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Certified that the Document is admitted to Registration. The Signature Sheet and the endorser's sheet attached to the document are the part of this document.

[Signature]
Additional Registrar
of Assurance-IV, Kolkata

10 JUN 2016

[Signature]
Additional Registrar of
Assurances-IV, Kolkata

CONVEYANCE

Manik C. Baidya

1. Date: 7th June, 2016
2. Place: Kolkata
3. Parties

Manik C. Baidya

[Signature]

977/2016/16
8.16.16
7.1.16
[Signature]
Additional Registrar of Assurances-IV, Kolkata
CO-2016-1435/16
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SAHA & RAY

Advocates

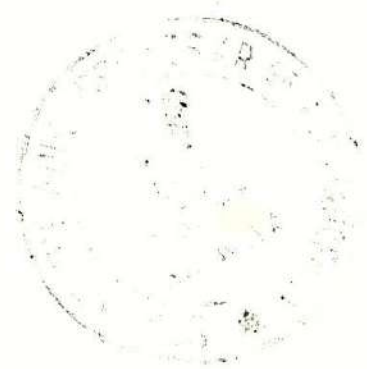
3A/1, 3rd Floor, Hastings Chambers
7C, Kisan Shankar Roy Road
Kolkata - 700001

NAME:
ADDRESS:
RS:
- 7 MAR 2016
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
24, 3rd Floor, New Market

Diyaudha Bhasin D

- 7 MAR 2016

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ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
- 7 JUN 2016

- 3.1 **Manik Chandra Ruidas** *alias* **Manik Ruidas**, son of Late Shibu Ruidas, by faith Hindu, by occupation Business, nationality Indian, residing at Patulia, Kalitala, Post Office Patulia, Kolkata-700119, Police Station Khardah, District North 24 Parganas [**PAN ADHPR6780N**] (**Vendor**, includes successors-in-interest)

And

- 3.2 **Booster Residency Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2nd Floor, 101, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN AAFCB3089A**], represented by its authorized signatory, **Dibyendu Shekhar Das**, son of Nani Gopal Das, by faith Hindu, nationality Indian, by occupation Service, working for gain at Siddha Park, 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street [**PAN BCZPD6675C**] (**Purchaser**, includes 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:

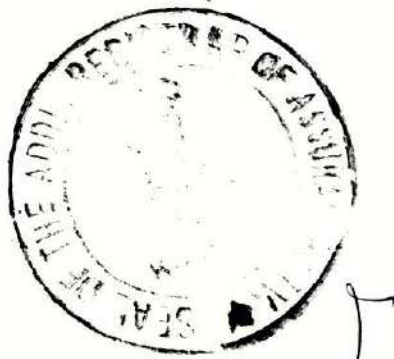
4. Subject Matter of Conveyance

- 4.1 **Said Property: (1)** Land classified as *danga* (highland) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 64 (sixty four) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1591, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat* (**PGP**), Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas (collectively **First Property**), more fully described in the **Part I** of the **1st Schedule** below and the location of the First Property is within the demarcated and delineated portion of R.S. *Dag* No. 762 in **Plan A** annexed hereto and bordered in colour **Red** thereon **(2)** land classified as *bastu* (homestead) measuring 2.5 (two point five) decimal [equivalent to 1.5152 (one point five one five two) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1594, **together with** a tile shed structure erected thereon measuring 100 (one hundred) square feet, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas (collectively **Second Property**), more fully described in the **Part II** of the **1st Schedule** below and the location of the Second Property is within the demarcated and delineated portion of R.S. *Dag* No. 762 in **Plan B** annexed hereto and bordered in colour **Red** thereon, the First Property and the Second Property are more fully and collectively described in the **2nd Schedule** below (collectively **Said Property**) and **together also 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, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:





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- 5.1.1 **Ownership of Rabai Ruidas:** Rabai Ruidas was the sole, recorded and absolute owner of land classified as *danga* (highland) measuring 42 (forty two) decimal, more or less, out of 83 (eighty three) decimal, being a portion of C.S. *Dag* No. 762, which was recorded in C.S. *Khatian* No. 750, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barrackpore (presently Sodepur), District 24 Parganas (presently North 24 Parganas) (**Mother Property**), free from all encumbrances.
- 5.1.2 **Sale to Gangaram Shah:** By a Deed of Sale in Bengali language (*Bikroy Kobala*) dated 12th May, 1951, registered in the Office of the Sub-Registrar, Barrackpore, 24 Parganas, in Book No. I, being Deed No.2135 for the year 1951, Rabai Ruidas sold the entirety of the Mother Property to Gangaram Shah.
- 5.1.3 **Sale to Giribala Baishya:** By a Deed of Sale in Bengali language (*Bikroy Kobala*) dated 6th July, 1956, registered in the Office of the Sub-Registrar, Barrackpore, 24 Parganas, in Book No. I, Volume No.64, at Pages 235 to 237, being Deed No.6129 for the year 1956, Gangaram Shah sold land measuring 17 (seventeen) decimal, more or less out of the Mother Property to Giribala Baishya.
- 5.1.4 **Sale to Paresh Chandra Baishya:** By a Deed of Sale in Bengali language (*Bikroy Kobala*) dated 6th July, 1956, registered in the Office of the Sub-Registrar, Barrackpore, 24 Parganas, in Book No. I, Volume No. 67, at Pages 160 to 162, being Deed No. 6128 for the year 1956, Gangaram Shah sold land measuring 25 (twenty five) decimal, more or less out of the Mother Property to Paresh Chandra Baishya.
- 5.1.5 **Demise of Giribala Baishya and Paresh Chandra Baishya:** Giribala Baishya and Paresh Chandra Baishya, both Hindu, governed by *Dayabhaga* School of Hindu Law, died intestate leaving behind them surviving, their only daughter, Bina Baishya, as their only legal heiress, who inherited the right, title and interest of (1) Late Giribala Baishya and (2) Paresh Chandra Baishya in the Mother Property, free from all encumbrances.
- 5.1.6 **Ownership of Bina Baishya:** In the above mentioned events and circumstances Bina Baishya became the sole and absolute owner of the Mother Property, free from all encumbrances.
- 5.1.7 **Segregation of C.S./R.S. Dag No. 762:** The C.S./R.S. *Dag* No. 762 was segregated into L.R. *Dag* Nos. 1591, 1593 and 1594 by the Block Land and Land Reforms Office, Barrackpore II, North 24 Parganas.
- 5.1.8 **Ownership of Larger Property:** Bina Baisya mutated her name in the records of Block Land and Land Reforms Office, Barrackpore II, North 24 Parganas and became the sole, recorded and absolute owner of (1) land classified as *danga* (highland) measuring 32 (thirty two) decimal, more or less, out of 64 (sixty four) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1591, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas (collectively **Bina's First Property**) And (2) land classified as *bastu* (homestead) measuring 10 (ten) decimal, more or less, being the entirety of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1594, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Sodepur



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(formerly Barrackpore), District North 24 Parganas (collectively **Bina's Second Property**), the Bina's First Property and the Bina's Second Property (collectively **Larger Property**), free from all encumbrances.

- 5.1.9 **Demise of Bina Baisya:** Bina Baisya, a Hindu, governed by *Dayabhaga* School of Hindu Law, died intestate leaving behind her surviving, her daughter, Soma Das and her son, Nirmalendu Baisya, as her only legal heir and heiress, who jointly and in equal share inherited the right, title and interest of Late Bina Baisya in the Larger Property, free from all encumbrances. The ownership of the Larger Property is tabulated in the chart below:

Name of the Owner	R.S. Dag No.	L.R. Dag No.	Khatian Nos.	Total Area in Dag (in dec)	Area Owned (in dec)	Remarks
Soma Das	762	1591	231 and 529	64	16	Larger Property
Soma Das	762	1594	231 and 529	10	5	
Nirmalendu Baishya	762	1591	231 and 529	64	16	
Nirmalendu Baishya	762	1594	231 and 529	10	5	
Total:					42	

- 5.1.10 **Ownership of Nirmalendu Baishya:** Nirmalendu Baishya, being one of the legal heirs of Bina Baishya became the sole and absolute owner of (1) land measuring 16 (sixteen) decimal, more or less, out of Bina's First Property **And** (2) land measuring 5 (five) decimal, more or less, out of Bina's Second Property (collectively **Nirmalendu's Property**), free from all encumbrances.

- 5.1.11 **Demise of Nirmalendu Baishya:** Nirmalendu Baishya, a Hindu, governed by *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving, his wife, Nipa Baishya and his daughter, Evana Baishya, as his only legal heiresses, who jointly and in equal shares inherited the right, title and interest of Late Nirmalendu Baishya in Nirmalendu's Property, free from all encumbrances. The ownership of Nirmalendu's Property is tabulated in the chart below:

Name of the Owner	R.S. Dag No.	L.R. Dag No.	Khatian Nos.	Total Area in Dag (in dec)	Area Owned (in dec)	Remarks
Nipa Baishya	762	1591	231 and 529	64	8.0	Nirmalendu's Property
Nipa Baishya	762	1594	231 and 529	10	2.5	
Evana Baishya	762	1591	231 and 529	64	8.0	
Evana Baishya	762	1594	231 and 529	10	2.5	
Total:					21.0	



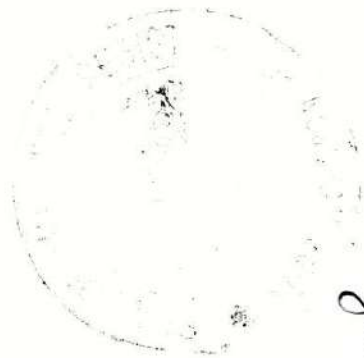
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- 5.1.12 **Ownership of Evana Baishya:** In the above mentioned events and circumstances, Evana Baishya became the sole, undisputed and absolute owner of Said Property, out of Nirmalendu's Property, free from all encumbrances.
- 5.1.13 **Erroneous Record of Bargadar:** The Mother Property was the ancestral property of Manik Chandra Ruidas *alias* Manik Ruidas (the Vendor herein). Vendor's great grandfather, Rabai Ruidas has sold the Mother Property (the Said Property is the forming part and portion of the Mother Property) absolutely and forever to Gangaram Shah as stated in clause 5.1.2 above. But inadvertently the name of Gopal Chandra Ruidas *alias* Gopal Ruidas (the grandfather of the Vendor) was erroneously recorded as the *bargadar* of the Mother Property, in the records of the Block Land and Land Reforms Office, Barrackpore II, North 24 Parganas, though he or his predecessors-in-interest had never cultivated the Mother Property as well as the Said Property as a *bargadar*.
- 5.1.14 **Agreement with Evana Baishya:** On 10th December 2014, Nipa Baishya for and on behalf of her minor daughter, Evana Baishya had entered into an agreement for Sale of the Said Property with Manik Chandra Ruidas *alias* Manik Ruidas (the Vendor herein).
- 5.1.15 **Permission of Court:** Since Evana Baishya is a minor, the mother of Evana Baishya, Nipa Baishya filed an application before the Learned District Judge, Barasat, North 24 Parganas, being Misc. Case No. 265 of 2014 for obtaining permission under Section 8 (5) of The Hindu Minority And Guardianship Act (Act 32 of 1956) for sale of the Said Property for the benefit, welfare and wellbeing of her minor daughter, i.e. Evana Baishya. The Learned Court was pleased to pass an Order, vide No.10, dated 19th September, 2015, permitting Nipa Baishya (Mother of Evana Baishya) to sale the Said Property for and on behalf of her minor daughter, Evana Baishya for the overall welfare.
- 5.1.16 **Sale to Vendor:** By a Deed of Conveyance dated 7th June, 2016, registered in the Office of the Additional Registrar of Assurances IV, Kolkata, in Book No. I, being Deed No. 5404 for the year 2016, Evana Baishya (represented by her mother, Nipa Baishya) sold, conveyed and transferred the Said Property to Manik Chandra Ruidas *alias* Manik Ruidas (the Vendor herein).
- 5.1.17 **Absolute Ownership of Vendor:** In the above mentioned circumstances, the Vendor has become the sole, undisputed and absolute owner of the Said Property, free from all encumbrances. The Said Property is the subject matter of this conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants 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 the Panchayet Authority or Government or any 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

Manik Chandra Ruidas



M. C. Ruidas



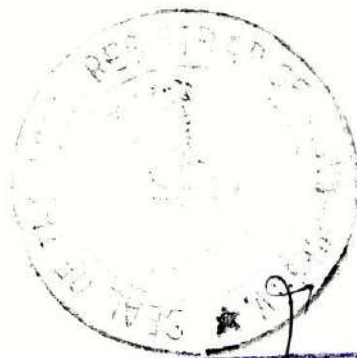
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thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 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 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will 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 will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).
- 6.2 **Surrender/Transfer of Rights:** Maa Amba Infrastructure Private 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. Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata - 700007 (**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



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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 sell, convey and transfer 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 Property, i.e. land classified as *danga* (highland) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 64 (sixty four) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1591, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the location of the First Property is within the demarcated and delineated portion of R.S. *Dag* No. 762 in **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property, i.e. land classified as *bastu* (homestead) measuring 2.5 (two point five) decimal [equivalent to 1.5152 (one point five one five two) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No.1594, **together with** a tile shed structure erected thereon measuring 100 (one hundred) square feet, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the location of the Second Property is within the demarcated and delineated portion of R.S. *Dag* No. 762 in **Plan B** annexed hereto and bordered in colour **Red** thereon, **together also 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 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.12,42,759/- (Rupees twelve lac forty two thousand seven hundred and fifty nine) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as by the Receipt 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, *debutter*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully,





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rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.
- 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, peaceful and physical possession of the Said Property has been handed over by the Vendor to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding anything contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and everyone of the aforesaid rights.
- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest





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and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any encumbrance on the Said Property.

- 8.7 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

1st Schedule
Part I
(First Property)

Land classified as *danga* (highland) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 64 (sixty four) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1591, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas and the location of the First Property is within the demarcated and delineated portion of R.S. *Dag* No. 762 in **Plan A** annexed hereto and bordered in colour **Red** thereon and being butted and bounded as follows:

On the North	: By R.S. <i>Dag</i> No. 762 (L.R. <i>Dag</i> No. 1594)
On the East	: By R.S. <i>Dag</i> No. 762 [(L.R. <i>Dag</i> No. 1591) Part]
On the South	: By R.S. <i>Dag</i> Nos. 761 and 699
On the West	: By R.S. <i>Dag</i> Nos. 698, 697 and 696

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 Property and appurtenances and inheritances for access and user thereof.



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Part II
(Second Property)

Land classified as *bastu* (homestead) measuring 2.5 (two point five) decimal [equivalent to 1.5152 (one point five one five two) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1594 **together with** a tile shed structure erected thereon measuring 100 (one hundred) square feet, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas and the location of the Second Property is within the demarcated and delineated portion of R.S. *Dag* No. 762 in **Plan B** annexed hereto and bordered in colour **Red** thereon and being butted and bounded as follows:

On the North : By R.S. *Dag* No. 679
On the East : By R.S. *Dag* No. 762 (L.R. *Dag* No. 1593)
On the South : By R.S. *Dag* No. 762 [(L.R. *Dag* No. 1591) Part]
On the West : By R.S. *Dag* No. 696

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

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

Land classified as *danga* (highland) measuring 8 (eight) decimal [equivalent to 4.8485 (four point eight four eight five) *cottah*], more or less, out of 64 (sixty four) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1591, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas and described in **Part I** of the **1st Schedule** above.

Land classified as *bastu* (homestead) measuring 2.5 (two point five) decimal [equivalent to 1.5152 (one point five one five two) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S. *Dag* No. 762, corresponding L.R. *Dag* No. 1594 **together with** a tile shed structure erected thereon measuring 100 (one hundred) square feet, recorded in L.R. *Khatian* Nos. 231 and 529, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Sodepur (formerly Barrackpore), District North 24 Parganas and described in **Part II** of the **1st Schedule** above.

Together also 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.





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PRAVIMA
- 7 JUN 2010

The details of the Said Property are tabulated below:

Mouza	R.S. Dag No.	L.R. Dag No.	L.R. Khatian Nos.	Total Area of Dag (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Patulia	762	1591	231 and 529	64	8	Bina Baisya
Patulia	762	1594	231 and 529	10	2.5	Bina Baisya
Total:					10.5	

9. Execution and Delivery

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

Manick Chandra Ruidas
[Manick Chandra Ruidas]
[Vendor]

BOOSTER RESIDENCY PVT LTD

[Signature]
Authorized Signatory/~~Director~~

[Purchaser]

Drafted By
[Signature] (JAUTUSH CHAUDHURI)
F-68/238/2001
Advocate
High Court Calcutta.

Witnesses:

Signature Radhashyam Halder

Signature Gora Mondal.

Name Radhashyam Halder

Name Gora Mondal.

Father's Name Jatish Halder

Father's Name A.K. Mondal.

Address Patulia

Address Doporia, Bardipur.

P.S. - Khorda Kol-119

P.S. - Khurda Kol-119



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 7 JUN 2010

Receipt of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.12,42,759/-** (**Rupees twelve lac forty two thousand seven hundred and fifty nine**) towards full and final payment of the consideration for sale of the Said Property described in the **2nd Schedule** above.

Mode	Date	Bank	Amount (Rs.)
Term Deposit vide Account No. KCC/01/160366 025893	06.06.2016	Corporation Bank, Dharmatolla, Kolkata Branch	10,00,000/-
Demand Draft No. 123430	06.06.2016	Axis Bank Limited, Kolkata Branch	1,00,000/-
RTGS No: UTIBH16158023 843 (Part)	06.06.2016	Axis Bank Limited, Kolkata Branch	1,42,759/-
		Total:	12,42,759/-

Manick Chandra Ruidas

[Manick Chandra Ruidas]
[Vendor]

Witnesses:

Signature *Radhasyam Halder*

Name *Radhasyam Halder*

Signature *Gora Mondal*

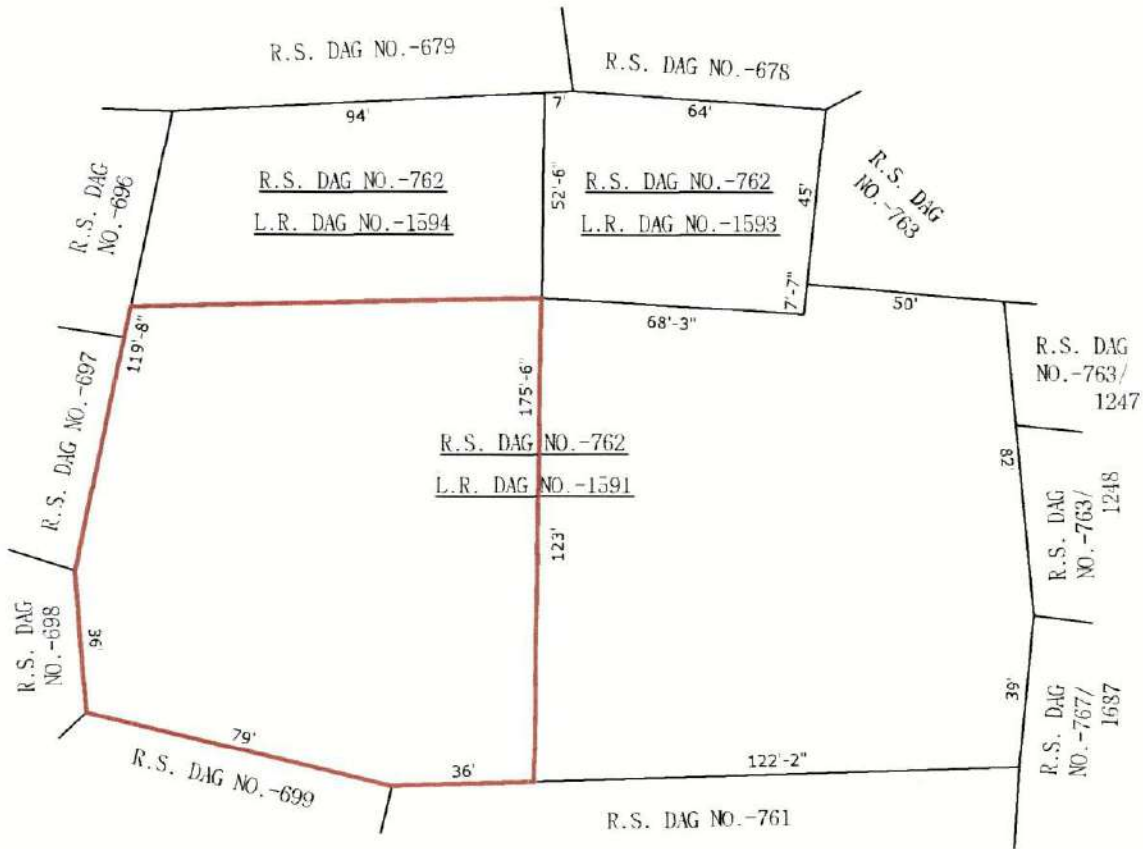
Name *Gora Mondal*



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 7 JUN 2010

SITE PLAN OF R.S. DAG NO.- 762 CORRESPONDING L.R. DAG NO.- 1591, L.R. KHATIAN NO.- 231 & 529, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS

Total Area in Dag No.762 Corresponding L.R. Dag no. 1591 is 64 Decimal



BOOSTER RESIDENCY PVT LTD

[Handwritten Signature]

Authorised Signatory/Booster

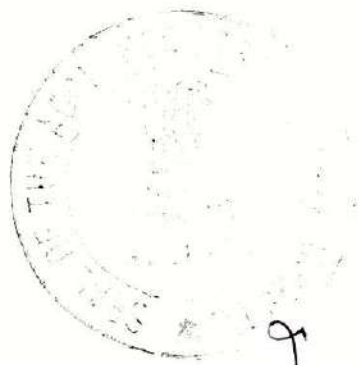
[Handwritten Signature: Manik Chandra Beides]

NAME & SIGNATURE OF THE VENDOR/S :

NAME & SIGNATURE OF THE PURCHASER/S :

LEGEND : 8.000 DECIMAL EQUIVALENT TO 4.8485 COTTAH LAND OUT OF 31.5008 DECIMAL DIVIDED AND DEMARCATED SHALI LAND OUT OF 64 DECIMAL IN R.S. DAG NO. 762 CORRESPONDING L.R. DAG NO. 1591.

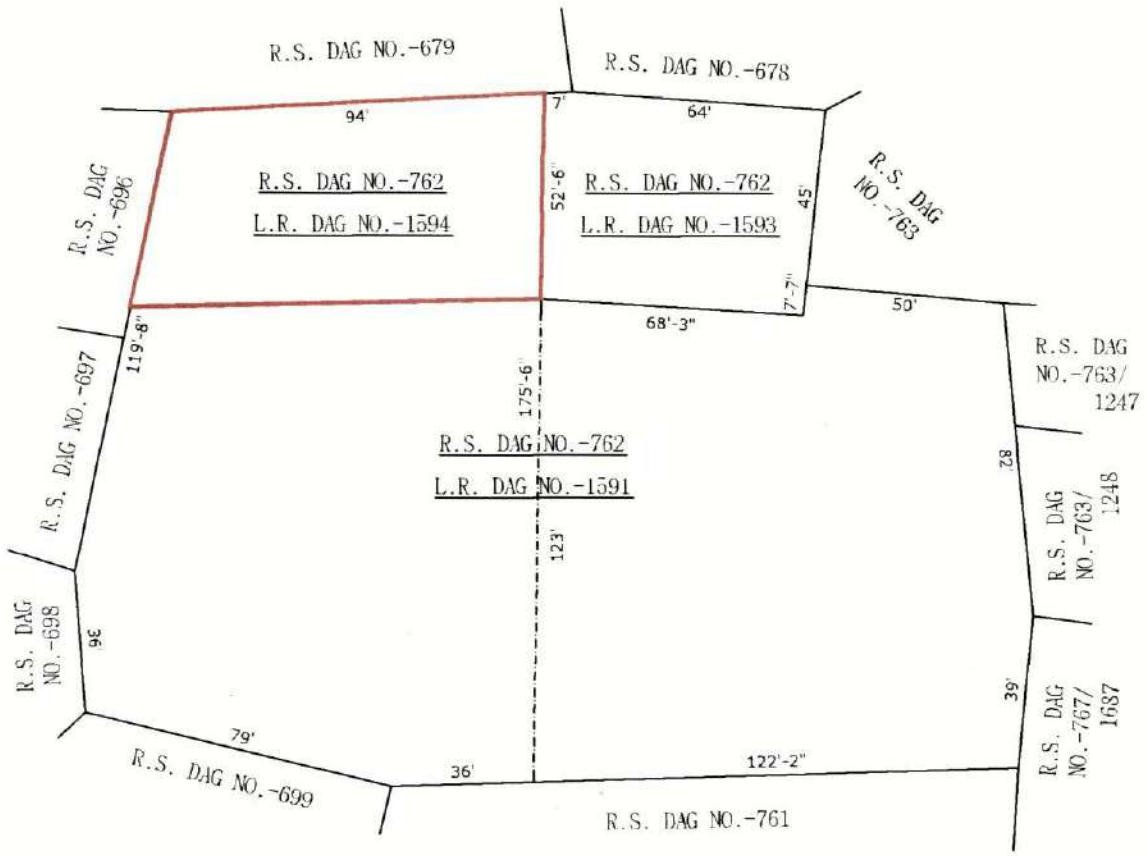
SHOWN THUS :



REGISTRAR OF ASSURANCES, KOLKATA
- 7 JUN 2010

SITE PLAN OF R.S. DAG NO.- 762 CORRESPONDING L.R. DAG NO.- 1594, L.R. KHATIAN NO.- 231 & 529, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS

Total Area in Dag No.762 Corresponding LR. Dag no. 1594 is 10 Decimal



BOOSTER RESIDENCY PVT LTD

[Signature]

Authorised Signatory/

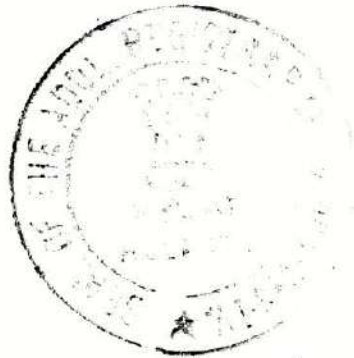
[Signature]

NAME & SIGNATURE OF THE VENDOR/S.:

NAME & SIGNATURE OF THE PURCHASER/S.:


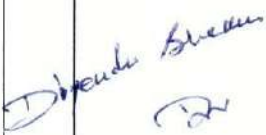











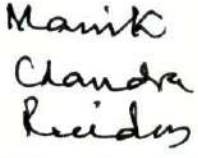




















LEGEND : 2.5000 DECIMAL EQUIVALENT TO 1.5152 COTTAH BASTU LAND OUT OF 10 DECIMAL LAND IN R.S. DAG NO. 762 CORRESPONDING L.R. DAG NO. 1594.

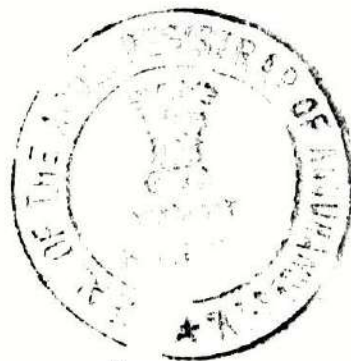
SHOWN THUS:



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
7 JUN 2010

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



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 7 JUN 2010







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

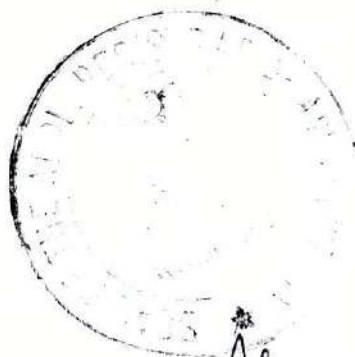
OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000776164/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Manik Chandra Ruidas Alias Manik Ruidas Patulia, Kalitala., P.O:- Patulia, P.S:- Khardaha, District:-North 24- Parganas, West Bengal, India, PIN - 700119	Seller		3086 	Manik Ch. Ruidas 7/6/2016
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Dibyendu Shekhar Das Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [Booster Residency Private Limited]		3093 	Dibyendu Shekhar Das 7/6/16
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Radheshyam Haldar Son of Matish Haldar Patulia, Ghoshpara, P.O:- Patulia, P.S:- Khardaha, District:-North 24- Parganas, West Bengal, India, PIN - 700119	Manik Chandra Ruidas, Dibyendu Shekhar Das		Radheshyam Haldar 7/6/2016	


(Asit Kumar Joarder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal





Handwritten signature

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 7 JUN 2010

8


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/184/243444
পরিচয় পত্র

Elector's Name : RUIDAS MANIKCHANDRA
নির্বাচকের নাম : রুইদাস মানিকচন্দ্র
Father/Mother/
Husband's Name : SHIBU
পিতা/মাতা/স্বামীর নাম : শিবু
Sex : M
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 44
১.১.১৯৯৫-এ বয়স : ৪৪




Manik Ch. Ruidas
10/12/2014





Manik C. Ruidas
10/12/2014

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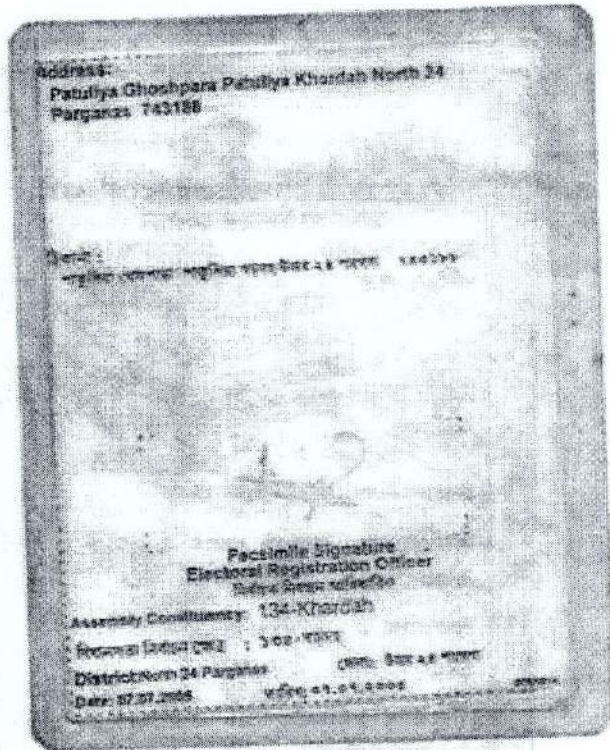

ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD **CDK281974B**
 পরিচয় পত্র

Elector's Name	Radheshyam Halder
নির্বাচকের নাম	রাজেশ্যাম হাল্ডার
Father's Name	Manish Halder
পিতার নাম	মানিশ হাল্ডার
Sex	M
লিঙ্গ	পুং
Age as on 1.1.2005	31
১.১.২০০৫-এ বয়স	৩১

Radheshyam Halder



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Radhashyam Halder

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Dibyendu Shekhar Das Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Manik Chandra Ruidas (Alias: Manik Ruidas) Son of Late Shibu Ruidas Patulia, Kalitala,, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADHPR6780N,; Status : Individual; Date of Execution : 07/06/2016; Date of Admission : 07/06/2016; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Booster Residency Private Limited 2nd Floor, 101, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAFCB3089A,; Status : Organization; Represented by representative as given below:-
1(1)	Dibyendu Shekhar Das Siddha Park, 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BCZPD6675C,; Status : Representative; Date of Execution : 07/06/2016; Date of Admission : 07/06/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Radheshyam Haldar Son of Matish Haldar Patulia, Ghoshpara, P.O:- Patulia, P.S:- Khardaha, District:-North 24- Parganas, West Bengal, India, PIN - 700119 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Manik Chandra Ruidas, Dibyendu Shekhar Das	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Khardaha, Gram Panchayat: PATULIA, Mouza: Patulia	LR Plot No:- 1591 , LR Khatian No:- 231	8 Dec	9,24,007/-	16,96,968/-	Proposed Use: Bastu, ROR: Danga
L2	District: North 24-Parganas, P.S:- Khardaha, Gram Panchayat: PATULIA, Mouza: Patulia	LR Plot No:- 1594 , LR Khatian No:- 231	2.5 Dec	2,88,752/-	5,30,303/-	Proposed Use: Bastu, ROR: Bastu

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Manik Chandra Ruidas	Booster Residency Private Limited	8	100
L2	Manik Chandra Ruidas	Booster Residency Private Limited	2.5	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Jautush Chaudhuri
Address	7C, K. S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

Office of the A.R.A. - IV KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190405420 / 2016

Query No/Year	19040000776164/2016	Serial no/Year	1904004911 / 2016
Deed No/Year	I - 190405420 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Dibyendu Shekhar Das	Presented At	Private Residence
Date of Execution	07-06-2016	Date of Presentation	07-06-2016

Remarks

On 07/06/2016

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

Presented for registration at 20:16 hrs on : 07/06/2016, at the Private residence by Dibyendu Shekhar Das ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 22,57,271/-

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

Execution is admitted on 07/06/2016 by

Manik Chandra Ruidas, Alias Manik Ruidas, Son of Late Shibu Ruidas, Patulia, Kalitala,, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, By caste Hindu, By Profession Business
Indetified by Radheshyam Haldar, Son of Matish Haldar, Patulia, Ghoshpara, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, By caste Hindu, By Profession Business

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

Execution is admitted on 07/06/2016 by

Dibyendu Shekhar Das Authorised Signatory, Booster Residency Private Limited, 2nd Floor, 101, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016
Dibyendu Shekhar Das, Son of Nani Gopal Das, Siddha Park, 99A, Park Street, P.O: Park Street, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, By profession Service
Indetified by Radheshyam Haldar, Son of Matish Haldar, Patulia, Ghoshpara, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, By caste Hindu, By Profession Business



(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 10/06/2016

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,925/- (A(1) = Rs 24,827/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 24,925/-

Description of Draft

1. Rs 24,925/- is paid, by the Draft(8554-16) No: 015973000442, Date: 08/06/2016, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,12,884/- and Stamp Duty paid by Draft Rs 1,12,884/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 172123, Purchased on 07/03/2016, Vendor named S MUKHERJEE.

Description of Draft

1. Rs 1,12,884/- is paid, by the Draft(8554-16) No: 015972000442, Date: 08/06/2016, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Asit Kumar Joarder)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 204126 to 204155
being No 190405420 for the year 2016.



Digitally signed by ASIT KUMAR
JOARDER
Date: 2016.06.15 10:38:26 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 15-06-2016 10:38:26
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

Dated this 7th day of June, 2016

Between

**Manik Chandra Ruidas *alias* Manik Ruidas
... Vendor**

And

**Booster Residency Private Limited
... Purchaser**

CONVEYANCE

Land Measuring
10.5 (ten point five) decimal
Portion of
R.S. Dag No. 762, corresponding L.R. Dag Nos. 1591 & 1594
Mouza Patulia
Police Station Khardah
District North 24 Parganas

Saha & Ray

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