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TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

90AA 249521



Mr. 1416298
G. 395926/15

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

6/1/16

CONVEYANCE

1. Date: 29th April, 2015
2. Place: Kolkata
3. Parties

L.T. of Slop Ali alias
Slopas Ali alias Slopas Ali
by the pen of

Maheshwar Ghosh

L.T. of Slop Ali alias Slopas Ali alias
Slopas Ali by the pen of Maheshwar Ghosh

20 MAR 2015

OL. NO. 60645 DATE.....
NAME.....
ADD.....
AMT.....



Anirban Bhattacharya

c- 2997

MORMUKUT ENCLAVE PRIVATE LIMITED

Anirban Bhattacharya.

Authorized Signatory

Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



c- 2998

L.T.S. of Sllap Ali alias Sllipax Ali
alias Sllax Ali by the pen of Malichul Islam



Malichul Islam

S/o - Sunnat Ali

Rasgach, Rajanhat,

Kol - 135

Busines.



 Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

GGC2236149




নির্বাচকের নাম : মহিদুল ইসলাম
Elector's Name : Mahidul Islam

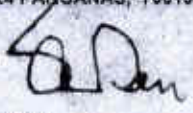
পিতার নাম : সুনাত আলি মন্ডল
Father's Name : Sunnat Ali Mondal

লিঙ্গ / Sex : পুরুষ / M
জন্ম তারিখ : 20/01/1981
Date of Birth : 20/01/1981

GGC2236149

ঠিকানা:
মোলা পাড়া, রাইগাছি, রাজারহাট, উত্তর 24 পরগনা,
700135

Address:
MOLLA PARA, RAIGACHHI, RAJARHAT,
NORTH 24 PARGANAS, 700135



Date: 31/12/2009
115-রাজারহাট বিউটিউন নির্বাচন কেন্দ্রের নির্বাচক
নিবন্ধন আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
115-Rajarhat New Town Constituency

ঠিকানা পরিবর্তন হলে মাতৃন ঠিকানায় ভোটার লিষ্টে নাম
তোলা ও একই মন্তব্যের মতন সঠিক পরিচয়পত্র পাওয়ার
জন্য নির্বিঘ্নে যোগে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

4765386




Mahidul Islam



6
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

29 APR 2019


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD GGC2046043
পরিচয় পত্র


 

Elector's Name	Iliyas Ali
নির্বাচকের নাম	ইলিয়াস আলি
Father's Name	Aajed
পিতার নাম	আজ্জদ
Sex	M
লিঙ্গ	পুরুষ
Age as on 1.1.2000	33
১.১.২০০০-এ বয়স	৩৩



Address
Paschim Para (Part) Rajarhat Bishnupur
-1No. Rajarhat North 24 - Parganas -743510

ঠিকানা
পশ্চিম পাড়া (অংশ) রাজারহাট বিষ্ণুপুর -১নং
রাজারহাট উত্তর ২৪ পরগণা ৭৪৩৫১০



Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক
For 91-Rajarhat(SC)
Assembly Constituency
৯১-রাজারহাট(তপসী)
বিধানসভা নির্বাচন কেন্দ্র
Place North 24 - Parganas
স্থান উত্তর ২৪ পরগণা
Date 17.07.2009
তারিখ ১৭.০৭.২০০৯



L.T.I. of Iliap Ali alias Iliyas Ali
alias Iliis Ali by the penol *Mahmud Islam*
Mahmud Islam



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
29 APR 2015

- 3.1 **Illap Ali alias Iliyas Ali alias Ilias Ali**, son of Ajed Ali alias Aajed, residing at Village Raigachi, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas

(Vendor, includes successors-in-interest)

And

- 3.2 **Mormukut 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 AAICM1458M**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

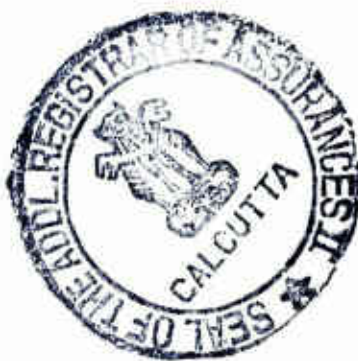
(Purchaser, includes successors-in-interest).

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 *sali* (agricultural) measuring 0.3750 (zero point three seven five zero) decimal [equivalent to (i) 0.2269 (zero point two two six nine) *cottah* and (ii) 15.1773 (fifteen point one seven seven three) square meter], more or less, out of 6 (six) decimal, being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. (*Kiri*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**First Property**) and more fully described in **Part I** of the 1st **Schedule** below and the First Property is demarcated and delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And** (2) land classified as *sali* (agricultural) measuring 0.2813 (zero point two eight one three) decimal [equivalent to (i) 0.1702 (zero point one seven zero two) *cottah* and (ii) 11.3846 (eleven point three eight four six) square meter], more or less, out of 9 (nine) decimal, being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. (*Kiri*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Second Property**) and more fully described in **Part II** of the 1st **Schedule** below and the Second Property is demarcated and delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And** (3) land classified as *sali* (agricultural) measuring 1.7160 (one point seven one six zero) decimal [equivalent to (i) 1.0382 (one point zero three eight two) *cottah* and (ii) 69.4448 (sixty nine point four four four eight) square meter], more or less, out of 55 (fifty five) decimal, being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. (*Kiri*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Third Property**) and more fully described in **Part III** of the 1st **Schedule** below and the Third Property is demarcated and delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon. The First Property, the Second Property and the Third Property (collectively **Said Property**) are more fully and collectively described in the 2nd **Schedule** below **together with** all title, benefits,



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

5. Background, Representations, Warranties and Covenants

5.1 Representations, Warranties and Covenants Regarding Title: The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

5.1.1 **Ownership of Vendor:** The Vendor, Illap Ali *alias* Iliyas Ali *alias* Ilias Ali (**Illap Ali**), is the sole, and absolute owner of (1) the First Property (2) land classified as *sahi* (agricultural) measuring 0.5625 (zero point five six two five) decimal, more or less, out of 9 (nine) decimal, being a portion of R.S./L.R. *Dag* No. 637, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Illap Ali's Property In Dag No. 637**) and (3) land classified as *sahi* (agricultural) measuring 3.432 (three point four three two) decimal, more or less, out of 55 (fifty five) decimal, being a portion of R.S./L.R. *Dag* No. 589/658, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Illap Ali's Property In Dag No. 589/658**), free from all encumbrances.

5.1.2 **Mutation and Inaccurate Record:** The Vendor got his name mutated in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, in L.R. (*Kin*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, in respect of (1) the First Property (2) Illap Ali's Property In *Dag* No. 637 and (3) Illap Ali's Property In *Dag* No. 589/658. Be it mention that in the present L.R. *Khatian* No. 301 of Illap Ali, the Vendor herein, the share (*angsha*) of the Vendor in respect of R.S./L.R. *Dag* No. 635, i.e. the First Property, is written as 0.1250 (zero point one two five zero) instead and in place of 0.0625 (zero point zero six two five). The Vendor has already applied to the Block Land and Land Reforms Office, Rajarhat to rectify of the present L.R. *Khatian* No. 301.

5.1.3 **Absolute Ownership of Vendor:** In the abovementioned circumstances, Illap Ali, being the Vendor herein, has become the sole and absolute owner of the Said Property comprised in (1) the First Property (2) the Second Property formed out of Illap Ali's Property In *Dag* No. 637 and (3) the Third Property formed out of Illap Ali's Property In *Dag* No. 589/658, free from all encumbrances and which are also the subject matter of this conveyance.

5.2 Representations, Warranties and Covenants Regarding Encumbrances: The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

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- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever 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 free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *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 based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Surrender of Rights by Pioneer Prodev:** 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.



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7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **2nd Schedule** below, being **(i)** the First Property, i.e. land classified as *sali* (agricultural) measuring 0.3750 (zero point three seven five zero) decimal [equivalent to **(i)** 0.2269 (zero point two two six nine) *cottah* and **(ii)** 15.1773 (fifteen point one seven seven three) square meter], more or less, out of 6 (six) decimal, being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. (*Kri*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1st Schedule** below and the First Property is demarcated and delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property i.e. land classified as *sali* (agricultural) measuring 0.2813 (zero point two eight one three) decimal [equivalent to **(i)** 0.1702 (zero point one seven zero two) *cottah* and **(ii)** 11.3846 (eleven point three eight four six) square meter], more or less, out of 9 (nine) decimal, being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. (*Kri*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1st Schedule** below and the Second Property is demarcated and delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property i.e. land classified as *sali* (agricultural) measuring 1.7160 (one point seven one six zero) decimal [equivalent to **(i)** 1.0382 (one point zero three eight two) *cottah* and **(ii)** 69.4448 (sixty nine point four four four eight) square meter], more or less, out of 55 (fifty five) decimal, being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. (*Kri*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **1st Schedule** below and the Third Property is demarcated and delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon, **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.14,16,299/- (Rupees fourteen lac sixteen thousand two hundred and ninety nine) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutter*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *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 by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby 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 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 claim made by any third parties with respect to the title of the Vendor. In this regard the Vendor clarifies and reiterates that in the present L.R. *Khatian* No. 301 of the Vendor, the share (*angsha*) of Vendor in respect of R.S./L.R. *Dag* No. 635, i.e. the First Property, is recorded inaccurately as 0.1250 (zero point one two five zero) instead and in place of 0.0625 (zero point zero six two five) and the Vendor has already applied to the Block Land and Land Reforms Office, Rajarhat to rectify the present L.R. *Khatian* No. 301 and thus the Vendor further reiterates that the Vendor shall not claim any further share in R.S./L.R. *Dag* No. 635 in future and confirms that he is transferring his entire right, title and interest of whatsoever and howsoever in nature in respect of R.S./L.R. *Dag* No. 635 by this Conveyance. The Vendor further indemnifies that in the event any cost and/or expenses incurred by the Purchaser and/or its successors-in-interest regarding the share (*angsha*) of Vendor in respect of R.S./L.R. *Dag* No. 635 or in any matter connected therewith, the same shall be borne by the Vendor and/or his successors-in-interest.
- 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 to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby 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



ADDITIONAL REGISTRAR
OF ASSAM & ARUNACHAL PRADESH
29 APR 2015

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 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 every one of the aforesaid rights.

- 8.6 **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 the balance portion of the *Dag* (from which the Said Property has been carved out) 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.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to 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.

Ist Schedule
Part I
(First Property)

Land classified as *sali* (agricultural) measuring 0.3750 (zero point three seven five zero) decimal [equivalent to (i) 0.2269 (zero point two two six nine) *cottah* and (ii) 15.1773 (fifteen point one seven seven three) square meter], more or less, out of 6 (six) decimal, being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. (*Kri*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and

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the First Property is demarcated and delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	: By R.S./L.R. <i>Dag</i> Nos. 633 and 634
On the East	: By R.S./L.R. <i>Dag</i> No. 635 (Part)
On the South	: By R.S./L.R. <i>Dag</i> No. 632
On the West	: By R.S./L.R. <i>Dag</i> 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 First Property and appurtenances and inheritances for access and user thereof.

Part II (Second Property)

Land classified as *sali* (agricultural) measuring 0.2813 (zero point two eight one three) decimal [equivalent to (i) 0.1702 (zero point one seven zero two) *cottah* and (ii) 11.3846 (eleven point three eight four six) square meter], more or less, out of 9 (nine) decimal, being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. (*Kri*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the Second Property is demarcated and delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	: By R.S./L.R. <i>Dag</i> No. 635
On the East	: By R.S./L.R. <i>Dag</i> No. 637 (Part)
On the South	: By R.S./L.R. <i>Dag</i> No. 637 (Part)
On the West	: By R.S./L.R. <i>Dag</i> 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 Second Property and appurtenances and inheritances for access and user thereof.

Part III (Third Property)

Land classified as *sali* (agricultural) measuring 1.7160 (one point seven one six zero) decimal [equivalent to (i) 1.0382 (one point zero three eight two) *cottah* and (ii) 69.4448 (sixty nine point four four four eight) square meter], more or less, out of 55 (fifty five) decimal, being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. (*Kri*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the Third Property is demarcated and delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	: By R.S./L.R. <i>Dag</i> No. 589
On the East	: By <i>Mouza</i> Rekjuani, J.L. No.13
On the South	: By R.S./L.R. <i>Dag</i> No. 589/658 (Part)
On the West	: By R.S./L.R. <i>Dag</i> No. 589/658 (Part)

Arghun



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 Property and appurtenances and inheritances for access and user thereof.

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

Land classified as *sali* (agricultural) measuring 0.3750 (zero point three seven five zero) decimal [equivalent to (i) 0.2269 (zero point two two six nine) *cottah* and (ii) 15.1773 (fifteen point one seven seven three) square meter], more or less, out of 6 (six) decimal, being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. (*Kri*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.2813 (zero point two eight one three) decimal [equivalent to (i) 0.1702 (zero point one seven zero two) *cottah* and (ii) 11.3846 (eleven point three eight four six) square meter], more or less, out of 9 (nine) decimal, being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. (*Kri*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 1.7160 (one point seven one six zero) decimal [equivalent to (i) 1.0382 (one point zero three eight two) *cottah* and (ii) 69.4448 (sixty nine point four four four eight) square meter], more or less, out of 55 (fifty five) decimal, being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. (*Kri*) *Khatian* No. 301, corresponding to L.R. *Khatian* No. 301, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part III** of the **1st Schedule** above.

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

The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S. / L.R. <i>Dag</i> Nos.	L.R. (<i>Kri</i>) <i>Khatian</i> n No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of the Owner
Raigachi	635	301	<i>Sali</i>	6	0.3750	Illap Ali
Raigachi	637	301	<i>Sali</i>	9	0.2813	Illap Ali
Raigachi	589/ 658	301	<i>Sali</i>	55	1.7160	Illap Ali
Total Area of Land Sold:					2.3723	

Archan



9. Execution and Delivery

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

Read over and explained the contents of this document in vernacular by me personally to the Vendor, who, after understanding the meaning and purport hereof have put his/ her L.T.S. ~~signature~~ in my presence.

Mahidul Islam



L.T.S. of Illap Ali alias Iliyas Ali
alias Ilias Ali by the pen of
Mahidul Islam

(Illap Ali alias Iliyas Ali alias Ilias Ali)
(Vendor)

MORMUKUT ENCLAVE PRIVATE LIMITED

Anirban Bhattacharya.
Authorized Signatory.

(Purchaser)

Drafted by:

Shuvadip Chakraborty

Shuvadip Chakraborty
Advocate

F/184/14

Witnesses:

Signature Mahidul Islam

Name: MAHIDUL ISLAM

Father's Name: Sunnat Ali

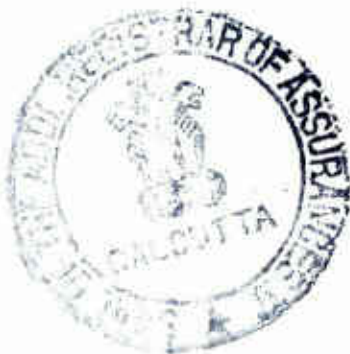
Address: Raigachi, Rajnagar
Kol-135

Signature Mohiuddin Mulla

Name: MOHIUDDIN MUZZA

Father's Name: Chandiuddin

Address: Longul pata, Matiaagarh
Rajnagar Kol-700135



✓
ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
29 APR 2012

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.14,16,299/-** (**Rupees fourteen lac sixteen thousand two hundred and ninety nine**) 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. 405618	16.04.2015	Axis Bank Limited, Kolkata Branch	14,16,299/-



L.T.S. of Illap Ali alias Ilyas Ali
alias Ilias Ali by the pen of
Mahidul Islam

(**Illap Ali alias Ilyas Ali alias Ilias Ali**)
(Vendor)

Witnesses:

Signature Mahidul Islam

Signature Mohiuddin Molla

Name MAHIDUL ISLAM

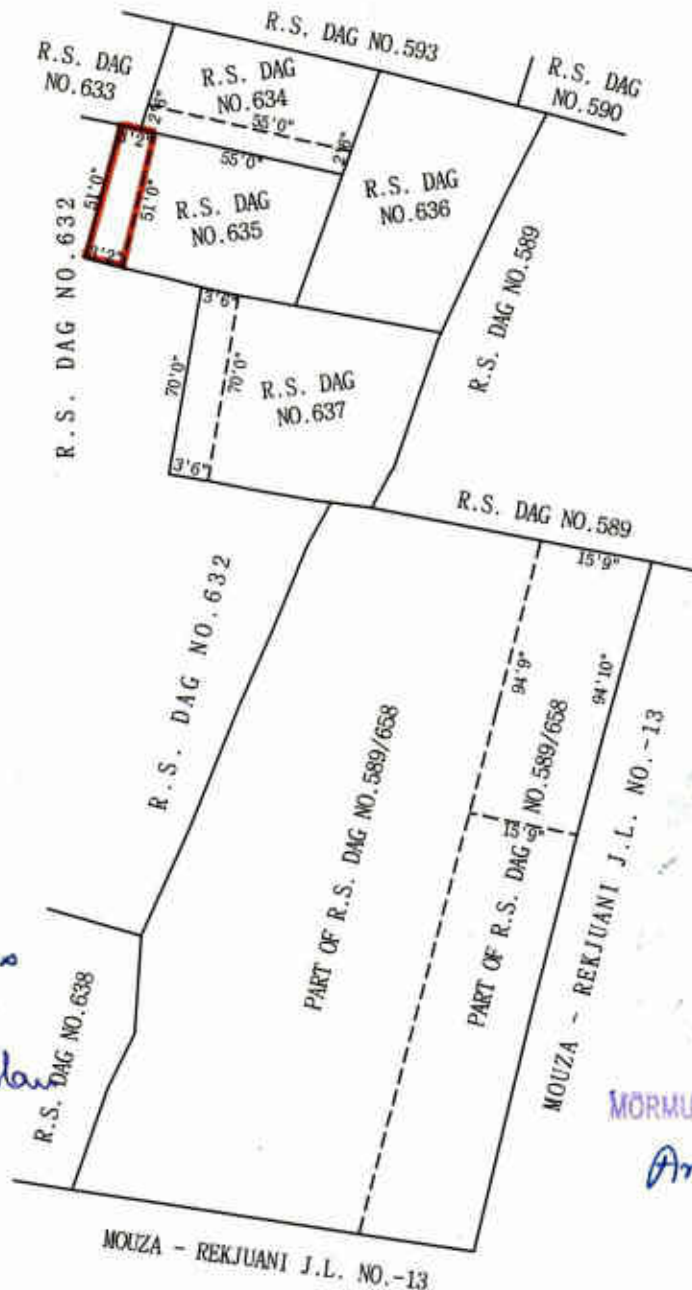
Name MOHIUDDIN MOLLA



Plan A

SITE PLAN OF R.S./L.R. DAG NO.- 635 L.R. KHATIAN NO.- 301, 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



L.T.S. of Shap Ali
alias Shigan Ali alias
Shiao Ali by the
pen of Mahesh Chandra

MORMUKUT ENCLAVE PRIVATE LIMITED

Anirban Bhattacharya
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.3750 DECIMAL EQUIVALENT TO 0.2269 COTTAH DIVIDED AND DEMARCATED
SHALI LAND OUT OF 06 DECIMAL LAND IN R.S./L.R. DAG NO. 635.

SHOWN THUS :-





Plan B

SITE PLAN OF R.S./L.R. DAG NO.- 637, L.R. KHATIAN NO.-301, 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



L.T.S. of Shap Ali
alias Shiyab Ali
alias Shiyab Ali by
the pur of

Mahabubul Islam

MORMUKUT ENCLAVE PRIVATE LIMITED

Anirban Bhattacharya.

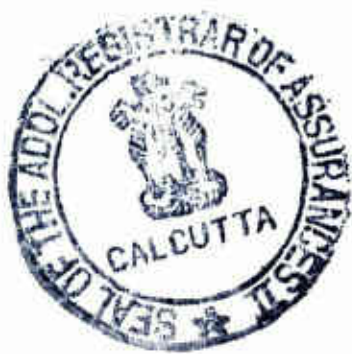
Authorized Signatory.

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.2813 DECIMAL EQUIVALENT TO 0.1702 COTTAH DIVIDED AND DEMARCATED
SHALI LAND OUT OF 09 DECIMAL LAND IN R.S./L.R. DAG NO. 637.

SHOWN THUS :-





Plan C

SITE PLAN OF R.S./L.R. DAG NO.- 589/658, L.R. KHATIAN NO.- 301, 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



L.T.S. of Shilap Ali
alias Shiyas Ali alias
Shilap Ali by the pen
of Mahomed Islam

MORMUKUTENCLAVE PRIVATE LIMITED

Anirban Bhattacharya
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S :

























LEGEND : 1.7160 DECIMAL EQUIVALENT TO 1.0382 COTTAH DIVIDED AND DEMARCATED SHALI LAND OUT OF 55 DECIMAL IN R.S./L.R. DAG NO. 589/658.

SHOWN THUS :-





SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
  <i>L.T.S. of Srip Ali alias Srip Ali alias Srip Ali by the pen of Maheshwar Suman</i>						
	Little	Ring	Middle (Left Hand)	Fore	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring	Little	
  <i>L.T.S. of Srip Ali alias Srip Ali alias Srip Ali by the pen of Maheshwar Suman</i>						
	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



Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Anirban Bhattacharya 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	Illap Ali (Alias: Ilias Ali) Son of Ajed Ali RAIGACHI, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 29/04/2015; Date of Admission : 29/04/2015; Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mormukut Enclave Pvt Ltd 2nd Floor, Park Street, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAICM1458M.; Status : Organization; Represented by representative as given below:-
1(1)	Anirban Bhattacharya 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: Others, Citizen of: India, PAN No. AOLPB2357J.; Status : Representative; Date of Execution : 29/04/2015; Date of Admission : 29/04/2015; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mahidul Islam Son of Sunnet Ali Ali Raigachi, Rajarhat, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Anirban Bhattacharya, Illap Ali	

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:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi	RS Plot No:- 589/658, RS Khatian No:- 301	1.716 Dec	10,24,478/-	10,24,478/-	Proposed Use: Bastu, ROR: Shali
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi	RS Plot No:- 635, RS Khatian No:- 301	0.375 Dec	2,23,881/-	2,23,881/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi	RS Plot No:- 637, RS Khatian No:- 301	0.2813 Dec	1,67,940/-	1,67,940/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Illap Ali	Mormukut Enclave Pvt Ltd	1.716	100
L2	Illap Ali	Mormukut Enclave Pvt Ltd	0.375	100
L3	Illap Ali	Mormukut Enclave Pvt Ltd	0.2813	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Anirban Bhattacharya
Address	Premises No:99 A,Thana : Park Street, District : Kolkata, WEST BENGAL, PIN - 700016
Applicant's Status	Buyer/Claimant

Office of the A.R.A. - II KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190200049 / 2016

Query No/Year	19021000395926/2015	Serial no/Year	1902004820 / 2015
Deed No/Year	I - 190200049 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Anirban Bhattacharya	Presented At	Private Residence
Date of Execution	29-04-2015	Date of Presentation	29-04-2015

Remarks

On 29/04/2015

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

Presented for registration at 16:42 hrs on : 29/04/2015, at the Private residence by Anirban Bhattacharya ..

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

Execution is admitted on 29/04/2015 by

Illap Ali, Alias Ilias Ali, Son of Ajed Ali, RAIGACHI, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Others
Indetified by Mahidul Islam, Son of Sunnet Ali Ali, Raigachi, Rajarhat, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

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

Execution is admitted on 29/04/2015 by

Anirban Bhattacharya Authorised Signatory, Mormukut Enclave Pvt Ltd, 2nd Floor, Park Street, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016
Indetified by Mahidul Islam, Son of Sunnet Ali Ali, Raigachi, Rajarhat, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70,835/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60645, Purchased on 20/03/2015,Treasury/Vendor named M Ghosh.

(Dulal Saha)

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

On 11/05/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 14,16,299/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,674/- (A(1) = Rs 15,576/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Draft Rs 15,674/-

Description of Draft

1. Rs 15,674/- is paid, by the Draft(8554-16) No: 782288, Date: 06/05/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70,835/- and Stamp Duty paid by Draft Rs 70,835/-

Description of Draft

1. Rs 70,835/- is paid, by the Draft(8554-16) No: 782287, Date: 06/05/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Dulal Saha)

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

On 06/01/2016

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule of Indian Stamp Act 1899.



(Ashoke Kumar Biswas)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2016, Page from 1907 to 1932

being No 190200049 for the year 2016.



Digitally signed by ASHOKE KUMAR
BISWAS

Date: 2016.01.07 14:04:42 +05:30

Reason: Digital Signing of Deed.

(Ashoke Kumar Biswas) 07/01/2016 14:04:41

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)



Dated this 29th day of April, 2015

Between

Illap Ali alias Iliyas Ali alias Ilias Ali
... Vendor

And

Mormukut Enclave Pvt. Ltd.
... Purchaser

CONVEYANCE

Land Measuring
2.3723 (two point three seven two three) decimal
Portion of
R.S./L.R. Dag No. 635, 637 & 589/658
Mouza Raigachi
Police Station Rajarhat
District North 24 Parganas



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