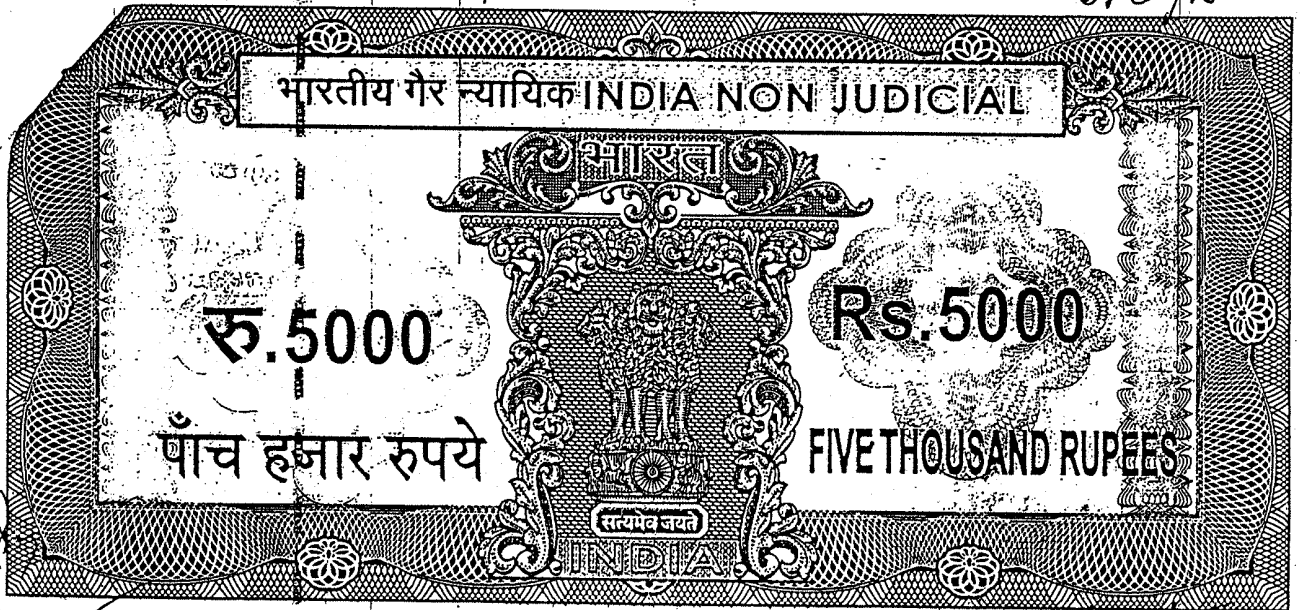


02988/15

03/6/15



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
9-7/56/15

B.831072

B 831072

14,42,423/-

Government is advised...
...to the appropriate State and...
...to the Government of West Bengal...

Additional Register
13.4.15

**DEED OF SALE
TRANSFERRED AREA:**

7 (Seven) Decimals in R.S. and L.R. Dag No. 646 in Mouza Manikpur, District South 24-Parganas, West Bengal.

THIS DEED OF CONVEYANCE made this 8th day of APRIL, Two Thousand and Fifteen (2015).

BETWEEN

(1) KASAM MOLLA alias KASAM ALI MOLLA AND (2) ABUL MOLLA alias ABUL HOSEN MOLLA, both son of Late Khorsed Molla alias Khorsed Ali Molla, both by faith Muslim, by occupation farmer and residing at Manikpur Ghosal Para, Post Office Harinavi, Police Station Sonarpur, District 24 Parganas South, Pin 700148, hereafter collectively called the "VENDORS" (which expression shall mean and include their respective successors in interest and/or assigns) of the ONE PART.

AND
LTI of KASAM ALI MOLLA
by the pen of SOUMEN CHOWDHURY



CRUCIAL ENCLAVE PVT. LTD.
Director/Authorized Signatory

CRUCIAL ENCLAVE PRIVATE LIMITED (PAN NO. AAFCC8394M), a company within the meaning of Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata 700020, Police Station Bhowanipore, represented by its authorized representative Mr. Prakash Bhimrajka (PAN - ADGPB7657M), son of Late Bajrang Lal Bhimrajka, hereinafter called the "PURCHASER" (which term or expression shall, unless excluded by or repugnant to the subject or context, mean and include its successors-in-interest and/or assigns) of the OTHER PART.

WHEREAS:

- A. The Vendors have *inter alia* represented to the Purchaser (hereafter the "Representations") that:
- (a) One Arshed Ali Mistri, son of Jaharddin Mistri was the absolute recorded owner of land admeasuring 14 Decimals of land in R.S. & L.R. Dag No. 646, Khatian No. 194 and comprised in Mouza Manikpur, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, Police Station Sonarpur, 24, Parganas South along with some other properties.
 - (b) By a registered Deed of Conveyance dated 7th December, 1966 registered with the Additional District Sub Registrar of Baruipur and recorded in Book No. I, Volume No. 161, Pages 161 to 164, Being Deed No. 13496 for the year 1966 the one Arshed Ali Mistri sold transferred and conveyed his land admeasuring 14 Decimals of land in R.S. & L.R. Dag No. 646, Khatian No. 194, and comprised in Mouza Manikpur, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, Police Station Sonarpur, 24, Parganas South along with other properties unto and in favour of Smt. Purnima Devi, wife of Nikhil Maitry, free from all encumbrances.
 - (c) By a registered Deed of conveyance dated 16th October, 1985, registered with the Sub Registrar 24 Parganas and recorded in Book No. I, Volume No. 68, Pages 142 to 147, Being Deed No. 5389 for the year 1985 the said Smt. Purnima Devi sold transferred and conveyed 14 Decimals of land in R.S. & L.R. Dag No. 646, Khatian No. 194, and comprised in Mouza Manikpur, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, Police Station Sonarpur, 24, Parganas South jointly unto and in favour of Kasam Molla Alias Kasam Ali Molla, and Abul Molla Alias Abul Hosen Molla (the Vendors) free from all encumbrances.
 - (d) By the above said Purchased the Vendors herein became joint owners of undivided 14 Decimals of land in R.S. & L.R. Dag No. 646, Khatian No. 194, present L. R. Khatian No. 83 comprised in Mouza Manikpur, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, Police Station Sonarpur, District 24 Parganas South.
 - (e) The Vendors herein agree to sale the 7 (Seven) Decimals of land out of 14 Decimals of land in R.S. & L.R. Dag No. 646, Khatian No. 194, present L. R. Khatian No. 83 comprised in Mouza Manikpur, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, Police Station Sonarpur, District 24 Parganas South, herein after referred to as the "Said Property" more fully and particularly described in the Schedule herein after written for the consideration of Rs. 12,70,500/- (Rupees Twelve Lacs Seventy Thousand and Five Hundred) only.
 - (f) Thus, the Vendors are fully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Property.

- (g) The Said Property is free from all encumbrances of every nature and kind.
- (h) The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- (i) No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendors from selling and/or dealing with the Said Property.
- (j) No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendors from selling and/or dealing with the Said Property.
- (k) There are no suits and/or proceedings and/or litigations pending in any Court of Law in respect of the Said Property nor are there any orders of attachment in respect thereof.
- (l) The Said Property or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendors.
- (m) No part of the Said Property has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- (n) There is no case pending against the Vendors, nor have the Vendors received notice of any such claim or proceeding.
- (o) The Vendors have not entered into any agreement and/or writings with any person or persons nor have they received any deposit and/or earnest money or token money from any person or persons under any arrangement whatsoever in respect of the Said Property or any part thereof.
- (p) The Vendors have not done any act or executed any document or papers or knows any fact whereby the sale of the Said Property by the Vendors to the Purchaser, free from all encumbrances and with vacant possession, can be obstructed or the enjoyment thereof by the Purchaser may be defeated, delayed or prejudiced in any manner.
- (q) The Vendors do not belong to Schedule Tribe.
- (r) The Vendors have full power and absolute authority to sell and transfer the Said Property.
- (s) The Vendors had offered to sell the Said Property to the other co-owners but they refused to purchase the same.

B. Representing the above, the Vendors proposed to sell to the Purchaser the Said Property and relying on the above Representations of the Vendors the Purchaser is purchasing the Said Property.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

I. In the premises as aforesaid and in consideration of the sum of Rs. 12,70,500/- (Rupees Twelve Lacs Seventy Thousand and Five Hundred) only paid to the Vendors by the Purchaser at or before the execution of these presents (the receipt whereof the Vendors do hereby and by the Memo of Consideration written herein below admit and acknowledge and of and from the same and every part thereof do hereby acquit release and forever discharge the Purchaser and the Said Property hereby conveyed and transferred) the Vendors do hereby grant sell convey transfer assign and assure unto the Purchaser free from all encumbrances whatsoever ALL THAT the piece or parcel of land more fully and particularly described in the SCHEDULE hereunder written OR HOWSOEVER OTHERWISE the Said Property or any part thereof now is or was at any time or times heretofore was situated butted bounded called known numbered described or distinguished TOGETHER WITH all yards, courtyards, compounds, gardens and all other advantages of ancient or other lights, pits, areas, fences, sewers, drains, ditches, water, water-courses, ways, paths, passages, trees, shrubs and all manner of rights, liberties, easements, privileges, advantages, appendages and appurtenances whatsoever to the Said Property or any part or portion thereof belonging or in anywise appertaining or which with the same or any part or portion thereof now is or was at any time or times heretofore were or was held, used, occupied, enjoyed or reputed to belong or be appurtenant thereto AND all the rents, issues and profits of the Said Property and every part thereof AND all the legal incidents thereof AND all the estates, rights, title, interests, inheritance, uses, possessions, claims and/or demands whatsoever both at law or in equity of the Vendors into, upon or in respect of the Said Property and every part or portion thereof AND all deeds, pattaahs, muniments, writings and evidence of title which in anywise exclusively relate to the Said Property or any part or portion thereof and which now are may hereafter be in the possession, power or custody of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit AND TO HAVE AND TO HOLD the Said Property AND ALL AND SINGULAR OTHER THE SAID PROPERTY HEREBY granted, conveyed, sold, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser absolutely, forever and free from all encumbrances and liabilities whatsoever.

II. **THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER**
as follows:-

- (i) The Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property free from all encumbrances whatsoever and have good right full power, absolute authority and indefeasible title to grant sell convey and transfer the Said Property hereby granted sold conveyed and transferred or expressed so to be and every part thereof unto and the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;
- (ii) The Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter into hold possess and enjoy the Said Property and every part thereof and receive and take the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or their predecessor-in-title or any person or persons having or lawfully rightfully or equitably claiming from under or in trust for the Vendors;
- (iii) The Said Property is free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and

expenses of the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, charges, liens, debts attachments, executions liabilities and encumbrances whatsoever;

- (iv) The Vendors and all persons having or lawfully or equitably claiming any estate, right title of interest whatsoever in the Said Property or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts deeds and things whatsoever for further, better and more perfectly and effectually granting and assuring the Said Property and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

III. The Purchaser doth hereby confirm having received vacant and peaceful possession of the Said Property.

SCHEDULE (Said Property)

ALL THAT piece and parcel of land admeasuring 7 (Seven) Decimals, out of 14 (Fourteen) Decimals situated at Mouza Manikpur, comprised in, J.L. No. 77, Re. Su. No. 226, Touzi No. 412, in R.S. & L.R. Dag No. 646, Khatian No. 194, L.R. Khatian No. 83, under Rajpur Sonarpur Municipality, Kolkata 700148, Police Station Sonarpur, District 24 Parganas South, butted and bounded as follows:-

On the North :	By Plot of land being R.S. Dag No. 631
On the East :	By Plot of land being R.S. Dag No. 642 & 643
On the South :	By Plot of land being R.S. Dag No. 645
On the West :	By Plot of land being R.S. Dag No. 646

as shown in the plan annexed hereto and bordered Red thereon and butted and bounded in the manner as follows:

IN WITNESS WHEREOF the parties hereto have executed and delivered these presents on the day month and year first above written.

EXECUTED AND DELIVERED by the VENDORS at Kolkata in the presence of:

1. *Soumen Chowdhury*

2. *Amit Kr. Das*

[Signature]
LTI of KASAMALI MOLLA
by the Pen of Soumen Chowdhury



EXECUTED AND DELIVERED by the PURCHASER at Kolkata in the presence of:

1. *Soumen Chowdhury*

2. *Amit Kr. Das*

[Signature]
CRUCIAL ENLAVE PVT. LTD
Director/Authorized Signatory

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. 12,70,500/- (Rupees Twelve Lacs Seventy Thousand and Five Hundred) only towards payment of the entire consideration money for sale of the Said Property and rights and properties appurtenant thereto as mentioned herein above in the manner mentioned below:

1. By Cheque no. 000011 for a sum of Rs. 6,35,250/-, dated 03.04.2015 drawn on HDFC Bank Ltd., Sarat Bose Road, Kolkata

LTI OF KASAM ALI MOLLA
BY THE REN OF SOUMEN CHOWDHURY



2. By Cheque no. 000012 for a sum of Rs. 6,35,250/-, dated 03.04.2015 drawn on HDFC Bank Ltd., Sarat Bose Road, Kolkata

[Handwritten signature]

(Vendors) PPNX--CSFPM0984C

WITNESSES:

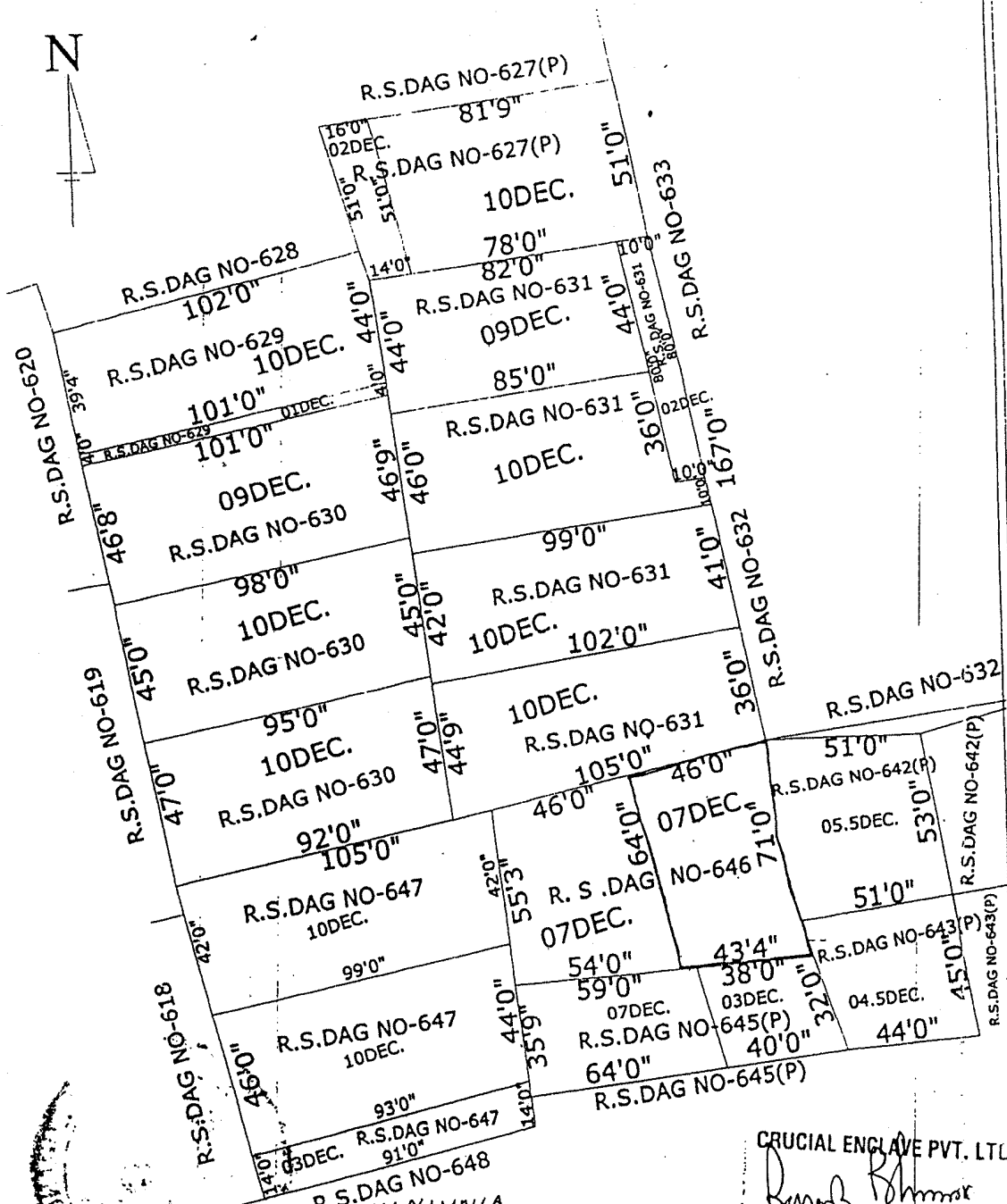
1. Soumen Chowdhury
19/8, PURBACHAL BIDHAN RD.
KOL - 78

2. Amit Kr. Dm.
3, British Indian Street
KOL - 700001

Drafted by me: *Richard Kr. Saraf* Advocate.
Mr. Nishant Kr. Saraf, Advocate (E. No. F-314/2002)
Nishant Kr. Saraf Advocates
8, Old Post Office Street, 2nd Floor,
Kolkata 700 001.
Phone : (033) 22623384, 9830235574
Email: nishantsaraf1976@gmail.com

SITE PLAN OF THE LAND AT MOUZA-MANIKPUR, J.L. NO-77,
 R.S.DAG NO-645(P), 642(P), 646, 643(P), 631, 627(P), 629, 630, 647,
 P.S.-SONARPUR, UNDER RAJPUR SONARPUR MUNICIPALITY
 DIST-24PGS(S), SHOWN IN RED BOUNDARY

SCALE-1"=46'F



Ismail Khan
 SURVEYOR
 Vill.- Bade Hooghly
 P.O.- Malancha-Mahinagar
 R. No.- 038



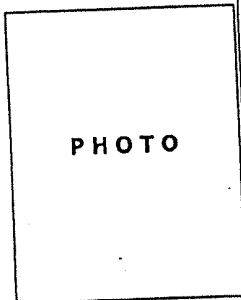
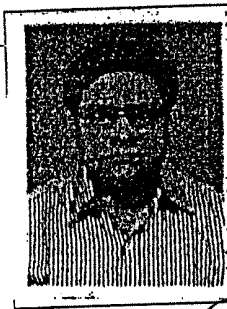
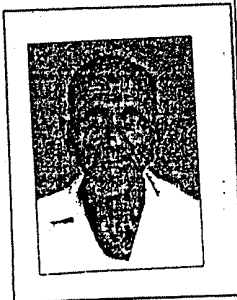
Asam Ali Molla
 ASAM ALI MOLLA
 JOURNALIST

CRUCIAL ENCLAVE PVT. LTD
Ram Bahadur
 Director/Authorized Signatory

SPECIMEN FORM FOR TEN FINGERPRINTS



ALI MOLLA
by the pen
of SOUMEN
CHANDHRY



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					


Hand of Kasam

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Hand of Soumen

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					


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

Endorsement For Deed Number : I - 03160 of 2015
(Serial No. 02988 of 2015 and Query No. 1901L000007156 of 2015)

On 08/04/2015

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

Presented for registration at 16.04 hrs on :08/04/2015, at the Private residence by Prakash Bhimrajka
Claimant.

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

Execution is admitted on 08/04/2015 by

1. Kasam Molla Alias Kasam Ali Molla, son of Lt. Khorsed @ Khorsed Molla @ Ali Molla , Manikpur Ghosal Para, Thana:-Sonarpur, P.O. :-Harinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700148, By Caste Muslim, By Profession : Cultivation
2. Abul Molla Alias Abul Hosen Molla, son of Lt. Khorsed @ Khorsed Molla @ Ali Molla , Manikpur Ghosal Para, Thana:-Sonarpur, P.O. :-Harinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700148, By Caste Muslim, By Profession : Cultivation
3. Prakash Bhimrajka
Authorised Signatory, Crucial Enclave Pvt. Ltd., 36/1 A, Elgin Road(Lala Lajpat Rai Sarani), Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.
By Profession : Others
Identified By Kamal Uddin Molla, son of Lt. Khorshed Molla, Manikpur Musalman Para, Thana:-Sonarpur, P.O. :-Narinavi, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700148, By Caste: Muslim, By Profession: Cultivation.

(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 11/04/2015

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.-14,42,423/-

Certified that the required stamp duty of this document is Rs.- 86565 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

(Dinabandhu Roy)

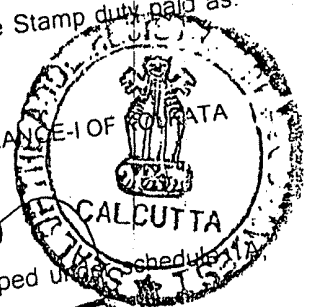
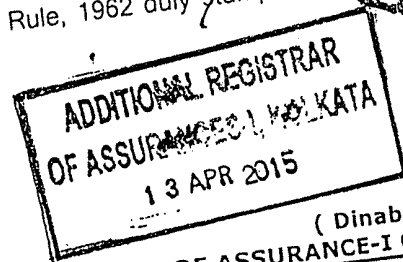
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 13/04/2015

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

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

Payment of Fees:



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

EndorsementPage 1 of 2

13/04/2015 14:27:00

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

Endorsement For Deed Number : I - 03160 of 2015
(Serial No. 02988 of 2015 and Query No. 1901L000007156 of 2015)

Amount by Draft

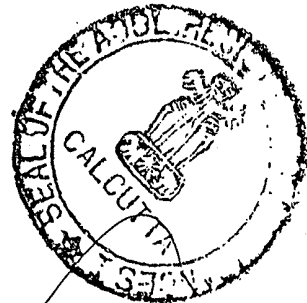
Rs. 15960/- is paid by the draft number 392280, Draft Date 08/04/2015, Bank Name State Bank of India, Specialised Insti Bkg Kolkata, received on 13/04/2015

(Under Article A(1) = 15862/- , B = 14/- , J = 55/- , M(a) = 25/- , M(b) = 4/- on 13/04/2015)

Deficit stamp duty

Deficit stamp duty Rs 81565/- is paid , by the draft number 392271, Draft Date 08/04/2015, Bank : State Bank of India, Specialised Insti Bkg Kolkata, received on 13/04/2015

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

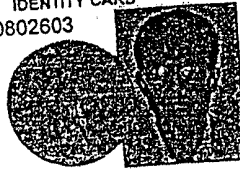


ADDL. REGISTRAR
OF ASSURANCE-I, KOLKATA
13 APR 2015

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

13/04/2015 14:27:00

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
KCT0802603



নির্বাচকের নাম : কামাল উদ্দিন মোল্লা
Elector's Name : Kamal Uddin Molla
পিতার নাম : খোরসেদ মোল্লা
Father's Name : Khorsed Molla
লিঙ্গ / Sex : পুরু / M
জন্ম তারিখ : XX / XX / 1958
Date of Birth : XX / XX / 1958

Kamal Uddin Molla

certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 3012 to 3025
being No 03160 for the year 2015.



(Handwritten signature)
(Dinabandhu Roy) 20-April-2015
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal