residing at P- 21, Valley Park, Garia, P.S. Patuli, Kolkata - 700 084, Dist. South 24 Parganas, **16) SMT. MALLIKA GHOSH PAN- AEYPG8767J** w/o Sri Sadhan Ghosh by faith Hindu by occupation Business, residing at Deshbandhu Nagar East, Chheleder School Para, Baguihati, P.S. Baguihati, Kolkata - 700 059, Dist. North 24 Parganas. **17) SRI TANMOY GHOSH PAN - BAIPG8310E** S/o Sri Sadhan Ghosh by faith Hindu by occupation Business, residing at Deshbandhu Nagar East, Chheleder School Para, Baguihati, P.S. Baguihati, Kolkata - 700 059, Dist. North 24 Parganas. **18) SRI THAKURDAS MAJUMDER PAN- AJNPM3451H** S/o Late Surendra Nath Majumder by faith Hindu by occupation Business residing at 29, Southend Garden, Garia, P.S. Patuli, Kolkata - 700 084, Dist. South 24 Parganas. **19) SMT. DALI DUTTA PAN -ALUPD8217D** w/o Sri Pradip Dutta by faith Hindu by occupation Business residing at 1, Southend Garden, Garia, P.S. Patuli, Kolkata - 700 084, Dist. South 24 Parganas. **20) SRI MILAN KANTI DHAR PAN - ADPPD8169B** S/o Late Nani Gopal Dhar by faith Hindu by occupation Business residing at Malancha, P.O. Kazi Para, P.S. Barasat, Kolkata - 700124, Dist. North 24 Parganas. **21) SRI BHAJA RANJAN PAUL PAN -AZXPP7850R** s/o Late Sunil Paul by faith Hindu by occupation Business residing at Baishnabghata Town Ship, Block- Q-18, P.S. Patuli, Kolkata - 700 094. South 24 Parganas. **22) SRI GOURHARI PAUL PAN - AZXTT7848R** s/o Late Sunil Paul by faith Hindu by occupation Business residing at Baishnabghata Town Ship, Block- Q-18, P.S. Patuli, Kolkata - 700 094. South 24 Parganas. **23) SRI BIJOY GHOSH PAN- ADYPG4183B** s/o Late Lalmohan Ghosh by faith Hindu



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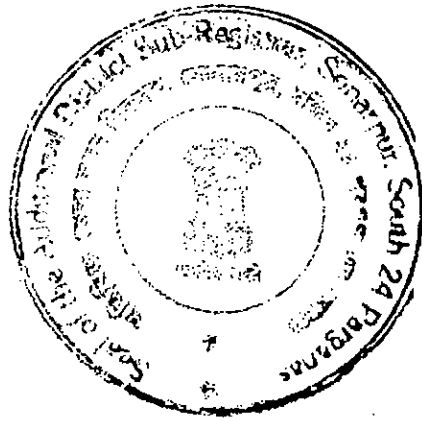
**Add. Dist Sub-Registrar**  
**Sunarpur, South 24 Pgs.**  
**- 9 SEP 2013**



by occupation Business residing at C/9, Raj Narayan Park, Boral, P.S. Sonarpur, Kolkata - 700154, Dist. South 24 Parganas. **24) SRI RATAN KUMAR GHOSH PAN- ADZPG2916K** s/o Sri Haran Chandra Ghosh by faith Hindu by occupation Business residing at 18, Baishnabghata Road, Kolkata- 700 047, Dist. South 24 Parganas. **25) SMT. MOM GHOSH PAN - AENPG2792L** w/o Sri Ratan Kumar Ghosh by faith Hindu by occupation Business residing at 18, Baishnabghata Road, Kolkata- 700 047, Dist. South 24 Parganas. **26) SRI DEB KUMAR MUKHERJEE PAN- AISPM6001F** s/o Late Batakrisna Mukherjee by faith Hindu by occupation Business residing at 12, Baishnabghata Road, Kolkata-700 049, Dist. South 24 Parganas. **27) SMT. TAPASI MUKHERJEE PAN - AJPPM9100P** w/o Deb Kumar Mukherjee by faith Hindu by occupation Business residing at 18, Baishnabghata Road, Kolkata - 7000 47, Dist. South 24 Parganas. **28) DAMASK REALTY PVT. LTD. PAN- AAECD7415K** incorporated under the Companies Act. 1956 having its registered office at 18, Baishnabghata Road P.S. Patuli, Kolkata- 700 047 represented by its Director SRI RATAN KUMAR GHOSH s/o Haran Chandra Ghosh residing at 18, Baishnabghata Road P.S. Patuli, Kolkata- 700 047, Dist. South 24 parganas. **29) SRI DHRUBA MUKHERJEE PAN - AVNPM2070N** s/o Sri Malay Nanda Mukherjee by faith Hindu by occupation Service residing at 12, Baishnabghata Road, Kolkata-700 047, Dist. South 24 Parganas. **30) MKR NIRMAN PVT. LTD.** incorporated under the Companies Act. 1956 having its registered office at 12, Baishnabghata road, P.S. Patuli, Kolkata- 700. 047 represented by its Director SRI RATAN KUMAR GHOSH s/o Haran Chandra Ghosh residing at 18, Baishnabghata road P.S. Patuli, Kolkata- 700 047, Dist. South 24 parganas. **31) SRI SUMON KUMAR PAUL PAN - BDSPP0177R** s/o Sri Niranjana Paul by faith Hindu by occupation Business residing at 109, Sreerampur Road East, Garia, P.S. Patuli Kolkata-700 084, Dist. South 24 Parganas. Hereinafter called and referred to as the **PURCHASERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his/her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

**AND**

- (1) **KHOKAN SARDAR, PAN -BCYPS3584E** son of Abdul Bari Sardar,
- (2) **TAIYAB ALI MODAL, PAN - AKGPM9291H** son of Late Ali Ahamed Mondal,
- (3) **SAFIUDDIN KHAN, PAN -AUNPK4480B** son of Late Moharuddin Khan,
- (4) **ALTAF HOSSAIN KHAN, PAN - AOMPK7814G**



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Adl. Dist Sub-Registrar  
Sonarpur, South 24 Pgs.  
- 9 SEP 2013

son of Nurul Haque Khan, all are by faith: Muslim, by nationality: Indian, by occupation: Business, all are of Village: Bonhooghly, Police Station: Sonarpur, District: South 24 parganas. (5) **SK. ABUL KALAM AZAD**, PAN NO-AIBPA7721M son of Late SK. Abdul wahab, by faith Muslim, residing at 327 N.S.C. Bose Road, Rajpur Kalitala, Police Station Sonarpur, Kolkata: 700149, District : South 24 Parganas, hereinafter jointly called and referred to as the **CONFIRMING PARTIES** (Which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART**.

**WHEREAS:**

Originally one Fani Bala Dashi w/o Late Pasupati Purkait, Santosh Kumar Purkait, Satish Chandra Purkait, Jatin Chandra Purkait and Manik Purkait all are sons of Pasupati Purkait were the recorded owners in revisional settlement record, and were in possession duly paying revenues to the landlord, Govt. of West Bengal in respect of a land measuring 55 Decimals or 33 cottas 04 chittacks 18 sq. ft. more or less situates at Mouza - Elachi, J.L. No. 70, appertaining to R.S. Khatian No. 387, comprised in R.S. Dag No. 1458, which subsequently recorded in L.R. Khatian No. 539, 717, 881 and 897, L.R. Dag No. 1472, Pargana Magura, A.D.S.R and Police Station at Sonarpur, at present within the Jurisdiction of Rajpur - Sonarpur Municipality under Ward No. 26, Dist. - South 24 Parganas.

By one deed of conveyance dated 16.8.1972 said Fani Bala Dashi and Manik Chandra Purkait sold, transferred and conveyed **ALL THAT** said 14 decimal of Sali land out of their said total land in R.S Dag no.1458 under R.S khatian no. 387 Mouja- Elachi J.L no.70, P.S Sonarpur District south 24 pargana to said Santosh Kumar Purkait alias Santosh Purkait for consideration mention therein. Said deed of conveyance was registered in the office of A.D Sub-Registrar at Sonarpur and recorded in Book no.1 vol. no. 40 Page no.124 to 126 being no 2936 for the year 1972.

**AND WHEREAS** said Fani Bala Dashi died intestate on 22.01.1989 leaving behind her following surviving heirs and no other heirs or successors in the estate left behind by the deceased four sons namely - 1) Santosh Purkait alias Santosh Kumar Purkait, 2) Satish Purkait alias Satish Chandra Purkait, 3) Jatin Purkait and 4) Manik Purkait alias Manik Chandra Purkait and all her four sons inherited the share of their deceased mother in her remaining land.

Fani +14 ✓  
Santosh +14 ✓  
Satish ✓  
Jatin ✓  
Manik +14 ✓  
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Add. Dist. Sub-Registrar  
Sonarpur, South 24 Pgs.  
- 9 SLP 2013

**AND WHEREAS** another son of Fani bala Dashi named Satish Chandra Purkait passed away on 24.10.2008 leaving behind his surviving wife Renubala Purkait three Sons namely Swapan Purkait, Tapan Purkait, Ashok Purkait and only daughter namely Jharna Dey (purkait), who have jointly inherited their father's 1/4<sup>th</sup> Share in the said land in R.S. Dag No. 1458, under R.S. Khatian No. 387 of Mouza - Elachi, P.S. - Sonarpur, South 24 Parganas.

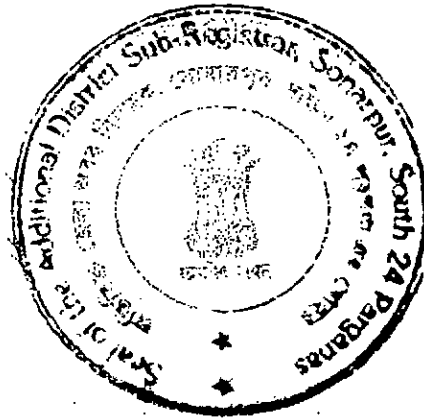
**AND WHEREAS** another son of Late Fani Bala Dashi named Manik Purkait also died on 04.02.1997 leaving behind him survival his wife Bharati Purkait, two sons Madan Purkait, Sadhan Purkait and only daughter Rani Purkait (Shekh) w/o Allauddin Shekh on whom share of the deceased devolved but since wife of Manik Purkait namely Bharati Purkait died in the year 1977 her share was devolved on her said two sons and daughter.

**AND WHEREAS** all the surviving heirs and Successors of Late Fanibala Dashi appointed their Attorney IYADUL MONDAL s/o Majit Mondal of Gazipara, P.O. Bonhooghly, P.S. - Sonarpur, Dist. - South 24 Parganas, Kolkata- 700 103 to deal with their respective portion of land conferring absolute right and Authority.

**AND** as such the said Owners are well and sufficiently entitled to the said Property of Mouza Elachi containing an area a little more or less 55 decimals or 33 Cottaha 18 Chittak more or less Sali land which is at present not in a position to be cultivated due to fragmentation and sub-fragmentation and other miscellaneous reason and above all the small piece of land although recorded as Sali yields no financial benefit to the Vendors in question and under such circumstances the Vendors/Owners of the land have jointly decided to sell out their respective portion of land measuring 55 decimal or 33 Cottaha 18 Chittak more or less situated at Mouza - Elachi appertained to R.S. Dag No. 1458 & L.R Dag No. 1472, and accordingly some of the vendors entered into agreement for sale of their undivided share of the said land with the confirming party herein under certain terms and consideration mentioned therein. The purchasers herein being interested to purchase the said land approached to the confirming party. Consequently the confirming party requested the vendors to sell the said land to the purchasers herein to which the vendors agreed to sell the said land to the purchasers as the nominees of the confirming party at or for the total consideration of Rs. 52,00,000/- (Rupees Fifty Two lakhs only) free from all encumbrances and the confirming party had received back their money which they have paid to the vendors towards earnest money to their full satisfaction.

*Power*

*M Agreement*



*Adit. Dist Sub-Registrar*  
Sanganore, South 24 Prgs.

- 9 SEP 2013

**NOW THIS INDENTURE WITNESSES AS FOLLOWS:**

That in pursuance of the said agreement and in consideration of the said sum of Rs.52,00,000/- (Rupees Fifty Two Lakhs ) only truly paid by the Purchasers to the Vendors on or before the execution of these presents the receipt whereof the Vendors do hereby admit and acknowledge as per memo of consideration as mentioned hereunder and of and from the same and every part thereof hereby acquit, release and forever discharge the Purchasers as well as the said property and the Vendors hereby sell, grant, transfer, convey, assign and assure unto the said Purchasers ALL THAT land measuring about 55 decimal or 33 (Thirty three) Cottas 04 (Four) Chittaks 18(Eighteen) Sq. ft. more or less total land of the Vendors in R.S. Dag 1458, under R.S. Khatian - 387 corresponding to L.R. Dag Nos.1472, under L.R. Khatian - 539,717,881, & 897, in Mouza : Elachi, J.L. No. 70, under Police Station : Soharpur, District : South, 24 Parganas, more fully and particularly described in SCHEDULE below absolutely and forever together with all fixtures, yard courts, areas, sewers, drains, ways, pattahs, passages, common fences, water, water courses, lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said property hereditaments and premises or any part thereof together with all deeds, paths and monuments of title whatsoever in anywise relating to or concerning the said property which now are or hereinafter shall or may be in the possession power or Custody of the Vendors or any other person or persons from whom they may procure the same without any action or suit **AND TO HAVE AND TO HOLD.** the property hereditaments and premises hereby granted or expressed so to be unto to the use of the Purchasers absolutely and forever and the Vendors do hereby covenants with the Purchasers that notwithstanding any act, deed or thing done by the Vendors they are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby conveyed or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever as aforesaid the Vendors hath now in themselves good right and full power to grant, convey the said land hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchasers in the manner aforesaid and the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the said property as absolute owners with all rights to sell, transfer, convey or mortgage the same as per their discretion and the Vendors or any person or persons lawfully or equitably claiming from under or in trust for themselves and further that the Vendors and all persons or having or lawfully or equitably claiming any estate or interest in



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Additional District Registrar  
South 24 Parganas  
- 9 SEP 2013

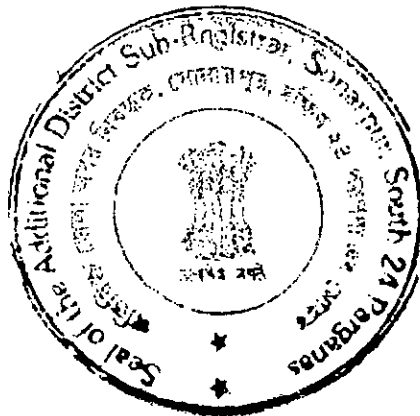


the said property or any part thereof from under or in trust for the Vendor shall be null and void in every court of law and the vendors shall and will from time to time and at all times hereafter at the request and cost of the said Purchasers do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said property hereditaments and premises and every part thereof unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required.

**MOREOVER** the Vendors shall execute all documents, deed of declaration of rectification or any other supplementary deed or deeds at the cost of the Purchasers to establish their good and effective title and the Purchasers shall have full right and absolute authority to bring electric, telephone, gas and water connection under or over the said land sold herewith and finally the Purchasers shall have right to cause separate assessment by mutating their name in the Office of B.L & L.R.O., and Rajpur -Sonarpur Municipality or any other Government office or any statutory authority in place of the names of the Vendors to which the Vendors shall give all consents and the signature if necessary and the Purchasers shall also have full right to sell, transfer, convey or mortgage the said property at their discretion and the Vendors declare that the property hereby sold is not subject to any attachment, alignment, lien, charges or mortgage neither the said property is attracted by any Provisions of Urban Land Ceiling Act, nor it is subject to any suit or execution of any court of Law and the said property is free from all encumbrances.

**FURTHER** that the Purchasers shall have right to bring water, electric and gas connection through or under the passage appertaining to the property and also shall have right to use the said passage for egress and ingress of their men and agents. The Vendors herein further declare that if any defect of title or that of possession be transpired afterwards, in that event the Vendors shall refund the entire consideration money to the Purchasers with interest at a time.

**AND THAT** the Purchasers as the Constituted Attorney of the Vendors shall be entitled to do all acts deeds and things for the purpose of obtaining proper title and for that purpose shall be entitled to execute any Deed of Rectification, Modification and/or Declaration with the Registering Authorities and to admit the execution thereof under the Indian Registration Act, 1908 as the Purchasers or anyone its nominees/representatives may deem fit and proper and to adjust settle compound or compromise all actions suits and proceedings whatsoever relating to the said lands and for all or any of the aforesaid purposes to sign and execute any deed document or instrument in the name of the



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Additional Sub-Registrar  
South 24 Pgs.  
- 5 SEP 2013

of the

Vendors and to perform and to do all acts deeds and things relating to the said lands as fully and effectually as the Vendors could do personally if personally present and the Vendors hereby agrees to ratify and confirm all such acts deed and things as the Purchaser's representatives/ nominees may do and the Vendors agree not to revoke the powers hereby conferred at any time hereafter.

**Confirming Party hereby declare** that the agreement dated 26.4.2012 entered into in between themselves and the vendors herein has already been cancelled and all right, title and interest accrued by virtue of the said agreement has been relinquished by the confirming party and as they have already received back the earnest money, they have no claim against the vendors or in respect of the property here by sold in any manner whatsoever. The Confirming Party further declare that they never had nor have any right, title, interest or claim in respect of the said land hereby Conveyed. The vendors are the sole and absolute Owners of the land hereby Conveyed. Neither the Confirming party nor their respective heirs shall claim any interest in respect of the said land in any manner whatsoever, if ever be claimed that shall be null and void in every Court of law. The Confirming Party Confirm the sale hereby made.

**SCHEDULE OF THE ABOVE REFERRED TO**

**(DESCRIPTION OF THE PROPERTY HEREBY CONVEYED)**

ALL THAT piece and parcel of Sali land containing an area 55 Decimals or 33(Thirty three) cottas 04(Four) chittacks 18(Eighteen) sq. ft. be the same or a little more or less situates at Mouza-Elachi, J.L. No. 70, Pargana - Magura, R.S. No. 223 Touji No.110 appertaining to R.S. Khatian No. 387 comprised in R.S. Dag No. 1458, corresponding to L.R Dag no. 1472 under L.R. Khatian No. 539, 717, 881 & 897 within the jurisdiction of Rajpur-Sonarpur Municipality, under Ward No. 26, A.D.S.R & Police Station-Sonarpur, Dist.-South 24 Parganas, butted and bounded by :

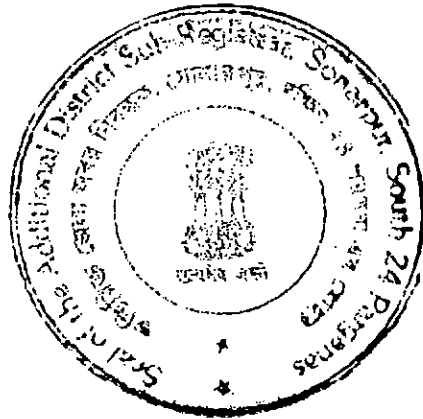
ON THE NORTH: R.S Dag no.1427

ON THE SOUTH: R.S Dag no. 1459 & 1457

ON THE EAST: R.S Dag no. 1460, 1461 & 1425

ON THE WEST: R.S Dag no. 1457

Proportionate annual rent of Rs.1.5 is payable in the office of the collector. South 24 Parganas, Government of West Bengal. Land hereby sold has been shown by **RED** border lines in the **PLAN** annexed hereto.



✓

Addl. Dist Sub-Registrar  
Sonapat, South 24 Pgs.  
- 9 SEP 2013

INWITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**

By the parties at Kolkata

In the presence of:-

২২/১১/১৯৯১

As constituted attorney by

**WITNESSES:-**

1. Chanchal Paul  
L-59 Kallypore AP: Bose  
para, Garia.

2. Joy Paul  
P.O. Vallyparki  
Garia, K.O. 84

- (1) SRI MADAN PURKAIT,
- (2) SRI SANTOSH PURKAIT  
alias SANTOSH KUMAR PURKAIT,
- (3) SRI JATIN PURKAIT
- (4) RANI SHEIKH (PURKAIT)
- (5) SRI SADHAN PURKAIT
- (6) SRI ASHOK PURKAIT,
- (7) SRI SWAPAN PURKAIT
- (8) SRI TAPAN PURKAIT
- (9) SMT. JHARNA DEY (PURKAIT)
- (10) SMT. RENUBALA PURKAIT

**SIGNATURE OF THE VENDORS**

1. Khokan Sardar
2. Toyab Ali Molla
3. Sahidul Khan
4. Anab Hossain Khan
5. Sheikh Abulkalam Bhael

**SIGNATURE OF THE CONFIRMING PARTY**

Drafted by

Prabin Kumar Roy  
Advocate, W. B. 828/81  
Alipore criminal court.

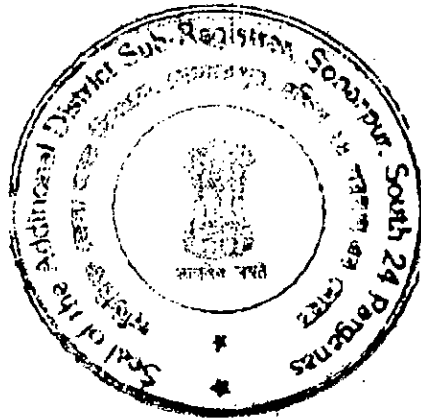
Typed by me

Basupati Das Ashikary



✓  
Addl. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
- 9 SEP 2013





✓

Additional Sub-Registrar  
South 24 Parganas.  
- 9 SEP 2013





	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :

*Signature*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : **BIJOY GHOSH**  
FOR PACEFIC PROJECTS PVT. LTD.

SIGNATURE :

*Signature*  
**DIRECTOR**

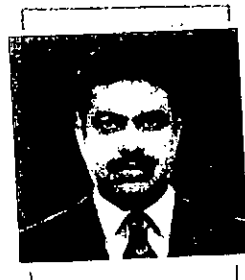


	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME : **SWAPAN KUMAR GHOSH**  
FOR PACEFIC INFRASTRUCTURE PVT. LTD.

SIGNATURE :

*Signature*  
**DIRECTOR**

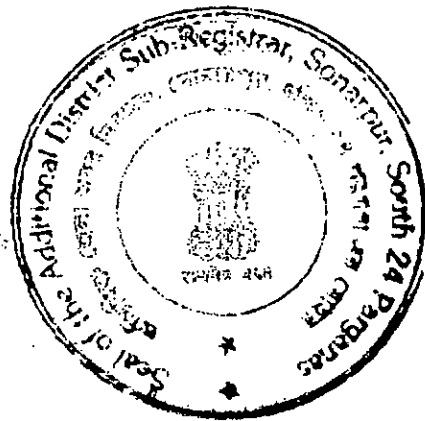


	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME : **SUBRATA MAJUMDER**

SIGNATURE :

FOR PACEFIC PROPERTIES PVT. LTD.  
*Signature*  
**DIRECTOR**



Addl. Dist Sub-Registrar  
Sonarpur, South 24 Pgs.  
- 9 SEP 2013



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME: **BABULAL PAUL**  
FOR PACIFIC VENTURES PVT. LTD.

SIGNATURE: *Babulal Paul*  
DIRECTOR



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: **SWAPAN KUMAR GHOSH**

SIGNATURE: *Swapan Kumar Ghosh*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME: **DILIP KUMAR GHOSH**

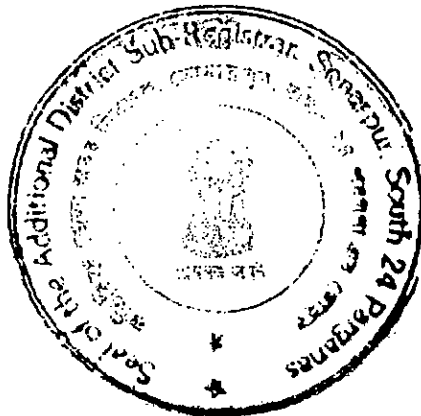
SIGNATURE: *Dilip Kumar Ghosh*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: **GITA GHOSH**

SIGNATURE: *Gitaghosh*



✓  
Addl. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
- 9 SEP 2013



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME: **BABULAL PAUL**  
FOR PACEFIC NIRMAN PVT. LTD.

SIGNATURE: *Babulal Paul*  
DIRECTOR



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME: **BIJOY GHOSH**  
FOR PACEFIC REALCON PVT. LTD.

SIGNATURE: *Bijoy Ghosh*  
DIRECTOR



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: **SWAPAN KUMAR GHOSH**  
FOR PACEFIC ENCLAVE PVT. LTD.

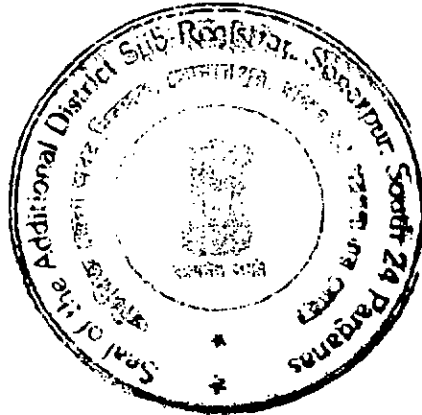
SIGNATURE: *Swapn Kumar Ghosh*  
DIRECTOR



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: **SUBRATA MAJUMDER**

SIGNATURE: *Subrata Majumder*  
FOR PACEFIC CONSULTANTS PVT. LTD.



✓  
Addl. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
- 9 SEP 2013



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: JITAN PAL

SIGNATURE: *Jitan Pal*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: KAJAL RANI PAUL

SIGNATURE: *काजल रानी पाण्डे*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
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NAME: SUBRATA MAJUMDER  
FOR MAJUMDER VANIYA PVT. LTD.

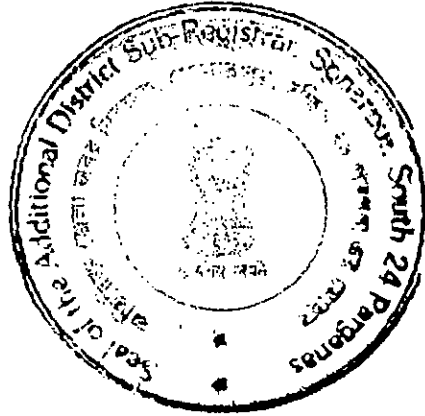
SIGNATURE: *Subrata Majumder*  
DIRECTOR



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: BABULAL PAUL

SIGNATURE: *Babulal Paul*  
DIRECTOR



addl. Dist Sub-Registrar  
South 24 Parganas.  
- 9 SEP 2013





THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER

LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE: *Mallika Ghosh*



THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER

LEFT HAND					
RIGHT HAND					

NAME: TANMOY GHOSH

SIGNATURE: *Tanmay Ghosh*



THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER

LEFT HAND					
RIGHT HAND					

NAME: THAKUR DAS MAZUMDER

SIGNATURE: *Thakur Das Mazumder*



THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER

LEFT HAND					
RIGHT HAND					

NAME: DALI DUTTA

SIGNATURE: *Dali Dutta*



Addl. Dist Sub-Registrar  
Singapore, South 24 Pgs.  
- 9 SEP 2013



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: MILAN KANTI DHAR

SIGNATURE: *Milan Kanti Dhar*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: BHAJAN ~~PAUL~~ <sup>RANJAN</sup> PAUL

SIGNATURE: *Bhajan Ranjan Paul*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: GOUR HARI PAUL

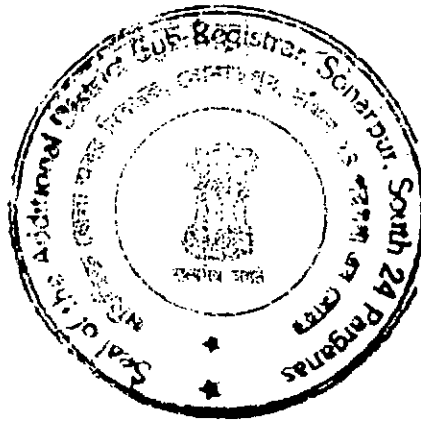
SIGNATURE: *Gour Hari Paul*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: BIJOY GHOSH

SIGNATURE: *Bijoy Ghosh*



Add. Dist. Sub-Registrar  
Bangalore, South 24 Pgs.  
- 9 SEP 2013



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: RATAN KUMAR GHOSH

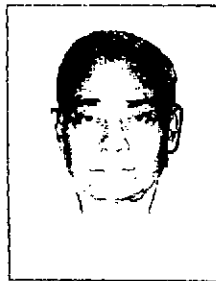
SIGNATURE: *Ratan Kumar Ghosh*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
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NAME: MOM GHOSH

SIGNATURE: *Mom Ghosh*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: DEB KUMAR MUKHERJEE

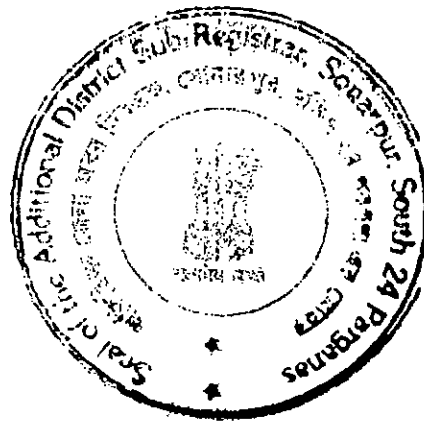
SIGNATURE: *Deb K. Mukherjee*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: TAPASI MUKHERJEE

SIGNATURE: *Tapasi Mukherjee*



*Addl. Dist Sub-Registrar*  
Sonarpore, South 24 Pgs.  
- 9 SEP 2012



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME: RATAN KUMAR GHOSH

M K R NIRMAN PVT. LTD.

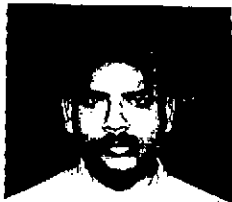
SIGNATURE: Ratan Kumar Ghosh



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME: DHRUBA MUKHERJEE

SIGNATURE: Dhruba Mukherjee



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME: RATAN KUMAR GHOSH

M K R NIRMAN PVT. LTD.

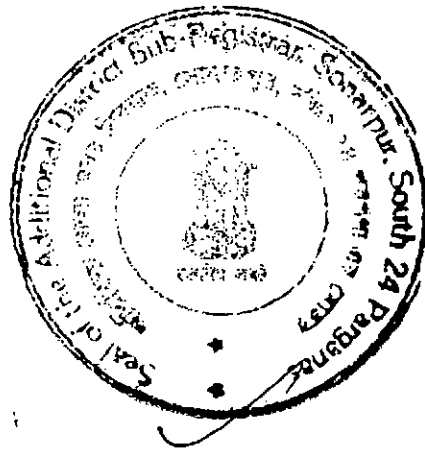
SIGNATURE: Ratan Kumar Ghosh



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME:

SIGNATURE: Ratan Kumar Ghosh



**Addl. Dist Sub-Registrar**  
Sonarpore, South 24 Pgs.  
- 9 SEP 2013





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RIGHT HAND					

NAME :

SIGNATURE: *Khakan Sarda*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE: *Tajul Alam*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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RIGHT HAND					

NAME :

SIGNATURE: *Sahidul Khan*



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
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NAME :

SIGNATURE: *Atab Hossain Khan*



44/2013

স্বাক্ষরিত  
- 9 SEP 2013



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NAME:

SIGNATURE

*Shekh Abul Kalam Azad*

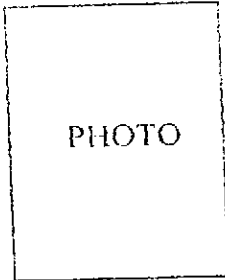


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NAME:

SIGNATURE:



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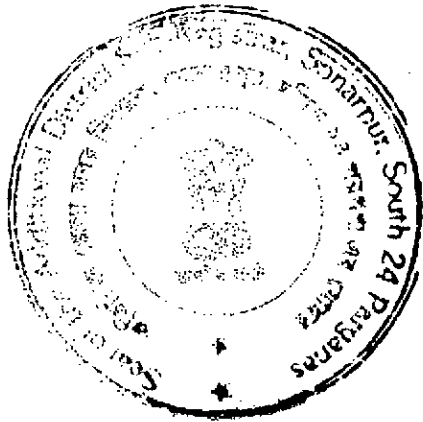


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LEFT HAND					
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NAME:

SIGNATURE:



✓  
Addl. Dist. Sub-Registrar  
Sonarpur, South 24 Pgs.  
- 9 SEP 2013



Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 10509 of 2013  
(Serial No. 12912 of 2013 and Query No. 1608L000020906 of 2013)

On 06/09/2013

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

Presented for registration at 17.00 hrs on :06/09/2013, at the Private residence by Swapan Kr. Ghosh, one of the Claimants.

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

Execution is admitted on 06/09/2013 by

1. Khokan Sardar, son of Abdul Bari Sardar, Bon Hooghly, Thana:-Sonarpur, P.O. :-Bon Hooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business
2. Taiyab Ali Mondal, son of Lt. Ali Ahamed Mondal, Bon Hooghly, Thana:-Sonarpur, P.O. :-Bon Hooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business
3. Safiuddin Khan, son of Lt. Moharuddin Khan, Bon Hooghly, Thana:-Sonarpur, P.O. :-Bon Hooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business
4. Altaf Hossain Khan, son of Nurul Haque Khan, Bon Hooghly, Thana:-Sonarpur, P.O. :-Bon Hooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business
5. Sk. Abul Kalam Azad, son of Lt. Sk. Abdul Wahab, 327, N. S. C. Bose Road, Rajpur, Thana:-Sonarpur, P.O. :-Rajpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700149, By Caste Muslim, By Profession : Business

Identified By Mir Yeasin, son of Mir Ayub Ali, Bon Hooghly School Math, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Muslim, By Profession: Business.

Executed by Attorney

Execution by

1. Iyadul Mondal, son of Abdul Majid Mondal, Bon Hooghly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103 By Caste Muslim By Profession: Business, as the constituted attorney of 1. Madan Purkait 2. Renu Bala Purkait 3. Santosh Purkait alias Santosh Kr. Purkait 4. Jatin Purkait 5. Rani Sheikh 6. Sadhan Purkait 7. Ashok Purkait 8. Swapan Purkait 9. Tapan Purkait 10. Jharna Dey ( Purkait ) is admitted by him.

Identified By Mir Yeasin, son of Mir Ayub Ali, Bon Hooghly School Math, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Muslim, By Profession: Business.

( Biswajit Dey )

ADDITIONAL DISTRICT SUB-REGISTRAR

10/09/2013 12:09:00

Endorsement Page 1 of 3

*Addl. Dist Sub-Registrar*  
Sonarpur, South 24 Pgs.  
10 SEP 2013





Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 10509 of 2013  
(Serial No. 12912 of 2013 and Query No. 1608L000020906 of 2013)

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 09/09/2013,

**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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Amount by Draft

1. Rs. 49000/- is paid , by the draft number 836149, Draft Date 07/09/2013, Bank Name State Bank Of India, SONARPUR, received on 09/09/2013
2. Rs. 49000/- is paid , by the draft number 836150, Draft Date 07/09/2013, Bank Name State Bank Of India, SONARPUR, received on 09/09/2013
3. Rs. 12465/- is paid , by the draft number 836476, Draft Date 08/09/2013, Bank Name State Bank Of India, SONARPUR, received on 09/09/2013

( Under Article : A(1) = 110451/- , E = 14/- on 09/09/2013 )

**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.-1,00,41,600/-

Certified that the required stamp duty of this document is Rs.- 702932 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

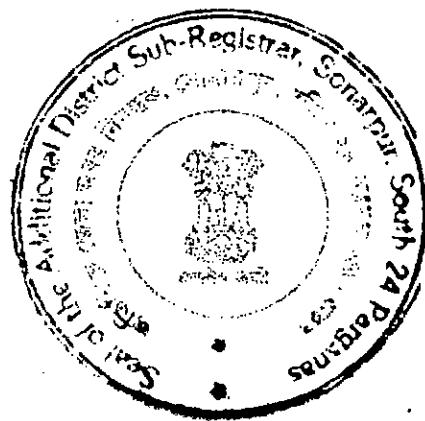
1. Rs. 547160/- is paid , by the draft number 932218, Draft Date 13/08/2013, Bank : State Bank Of India, MOULALI, received on 09/09/2013
2. Rs. 49000/- is paid , by the draft number 836125, Draft Date 07/09/2013, Bank : State Bank Of India, SONARPUR, received on 09/09/2013
3. Rs. 49000/- is paid , by the draft number 836126, Draft Date 07/09/2013, Bank : State Bank Of India, SONARPUR, received on 09/09/2013
4. Rs. 49000/- is paid , by the draft number 836127, Draft Date 07/09/2013, Bank : State Bank Of India, SONARPUR, received on 09/09/2013

( Biswajit Dey )

ADDITIONAL DISTRICT SUB-REGISTRAR

09/09/2013 16:55:00

Endorsement Page 2 of 3



Additional Sub-Registrar  
Sorapur, South 24 Pgs.  
- 9 SEP 2013





Government Of West Bengal  
Office Of the A.D.S.R. SONARPUR  
District:-South 24-Parganas

Endorsement For Deed Number : I - 10509 of 2013  
(Serial No. 12912 of 2013 and Query No. 1608L000020906 of 2013)

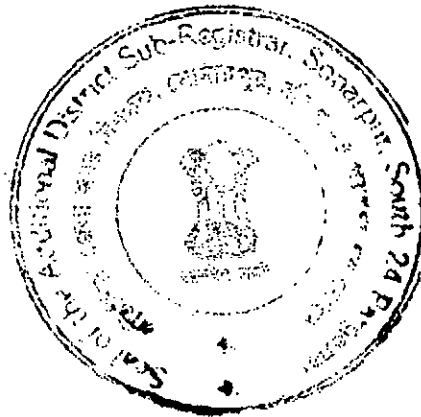
5. Rs. 3800/- is paid., by the draft number 836175, Draft Date 08/09/2013, Bank : State Bank Of India,  
SONARPUR, received on 09/09/2013

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

09/09/2013 16:55:00

Endo. Serial Page 3 of 3



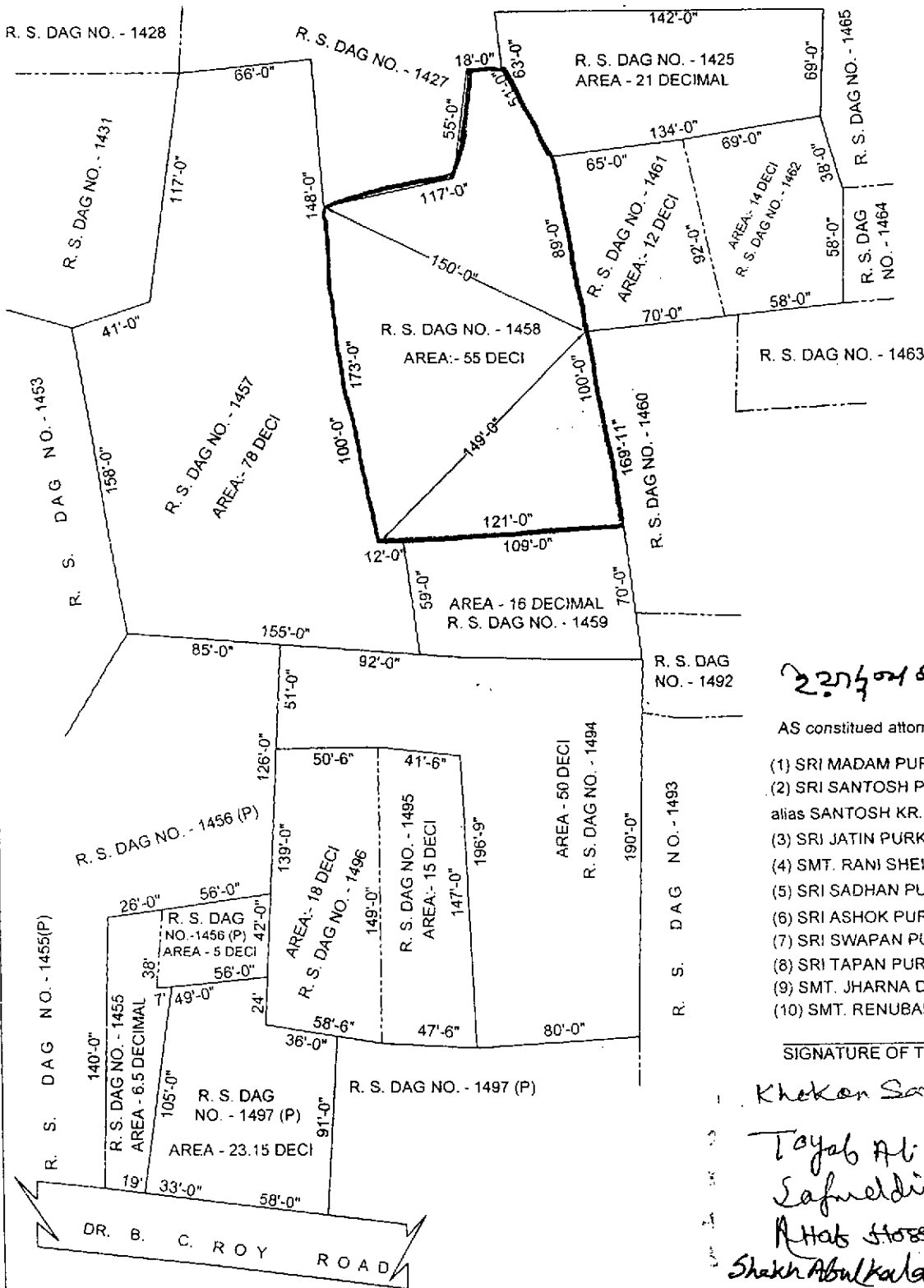
Assistant Sub-Registrar  
Somapuri, South 24 Pgs.  
- 9 SEP 2013

PLAN OF SHALI LAND AT MOUZA - ELACHI, J. L. NO. - 70, PARGANA - MAGURA, TOUZI NO - 51  
 AND 52, R. S. DAG NOS. - 1458, UNDER R.S. KHATIAN NO. - 387 CORRESPONDING TO L.R.  
 DAG NO. - 1472 UNDER L.R. KHATIAN NO. - 539,717,881 AND 897, WARD NO.-26, UNDER - RAJPUR  
 SONARPUR MUNICIPALITY, P.S. - SONARPUR, KOLKATA - 700151, SUB REGISTRY OFFICE - SONARPUR  
 AND DSR - IV, ALIPORE, DIST. - SOUTH 24 PARGANAS.

AREA OF SHALI LAND SOLD MEASURING - 55.0 DECIMAL OR 33 COTTAH - 04 CHITAK - 18 SQFT.  
 MORE OR LESS SHOWN IN RED BORDER.

SCALE : 1" = 15' - 0"

R. S. DAG NO. - 1424



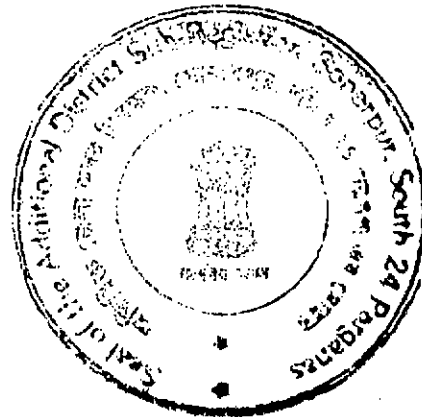
*Handwritten signature in Bengali script.*

- AS constituted attorney of
- (1) SRI MADAM PURKAIT,
  - (2) SRI SANTOSH PURKAIT  
alias SANTOSH KR. PURKAIT,
  - (3) SRI JATIN PURKAIT
  - (4) SMT. RANI SHEIKH (PURKAIT)
  - (5) SRI SADHAN PURKAIT
  - (6) SRI ASHOK PURKAIT,
  - (7) SRI SWAPAN PURKAIT
  - (8) SRI TAPAN PURKAIT
  - (9) SMT. JHARNA DEY (PURKAIT)
  - (10) SMT. RENUBALA PURKAIT

SIGNATURE OF THE VENDORS

*Handwritten signatures of vendors:*  
 Khakan Sarder  
 Tayab Ali Moulal  
 Safuddin Khan  
 Akhat Hossain Khan  
 Shakh Abulkalam Azal

SIGNATURE OF THE CONFIRMING PATY




✓

Advt. Dist. Sub-Registrar  
South 24 Pgs.  
- 9 SEP 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 24  
Page from 2993 to 3021  
being No 10509 for the year 2013.



  
(Biswajit Dey) 10-September-2013  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal