

06033/2013

R6/141

6284/2013



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 833219

A 833219



M.V. 1963418

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances II, Kolkata

213497/13
2-05
1947/13

Registrar of Assurances II
Kolkata

CONVEYANCE

1. Date: 30th April, 2013
2. Place: Kolkata
3. Parties

Rahamat ah.
Joshi

Rahamat ah.
Joshi

201
12
750
30/04

11028

29 APR 2013

Sl. No. DATE

NAME

ADD

AMT. 5000/- five thousand only



Indranath Ghosh



e-3395

MONEYFOLD ENCLAVE PRIVATE LIMITED

Indranath Ghosh.

Director / Authorised Signatory

Mousumi Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



e-3396

Rahmat ali

Nasiruddin mulla

Rahmat ali

Ranjay Mat, Ranjache

mulla para. 24.12.13

Buzime. 22.

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
30 APR 2013



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

Endorsement For Deed Number : I - 06284 of 2013
(Serial No. 06033 of 2013 and Query No. L000013497 of 2013)

On 30/04/2013

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

Presented for registration at 14.05 hrs on :30/04/2013, at the Private residence by Indranath Ghosh, Claimant.

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

Execution is admitted on 30/04/2013 by

1. Rahamat Ali Alias Ali Rahmat, son of Wajed Ali (Wajet Ali) , Raigachi Mollapara, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Indranath Ghosh
Authorised Signatory, Moneyfold Enclave Pvt Ltd, 2nd Floor, 109 Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others

Identified By N Molla, son of Rahamat Ali, Raigachi, Molla Para, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

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

On 02/05/2013

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.-19,63,418/-

Certified that the required stamp duty of this document is Rs.- 98191 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

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

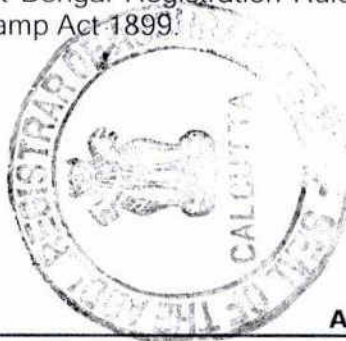
On 06/05/2013

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

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

Payment of Fees:

Amount by Draft



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

06/05/2013 13:04:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 06284 of 2013
(Serial No. 06033 of 2013 and Query No. L000013497 of 2013)

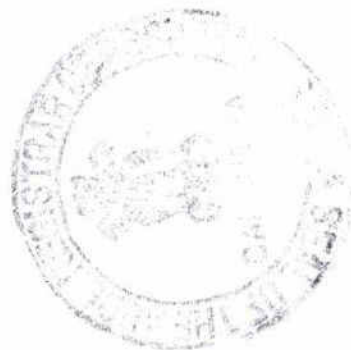
Rs. 21691/- is paid , by the draft number 756999, Draft Date 02/05/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 06/05/2013

(Under Article : A(1) = 21593/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 06/05/2013)

Deficit stamp duty

-Deficit stamp duty Rs. 93191/- is paid , by the draft number 756998, Draft Date 02/05/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 06/05/2013

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



(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

06/05/2013 13:04:00

EndorsementPage 2 of 2

- 3.1 **Rahamat Ali alias Ali Rahmat**, son of Wajed Ali *alias* Wajet Ali *alias* Ajat, residing at Village Raigachi Mollapara, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN AZSPA4795K**)
(**Vendor**, include successors-in-interest)

And

- 3.2 **Moneyfold Enclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAICM3889N**), represented by its authorized signatory Indranath Ghosh, son of Bijay Ghosh, of 6th Floor, 99A, Park Street, Kolkata-700016, Police Station Park Street
(**Purchaser**, includes successors-in-interest).

Vendor and Purchaser, collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

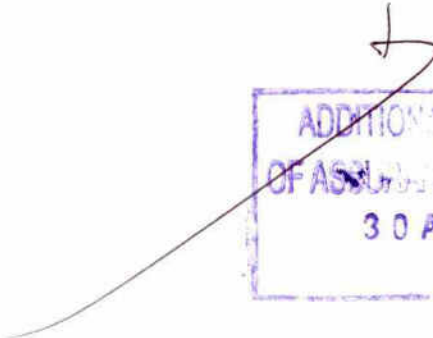
4. Subject Matter of Conveyance

- 4.1 **Said Property: (1)** Land classified as *doba* measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 28.37 (twenty eight point three seven) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 594, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat* (**RBGP No.I**), Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said R.S./L.R. *Dag* No. 594 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And (2)** land classified as *sali* (agricultural) measuring 0.3125 (zero point three one two five) decimal equivalent to 3 (three) *chittack* and 1.15 (one point one five) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* and 18 (eighteen) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 634, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said R.S./L.R. *Dag* No. 634 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And (3)** land classified as *sali* (agricultural) measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 28.37 (twenty eight point three seven) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part III** of the **1st Schedule** below and the said R.S./L.R. *Dag* No. 635 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **And (4)** land classified as *sali* (agricultural) measuring 0.5625 (zero point five six two five) decimal equivalent to 5 (five) *chittack* and 20.02 (twenty point zero two) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-

Rahamat ali.
Jag



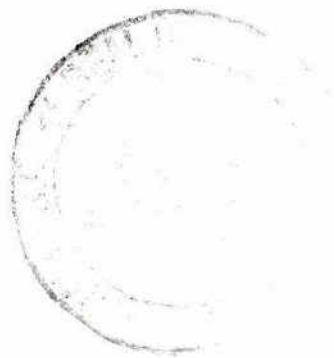
ADDITIONAL REGISTRAR
OF ASSURANCES, SOLENTA
30 APR 2013



Registration District Rajarhat, District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below and the said R.S./L.R. *Dag* No. 637 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**) **And (5)** land classified as *sali* (agricultural) measuring 3.4375 (three point four three seven five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 12.38 (twelve point three eight) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 4 (four) *chittack* and 9.9 (nine point nine) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part V** of the **1st Schedule** below and the said R.S./L.R. *Dag* No. 589/658 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon (**Fifth Land**), the First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land **aggregating to** land measuring 5.0625 (five point zero six two five) decimal equivalent to 3 (three) *cottah* 1 (one) *chittack* and 0.22 (zero point two two) square feet, more or less, more fully described in the **2nd Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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:
- 5.1.1 **Record of Rights of Vendor:** The Vendor is the recorded owner of the entirety of the Said Property, comprising of the First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land who got his name recorded in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, in L.R. *Khatian* No. 1140, in respect of the entirety of the Said Property.
- 5.1.2 **Absolute Ownership of Vendor:** In the above mentioned circumstances, the Vendor has become the sole and absolute owner of the Said Property.
- 5.2 **Representations, Warranties and Covenants by Vendor:** The Vendor represents, warrants and covenants 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 *Panchayat* 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 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.



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OF ASSURANCES-I, MALAYA
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- 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, *debuttar*, 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 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendor.
- 6.2 **Surrender of Rights by Pioneer Prodev Private Limited:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3rd floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender/release such claims in favour of the Purchaser. The Vendor shall have no responsibility or obligation in this regard.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property described in the **2nd Schedule** below, being **(1)** the First Land, i.e. land classified as *doba* measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 28.37 (twenty eight point three seven) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6



ADDITIONAL STAMP
OF ASSURANCE
30 APR 2013

(three point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 594, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said R.S./L.R. *Dag* No. 594 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Land, i.e. land classified as *sali* (agricultural) measuring 0.3125 (zero point three one two five) decimal equivalent to 3 (three) *chittack* and 1.15 (one point one five) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* and 18 (eighteen) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 634, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said R.S./L.R. *Dag* No. 634 being delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Land, i.e. land classified as *sali* (agricultural) measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 28.37 (twenty eight point three seven) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part III** of the **1st Schedule** below and the said R.S./L.R. *Dag* No. 635 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Land, i.e. land classified *sali* (agricultural) measuring 0.5625 (zero point five six two five) decimal equivalent to 5 (five) *chittack* and 20.02 (twenty point zero two) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below and the said R.S./L.R. *Dag* No. 637 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon **And (5)** the Fifth Land, i.e. land classified as *sali* (agricultural) measuring 3.4375 (three point four three seven five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 12.38 (twelve point three eight) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 4 (four) *chittack* and 9.9 (nine point nine) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part V** of the **1st Schedule** below and the said R.S./L.R. *Dag* No. 589/658 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon, **aggregating to** land measuring 5.0625 (five point zero six two five) decimal equivalent to 3 (three) *cottah* 1 (one) *chittack* and 0.22 (zero point two two) square feet, more or less **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.19,60,191/- (Rupees nineteen lac sixty thousand one hundred and ninety one) (**Consideration**) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

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OF ASSURANCES - KUALA LUMPUR
30 APR 2013

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, *debuttar*, 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.

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:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendor under this Conveyance and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, which if found defective or untrue or not complied with at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and/or 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/or assigns by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** The Vendor has handed over *khas*, vacant, peaceful and physical possession of the Said Property 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,

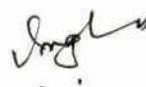


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OF ASSURANCE CO., MALAYA
30 APR 2013

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 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 Vendor holds and owns any land contiguous to the Said Property and such land 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, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assign, 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 assign 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 from agricultural to non-agricultural/housing for construction of a housing complex 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 any land held or owned by the Vendor contiguous to the Said Property being and remaining agricultural 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 from agricultural to non-agricultural/housing 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 the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assign, 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.



Rahamat ah.



RECEIVED
OF ASSURANCE, ...
30 APR 2013

1st Schedule
Part I
(First Land)

Land classified as *doba* measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 28.37 (twenty eight point three seven) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 594, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said R.S./L.R. *Dag* No. 594 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By portions of R.S./L.R. *Dag* Nos. 593 and 595
On the East : By portion of R.S./L.R. *Dag* No. 593
On the South : By portion of R.S./L.R. *Dag* No. 593
On the West : By R.S./L.R. *Dag* No. 595

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

Part II
(Second Land)

Land classified as *sali* (agricultural) measuring 0.3125 (zero point three one two five) decimal equivalent to 3 (three) *chittack* and 1.15 (one point one five) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* and 18 (eighteen) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 634, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said R.S./L.R. *Dag* No. 634 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By portion of R.S./L.R. *Dag* No. 593
On the East : By portion of R.S./L.R. *Dag* No. 636
On the South : By portion of R.S./L.R. *Dag* No. 635
On the West : By R.S./L.R. *Dag* No. 633

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

Part III
(Third Land)

Land classified as *sali* (agricultural) measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 28.37 (twenty eight point three seven) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the

ADDITIONAL ...
OF ASSURANCES ...
30 APR 2013



said R.S./L.R. *Dag* No. 635 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By portion of R.S./L.R. *Dag* No. 633 and by R.S./L.R. *Dag* No. 634
On the East : By portion of R.S./L.R. *Dag* No. 636
On the South : By portions of R.S./L.R. *Dag* Nos. 632 and 637
On the West : By portion of R.S./L.R. *Dag* No. 632

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

Part IV (Fourth Land)

Land classified as *sali* (agricultural) measuring 0.5625 (zero point five six two five) decimal equivalent to 5 (five) *chittack* and 20.02 (twenty point zero two) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.637, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said R.S./L.R. *Dag* No. 637 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By portion of R.S./L.R. *Dag* No. 635 and by R.S./L.R. *Dag* No. 636
On the East : By portion of R.S./L.R. *Dag* No. 589
On the South : By portions of R.S./L.R. *Dag* Nos. 632 and 658
On the West : By portion of R.S./L.R. *Dag* No. 632

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

Part V (Fifth Land)

Land classified as *sali* (agricultural) measuring 3.4375 (three point four three seven five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 12.38 (twelve point three eight) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 4 (four) *chittack* and 9.9 (nine point nine) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said R.S./L.R. *Dag* No. 589/658 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By portions of R.S./L.R. *Dag* Nos. 589 and 637
On the East : By R.S./L.R. *Dag* Nos. 674, 675, 676 and by portion of R.S./L.R. *Dag* No. 677 of *Mouza* Reckjoani
On the South : By portion of R.S./L.R. *Dag* No. 688 of *Mouza* Reckjoani
On the West : By R.S./L.R. *Dag* Nos. 632 and 638

ADDITIONAL REGISTRAR
OF ASSURANCES IN INDIA
30 APR 2013



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

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

Land classified as *doaba* measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 28.37 (twenty eight point three seven) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 594, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** above and the said R.S./L.R. *Dag* No. 594 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 0.3125 (zero point three one two five) decimal equivalent to 3 (three) *chittack* and 1.15 (one point one five) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* and 18 (eighteen) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 634, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** above and the said R.S./L.R. *Dag* No. 634 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 28.37 (twenty eight point three seven) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part III** of the **1st Schedule** above and the said R.S./L.R. *Dag* No.635 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 0.5625 (zero point five six two five) decimal equivalent to 5 (five) *chittack* and 20.02 (twenty point zero two) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.637, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** above and the said R.S./L.R. *Dag* No. 637 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 3.4375 (three point four three seven five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 12.38 (twelve point three eight) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigah* 13 (thirteen) *cottah* 4 (four) *chittack* and 9.9 (nine point nine) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. *Khatian* No. 1140, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of




ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
30 APR 2013

Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part V** of the **1st Schedule** above and the said R.S./L.R. *Dag* No. 589/658 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon

aggregating to land measuring 5.0625 (five point zero six two five) decimal equivalent to 3 (three) *cottah* 1 (one) *chittack* and 0.22 (zero point two two) square feet, more or less

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

The details of the Said Property are tabulated below:

Mouza	R.S./ L.R. Dag No.	L.R. Khatia n No.	Nature of the Land	Total Area of Dag (in decimal)	Total Area sold (in decimal)	Name of the Recorded Owner
Raigachi	594	1140	<i>Doba</i>	6	0.3750	Rahamat Ali <i>alias</i> Ali Rahmat
Raigachi	634	1140	<i>Sali</i>	5	0.3125	Rahamat Ali <i>alias</i> Ali Rahmat
Raigachi	635	1140	<i>Sali</i>	6	0.3750	Rahamat Ali <i>alias</i> Ali Rahmat
Raigachi	637	1140	<i>Sali</i>	9	0.5625	Rahamat Ali <i>alias</i> Ali Rahmat
Raigachi	589/658	1140	<i>Sali</i>	55	3.4375	Rahamat Ali <i>alias</i> Ali Rahmat
Total Area of Land Sold:					5.0625	

9. Execution and Delivery

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

Rahamat Ali

(Rahamat Ali *alias* Ali Rahmat)

[Vendor]

Read over and explained the contents of this document by me to Rahamat Ali *alias* Ali Rahmat in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature _____

ADDITIONAL DIRECTOR
OF ASSURANCE, ACCIDENT
30 APR 2013

Moneyfold Enclave Private Limited

Indranath Ghosh.

(Indranath Ghosh)
Authorized Signatory
[Purchaser]

Drafted by me

From

(SUMANTA BASU)

Advocate

Witnesses:

Signature SK Noor Islam.

Name SK NOOR ISLAM.

Father's Name YOUSUF ALI

Address Raigari

Post: Rajm. hui

Dist 29 BGS. K2. 135

Signature Nasiruddin

Name NASIRUDDIN MOHIA

Father's Name Rahmat ali

Address Raigach maller,

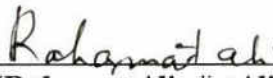
.para, Rajarhet. (N:24)

ADDITIONAL REGISTRAR
OF ASSURANCES IN NOLBATA
30 APR 2013

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.19,60,191/- (Rupees nineteen lac sixty thousand one hundred and ninety one) towards full and final payment of the Consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No.375110	29.04.2013	Axis Bank Limited, Kolkata Branch	19,60,191/-
Total:			19,60,191/-



 (Rahamat Ali alias Ali Rahmat)
 [Vendor]

~~Read over and explained the contents of this document by me to Rahamat Ali alias Ali Rahmat in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.~~

Signature _____

Witnesses:

Signature SK NOOR ISLAM.

Name SK NOOR ISLAM.

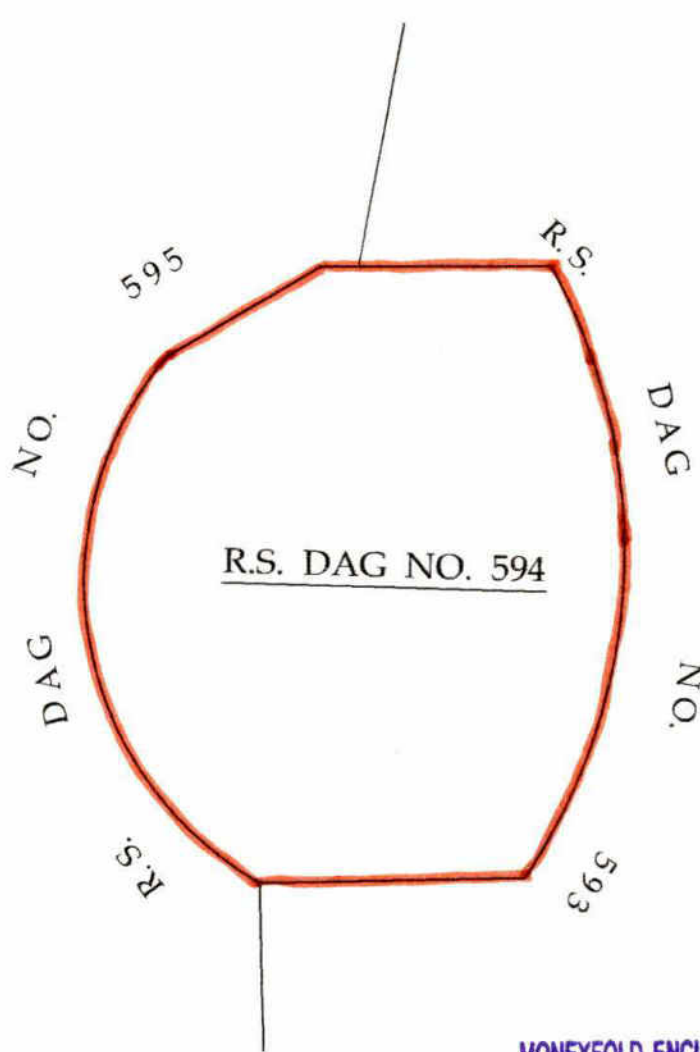
Signature Nasir ud din molter

Name Nasir ud din molter

6
ADDITIONAL REGISTRAR
OF ASSURANCE, NOLAN
30 APR 2013

SITE PLAN OF R.S./L.R. DAG NO.- 594, L.R. KHATIAN NO.- 1140, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 594 is 06 DECIMAL



MONEYFOLD ENCLAVE PRIVATE LIMITED

Indranath Ghosh.

Director / Authorised Signatory

Rahamat ali.

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.3750 DECIMAL UNDIVIDED SHARE OF DOBA LAND OUT OF 06 DECIMAL Of R.S./L.R. DAG NO.- 594 .

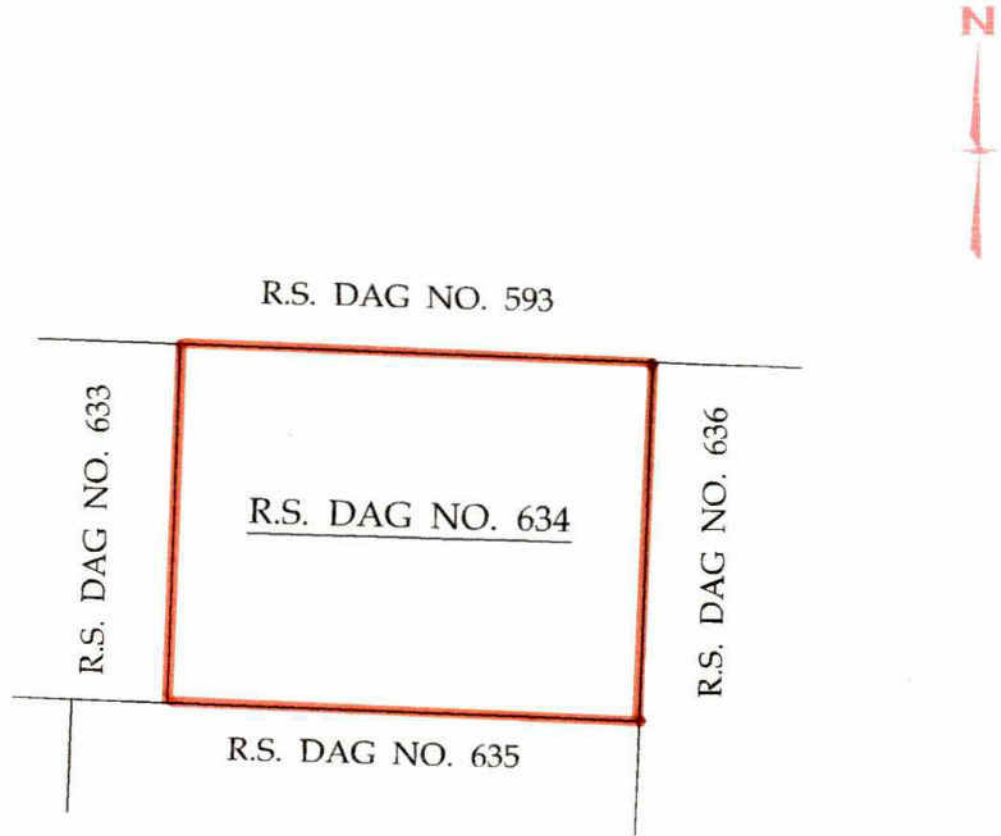
SHOWN THUS :-



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
30 APR 2013

SITE PLAN OF R.S./L.R. DAG NO.- 634, R.S./L.R. KHATIAN NO.- 1140, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 634 - 05 DECIMAL



MONEYFOLD ENCLAVE PRIVATE LIMITED

Indranath Ghosh.

Director / Authorised Signatory

Pahamat ah.

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.3125 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 05 DECIMAL OF R.S./L.R. DAG NO.- 634 .

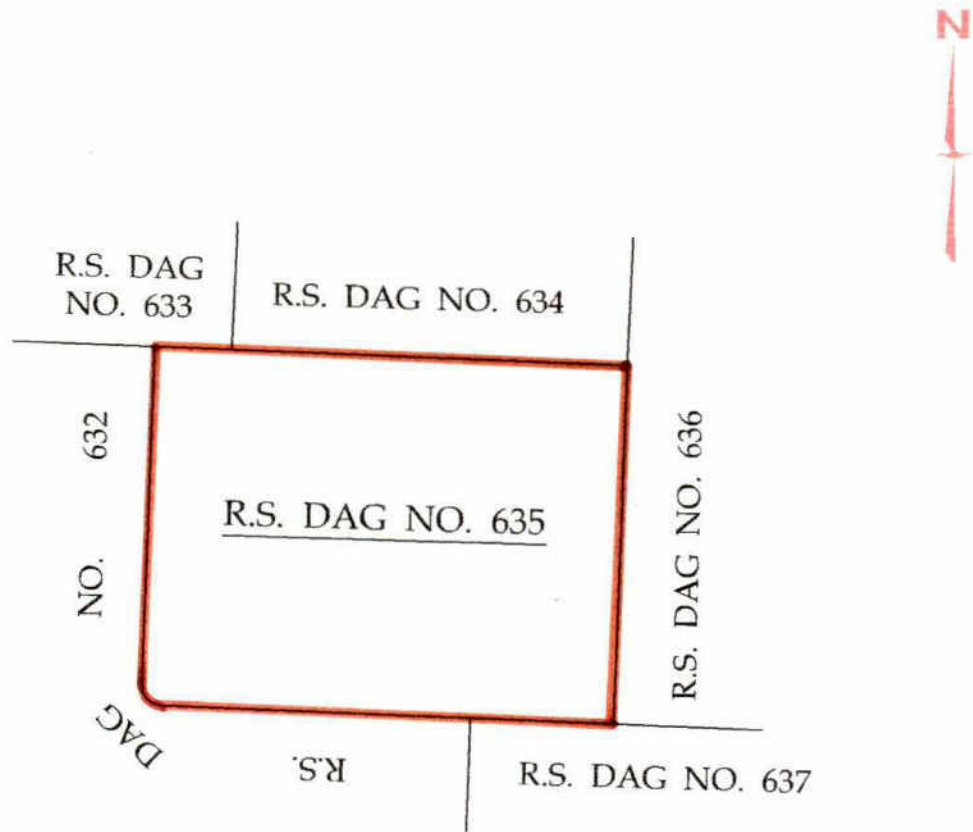
SHOWN THUS :-



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ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
30 APR 2013

SITE PLAN OF R.S./L.R. DAG NO.- 635 R.S./L.R. KHATIAN NO.- 1140, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 635 - 06 DECIMAL



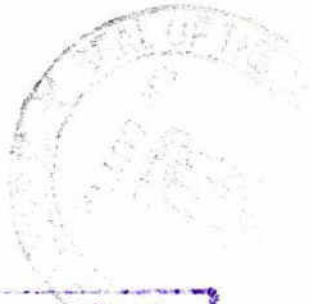
MONEYFOLD ENCLAVE PRIVATE LIMITED

Judramon Ghosh,
Director/ Authorised Signatory

Rahamat ah.
NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.3750 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 06 DECIMAL OF R.S./L.R. DAG NO.- 635 .

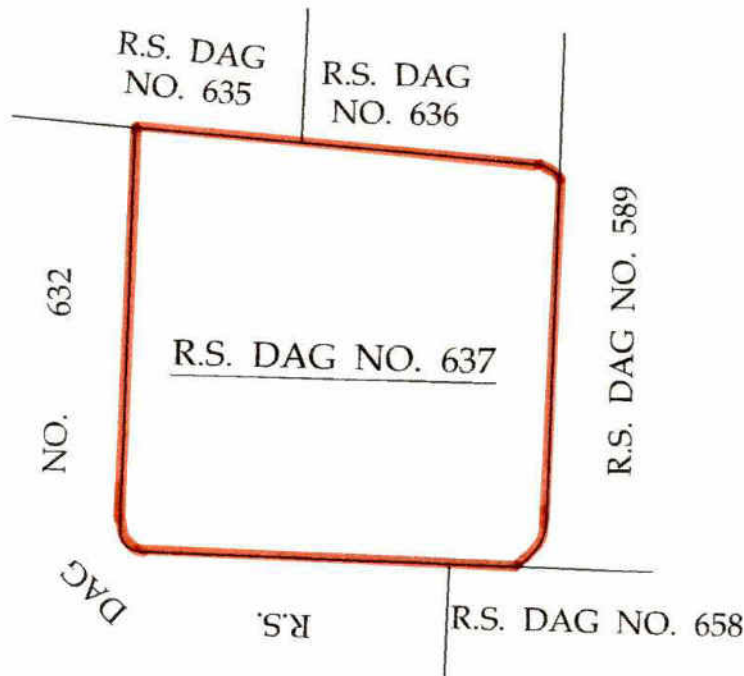
SHOWN THUS :-



ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
30 APR 2013

SITE PLAN OF R.S./L.R. DAG NO.- 637, R.S./L.R. KHATIAN NO.- 1140, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 637 - 09 DECIMAL



MONEYFOLD ENCLAVE PRIVATE LIMITED

Indranath Ghosh

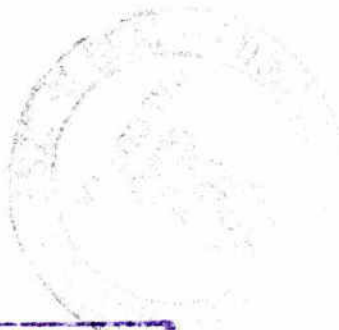
Director/ Authorised Signatory

Rahamatul.

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.5625 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 09 DECIMAL OF R.S./L.R. DAG NO.- 637 .

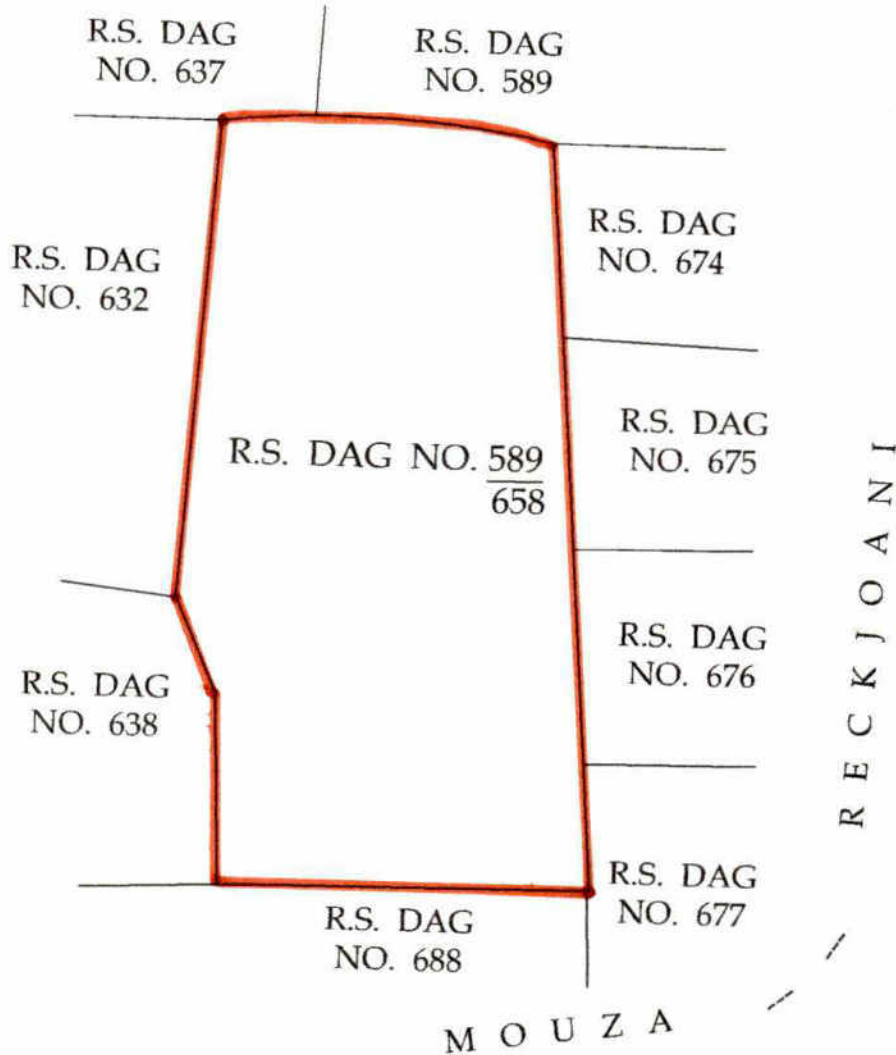
SHOWN THIS :-



ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
30 APR 2013

SITE PLAN OF R.S./L.R. DAG NO.- 589/658, R.S./L.R. KHATIAN NO.- 1140, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 589/658 - 55 DECIMAL



MONEYFOLD ENCLAVE PRIVATE LIMITED

Indranath Ghosh.

Director/ Authorised Signatory

Rahamat ali.
NAME & SIGNATURE OF THE VENDOR/S :














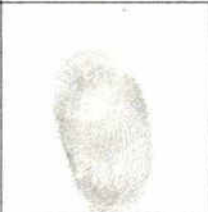



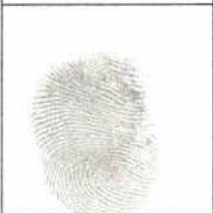





LEGEND : 3.4375 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 55 DECIMAL OF R.S./L.R. DAG NO.- 589/658 .

SHOWN THUS :-



ADDITIONAL SECRETARY
OF ASSAM GOVT. COLLEGE
30 APR 2013

SPECIMEN FORM FOR TEN FINGER PRINTS

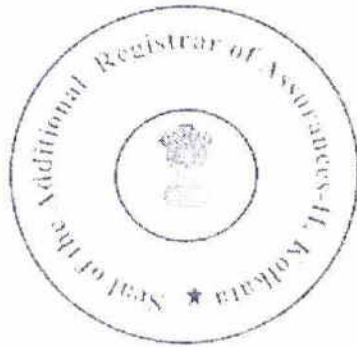
Sl. No.	Signature of the Presentant, Executant/s and/or Vendor/s and Purchaser/s					
 <i>Indraj Nath Ghosh</i>						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
 <i>Rahamat ali</i>						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						




ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
30 APR 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 7045 to 7067
being No 06284 for the year 2013.




(Dulal chandra Saha) 11-May-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

Dated this 30th day of April, 2013

Between

**Rahamat Ali *alias* Ali Rahmat
... Vendor**

And

**Moneyfold Enclave Private Limited
... Purchaser**

CONVEYANCE

Portions of
R.S./L.R. *Dag* Nos. 594, 634,
635, 637 and 589/658
Mouza Raigachi
District North 24 Parganas

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