

09881/2012

RG/60

11248/12

भारतीय गैर न्यायिक

दस
रुपये
रु.10TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

59AA 640354

2527
22/4/12
7-52
Additional Registrar of Assurance
Kolkata



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

CONVEYANCE

1. Date: 14th August, 2012

2. Place: Kolkata

3. Parties

3.1 Faraj Ali Molla alias Faraj Ali, son of Ajet Ali, residing at Rajarhat, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas
(Vendor, includes successors-in-interest)

২৪ জুলাই
১৪/৮/১২

২৪ জুলাই
১৪/৮/১২

GOPALPRIYA PROMOTERS PRIVATE LIMITED

Paramall Jain

Director/Authorised Signatory

66265

Sold to.....
Address.....
8 AUG 2012
Value.....
E.S.V.
H.S. CHAKRA S.

SAHA & RAY
Advocates
3A/1, 3rd Floor, Hastings Chambers
7C, Kiran Shankar Roy Road
Kolkata - 700001

Paramall Jain



C-5677

GOPALPRIYA PROMOTERS PRIVATE LIMITED

Paramall Jain

Director

Authorised Signature

C-5678

মহিউদ্দিন মোল্লা



Mohiuddin Molla .

Plot. Shariuddin Molla .
vil. Lalgat Pota. P.O. Matiyah.
P.S. Barnali - North 24 P.S.
Kuf 700135

ADDITIONAL REGISTRAR
OF ASSURANCES-II
14 AUG 2012



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

Endorsement For Deed Number : I - 11248 of 2012
(Serial No. 09881 of 2012)

On

Payment of Fees:

On 14/08/2012

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

Presented for registration at 19.52 hrs on :14/08/2012, at the Private residence by Paras Mall Jain
Claimant.

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

Execution is admitted on 14/08/2012 by

1. Paras Mall Jain
Authorised Signatory, Gopalpirya Promoters Pvt Ltd, 2nd Floor, 109, Park Street, , Kol, Thana:-Park
Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.
By Profession : Service
Identified By Monirul Islam, son of M Ali, Raigachi, Thana:-Rajarhat, P.O. :- ,District:-North
24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

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

On 18/08/2012

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.-19,63,634/-

Certified that the required stamp duty of this document is Rs.- 98202 /- and the Stamp duty paid as:
Impresive Rs.- 10/-

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

Execution is admitted on 18/08/2012 by

1. Faraj Ali Molla Alias Faraj Ali, son of Ajet Ali , Rajarhat, Kol, Thana:-Rajarhat, P.O. :-Rajarhat
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession :
Others
Identified By Monirul Islam, son of M Ali, Raigachi, Thana:-Rajarhat, P.O. :- ,District:-North
24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.



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

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

08/09/2012 11:32:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 11248 of 2012
(Serial No. 09881 of 2012)

On 08/09/2012

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 Cash

- Rs. 0.00/-, on 08/09/2012

Amount by Draft

Rs. 21691/- is paid , by the draft number 037516, Draft Date 05/09/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 08/09/2012

(Under Article : A(1) = 21593/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 08/09/2012)

Deficit stamp duty

Deficit stamp duty Rs. 98202/- is paid 03751505/09/2012 State Bank of India, DALHOUSIE SQUARE, received on 08/09/2012

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



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

And

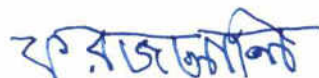
- 3.2 **Gopalpriya Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAECG6791M**), represented by its authorized signatory Paras Mall Jain, son of Late Pushraj Jain, by occupation Service, working for gain at Siddha Park, 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 29 (twenty nine) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* and 10 (ten) *chittack* and 8.14 (eight point one four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.594, recorded in L.R. *Khatian* No. 758, *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 Bidhannagar, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said *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 3.4375 (three point four three seven five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 15 (fifteen) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *biga* 13 (thirteen) *cottah* 5 (five) *chittack* and 15 (fifteen) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 589/658 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And** (3) land classified as *sali* (agricultural) measuring 0.3125 (zero point three one two five) decimal equivalent to 3 (three) *chittack* and 1.3 (one point three) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* 5 (five) *chittack* and 22 (twenty two) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 634, recorded in L.R. *Khatian* No.758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part III** of the **1st Schedule** below and the said *Dag* No. 634 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **And** (4) land classified as *sali* (agricultural) measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 29 (twenty nine) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* and 10 (ten) *chittack* and 8.14 (eight point one four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below and the said *Dag* No. 635 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**) **And** (5) land classified as *sali*

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ADDITIONAL REGISTRAR
OF COMPANIES-II, KOLKATA
• 14 AUG 2012

(agricultural) measuring 0.5625 (zero point five six two five) decimal equivalent to 5 (five) *chittack* and 20.45 (twenty point four five) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 12.24 (twelve point two four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part V** of the **1st Schedule** below and the said *Dag* No. 637 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 4 (four) square feet, more or less, more fully described in the **2nd Schedule** below (collectively **Said Property**) **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, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

5.1.1 **Ownership of Said Property:** The Vendor is the owner of the Said Property.

5.1.2 **Record of Rights of Vendor:** The Vendor has got his name recorded in the Land Reforms Settlement in L.R. *Khatian* No. 758 in respect of the Said Property.

5.1.3 **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 any Local Authority or Statutory Body.

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

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.



ADDITIONAL REGISTRATION DATA
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- 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 now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, 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 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, comprising of (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 29 (twenty nine) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* and 10 (ten) *chittack* and 8.14 (eight point one four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 594, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No. 594 being delineated on **Plan A** annexed hereto and bordered in colour **Red**



ADDITIONAL REGISTRAR
OF ASSURANCES-II
14 AUG 2012

thereon **And (2)** the Second 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 15 (fifteen) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 5 (five) *chittack* and 15 (fifteen) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 589/658 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Land, i.e. land classified as *sali* (agricultural) measuring 0.3125 (zero point three one two five) decimal equivalent to 3 (three) *chittack* and 1.3 (one point three) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* 5 (five) *chittack* and 22 (twenty two) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 634, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part III** of the **1st Schedule** below and the said *Dag* No. 634 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Land, i.e. land classified as *sali* (agricultural) measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 29 (twenty nine) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* and 10 (ten) *chittack* and 8.14 (eight point one four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below and the said *Dag* No. 635 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 0.5625 (zero point five six two five) decimal equivalent to 5 (five) *chittack* and 20.45 (twenty point four five) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 12.24 (twelve point two four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part V** of the **1st Schedule** below and the said *Dag* No. 637 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 4 (four) square feet, more or less **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, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.7,67,045/- (Rupees seven lac sixty seven thousand and forty five) 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.

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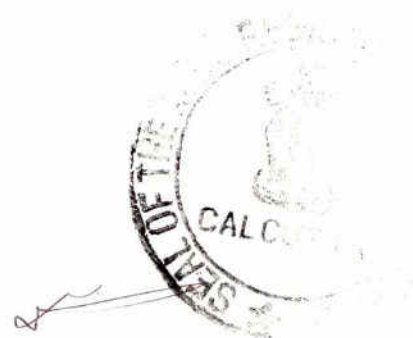
for



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ADDITIONAL RECORDS
OF ASSURANCE
14 AUG 2012

- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, 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:** 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 and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor, 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/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:** *Khas*, vacant and peaceful 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 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.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the



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Vendor hereby expressly (1) consents to the same and (2) 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 in this regard shall sign all documents and papers as required by the Purchaser.

- 8.7 **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/or 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 Land)

Land classified as *doba* measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 29 (twenty nine) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* and 10 (ten) *chittack* and 8.14 (eight point one four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 594, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 594 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

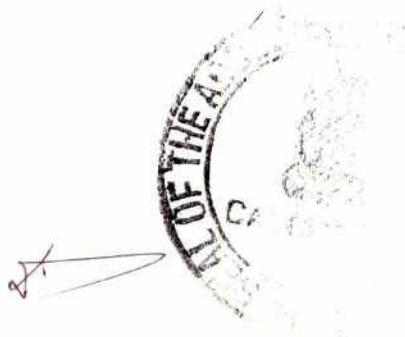
On the North	: By R.S./L.R. <i>Dag</i> Nos. 593 and 595
On the East	: By R.S./L.R. <i>Dag</i> No. 593
On the South	: By R.S./L.R. <i>Dag</i> No. 593
On the West	: By R.S./L.R. <i>Dag</i> No. 595

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 3.4375 (three point four three seven five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 15 (fifteen) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 5 (five) *chittack* and 15 (fifteen) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 589/658 being 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> Nos. 589 and 637
On the East	: By <i>Mouza</i> Reckjuani
On the South	: By <i>Mouza</i> Reckjuani



ADDITIONAL REGISTRAR
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On the West : By R.S./L.R. *Dag* Nos. 632 and 638

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 0.3125 (zero point three one two five) decimal equivalent to 3 (three) *chittack* and 1.3 (one point three) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* 5 (five) *chittack* and 22 (twenty two) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 634, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *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 R.S./L.R. *Dag* No. 593
On the East : By R.S./L.R. *Dag* No. 636
On the South : By R.S./L.R. *Dag* No. 635
On the West : By R.S./L.R. *Dag* Nos. 632 and 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 Third Land and appurtenances and inheritances for access and user thereof.

Part IV (Fourth Land)

Land classified as *sali* (agricultural) measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 29 (twenty nine) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* and 10 (ten) *chittack* and 8.14 (eight point one four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 635 being 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. *Dag* No. 634
On the East : By R.S./L.R. *Dag* No. 636
On the South : By R.S./L.R. *Dag* Nos. 632 and 637
On the West : By R.S./L.R. *Dag* Nos. 632 and 637

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.



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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
14 AUG 2012

Part V
(Fifth Land)

Land classified as *sali* (agricultural) measuring 0.5625 (zero point five six two five) decimal equivalent to 5 (five) *chittack* and 20.45 (twenty point four five) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 12.24 (twelve point two four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.637, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No.637 being 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> Nos. 635 and 636
On the East	: By R.S./L.R. <i>Dag</i> No. 589
On the South	: By R.S./L.R. <i>Dag</i> Nos. 589/658 and 632
On the West	: By R.S./L.R. <i>Dag</i> No. 632

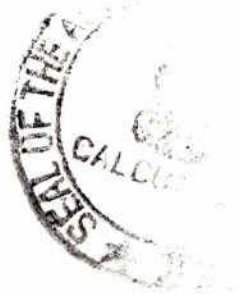
Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Fifth Land and appurtenances and inheritances for access and user thereof.

2nd Schedule
(Said Property)

Land classified as *doba* measuring 0.3750 (zero point three seven five zero) decimal equivalent to 3 (three) *chittack* and 29 (twenty nine) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* and 10 (ten) *chittack* and 8.14 (eight point one four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 594, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** above and the said *Dag* No. 594 being delineated on **Plan A** 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 15 (fifteen) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 5 (five) *chittack* and 15 (fifteen) square feet, more or less], being a portion of R.S./L.R. *Dag* No.589/658, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part II** of the **1st Schedule** above and the said *Dag* No. 589/658 being delineated on **Plan B** 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 1.3 (one point three) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* 5 (five) *chittack* and 22 (twenty two) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 634, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat,, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part III** of the **1st**



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ADDITIONAL RECEIPT
OF ASSURANCE
KARNATAKA
14 AUG 2012

Schedule above and the said *Dag* No. 634 being delineated on **Plan D** 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 29 (twenty nine) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* and 10 (ten) *chittack* and 8.14 (eight point one four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part IV** of the **1st Schedule** above and the said *Dag* No. 634 being delineated on **Plan D** 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 20.45 (twenty point four five) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 12.24 (twelve point two four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. *Khatian* No. 758, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part V** of the **1st Schedule** above and the said *Dag* No. 637 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 4 (four) square feet, more or less

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> No.	R.S./ L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	594	758	<i>Doba</i>	6	0.3750	Faraj Ali Molla alias Faraj Ali
Raigachi	589/658	758	<i>Sali</i>	55	3.4375	Faraj Ali Molla alias Faraj Ali
Raigachi	634	758	<i>Sali</i>	5	0.3125	Faraj Ali Molla alias Faraj Ali
Raigachi	635	758	<i>Sali</i>	6	0.3750	Faraj Ali Molla alias Faraj Ali
Raigachi	637	758	<i>Sali</i>	9	0.5625	Faraj Ali Molla alias Faraj Ali
Total Area of Land Sold:					5.0625	

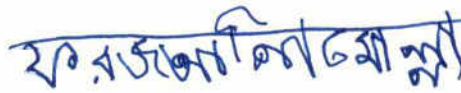


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ADDITIONAL REGISTRAR
OF ASSURANCE KATA
14 AUG 2012

9. Execution and Delivery

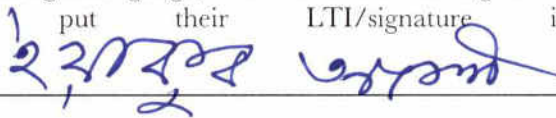
9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.



(Faraj Ali Molla *alias* Faraj Ali)
[Vendor]

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

Signature



Gopalpriya Promoters Private Limited



(Paras Mall Jain)
Authorized Signatory
[Purchaser]

Witnesses:

Signature Mohiuddin Molla

Signature Saibal Banerjee

Name MOHIUDDIN MOLLA

Name Saibal Banerjee

Father's Name efo Lat Shamiuddin

Father's Name Saibal Banerjee

Address Lanjol path

Address 7c, K.S. Roy Road

Po. Matiyacha. P.S. Barrasat
Kat - 700135

Kolkata - 700001.

2



ADDITIONAL REGISTRAR
OF ASSURANCES-II KARNATAKA
14 AUG 2012

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.7,67,045/- (Rupees seven lac sixty seven thousand and forty five) 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. 001641	13.08.2012	Axis Bank Limited, Nimta, Kolkata-700049	3,83,522/-
Pay Order No. 001642	13.08.2012	Axis Bank Limited, Nimta, Kolkata-700049	3,83,523/-
		Total:	7,67,045/-

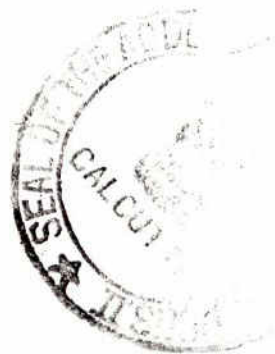
(Faraj Ali Molla *alias* Faraj Ali)
[Vendor]

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

Signature

Witnesses:

Signature Mohiuddin Molla. Signature
Name MOHIUDDIN MOLLA Name Sourav Banerjee.

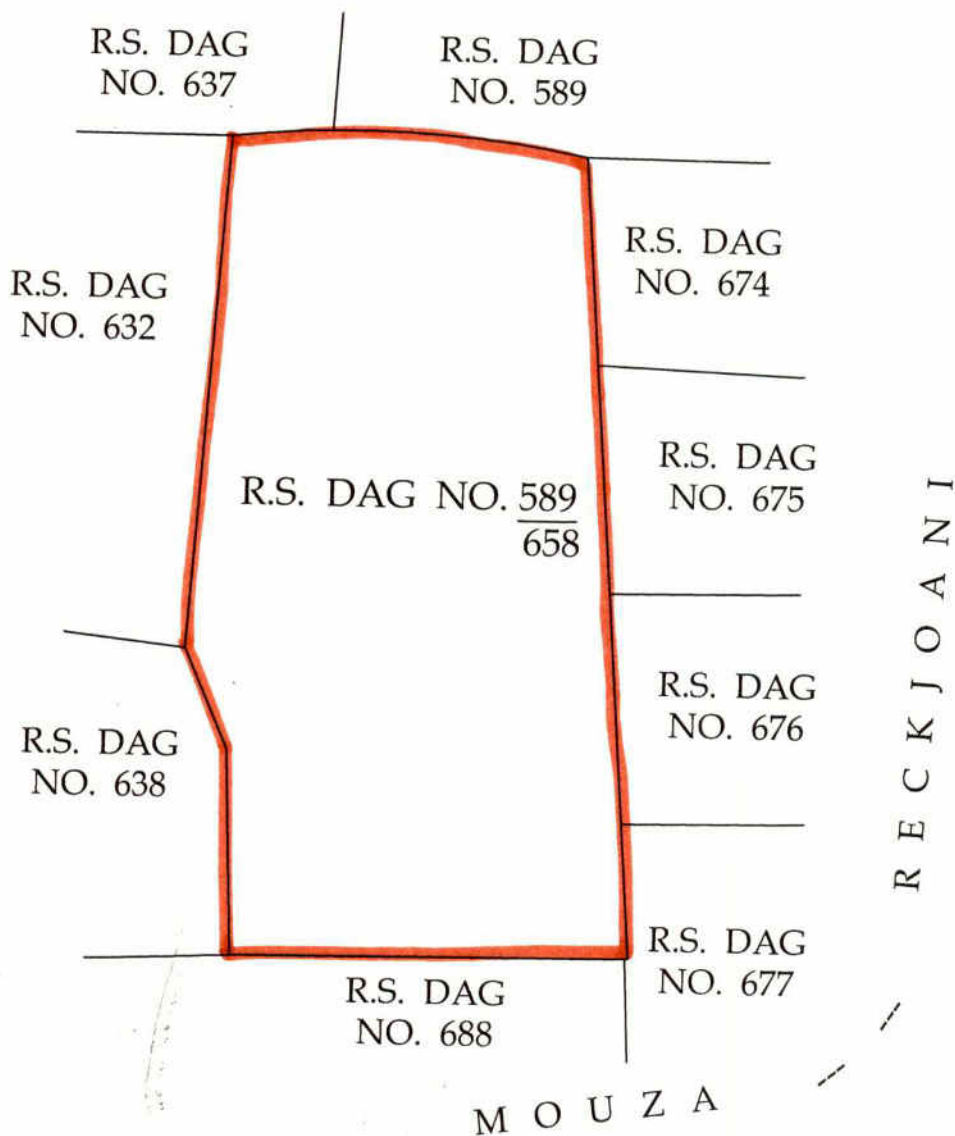


✓

ADDITIONAL REGISTRAR
OF ASSURANCES
14 AUG 2012

SITE PLAN OF R.S./L.R. DAG NO.- 589/658, L.R. KHATIAN NO.- 758, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

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



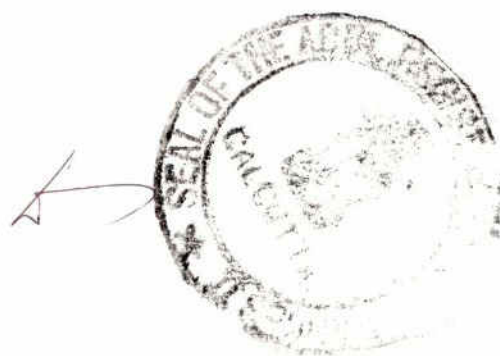
[Signature]
GOPALPRIYA PROMOTERS PRIVATE LIMITED
Paras mallan
Director/Authorizing Officer

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 :-

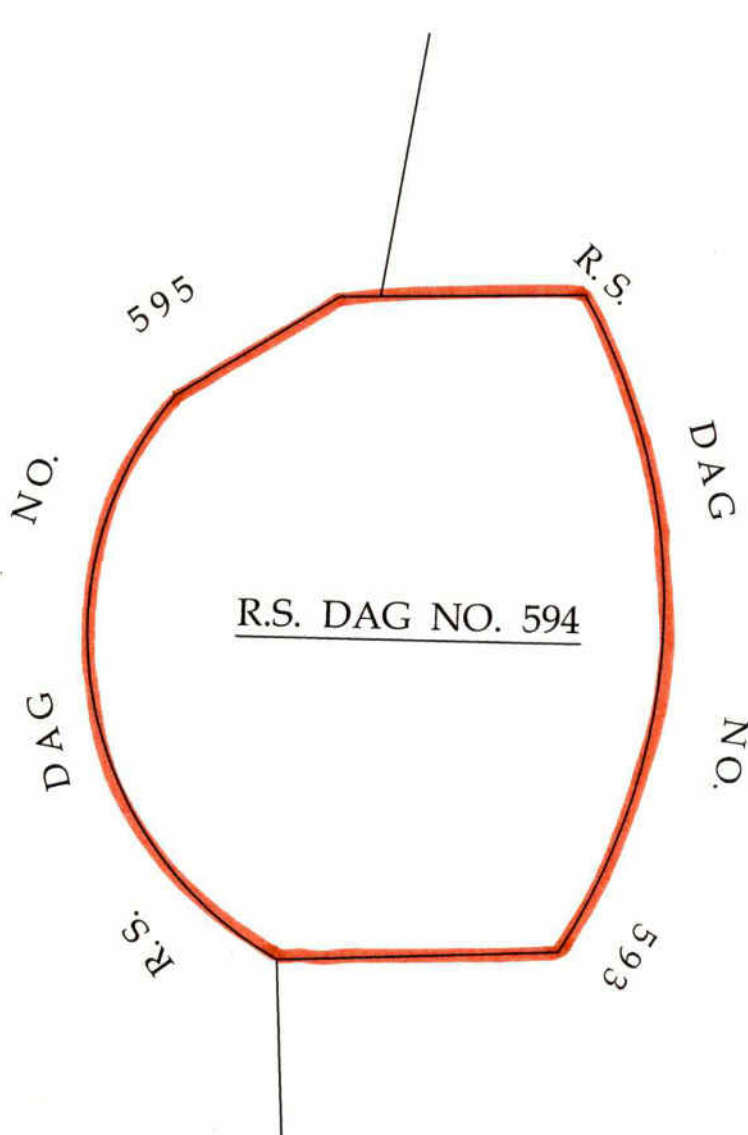




ADDITIONAL REGISTRAR
OF ASSURANCES CALCUTTA
14 AUG 2012

SITE PLAN OF R.S./L.R. DAG NO.- 594, L.R. KHATIAN NO.- 758, MOUZA - RAIGACHI,
J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT
BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 594 is 06 DECIMAL



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GOPALPRIYA PROMOTERS PRIVATE LIMITED

Handwritten signature in blue ink.

Director
Authorized Signatory.

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 :-

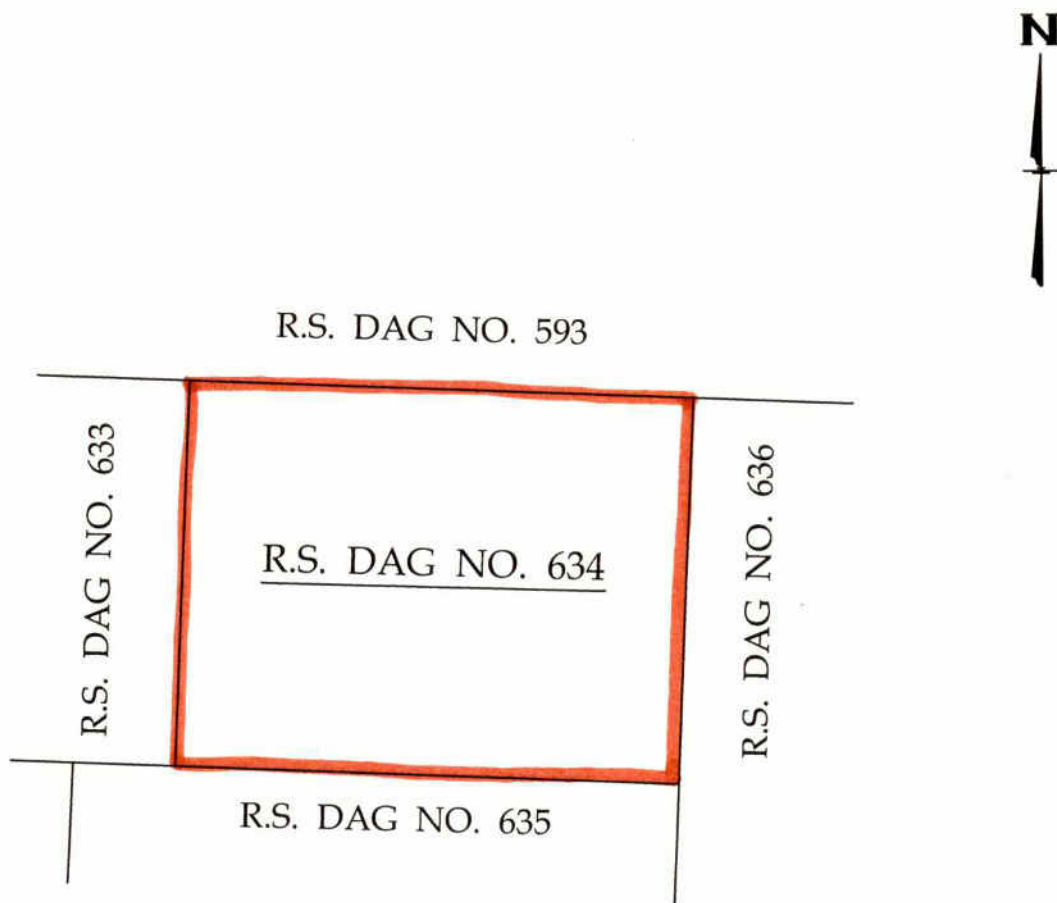




14 AUG 2012

SITE PLAN OF R.S./L.R. DAG NO.- 634, L.R. KHATIAN NO.- 758, MOUZA - RAIGACHI,
J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT
BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 634 is 05 DECIMAL



২০১৫৭ তারিখ ৬/২৪/১৫

GOPALPRIYA PROMOTERS PRIVATE LIMITED
Panamall Jain

Director:
Authorized Signatory

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 :-



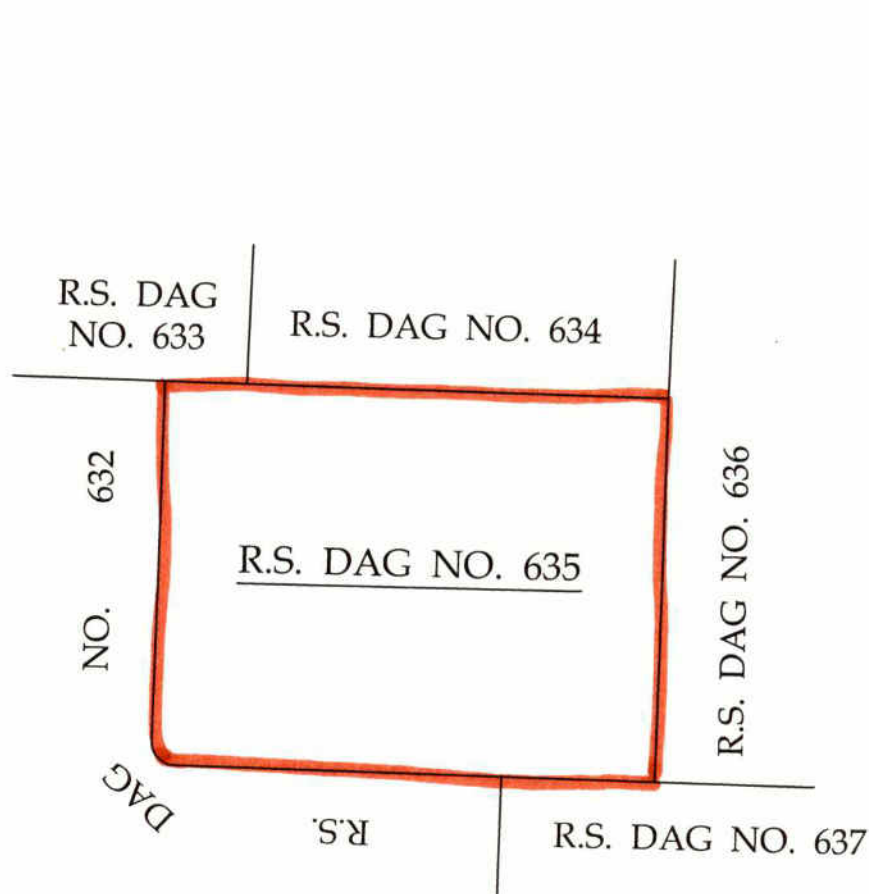


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ADDITIONAL REGISTRAR
OF ASSURANCES-II
14 AUG 2012

SITE PLAN OF R.S./L.R. DAG NO.- 635 L.R. KHATIAN NO.- 758, MOUZA - RAIGACHI,
J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT
BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 635 is 06 DECIMAL



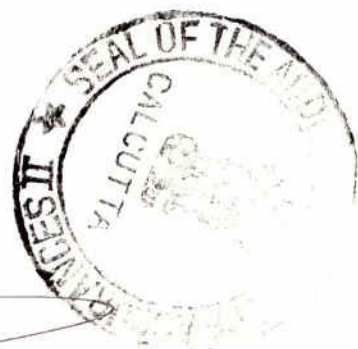
Handwritten signature in blue ink
GOPALPRIYA PROMOTERS PRIVATE LIMITED
Panamallan
Director/Authorised Signatory

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 :-

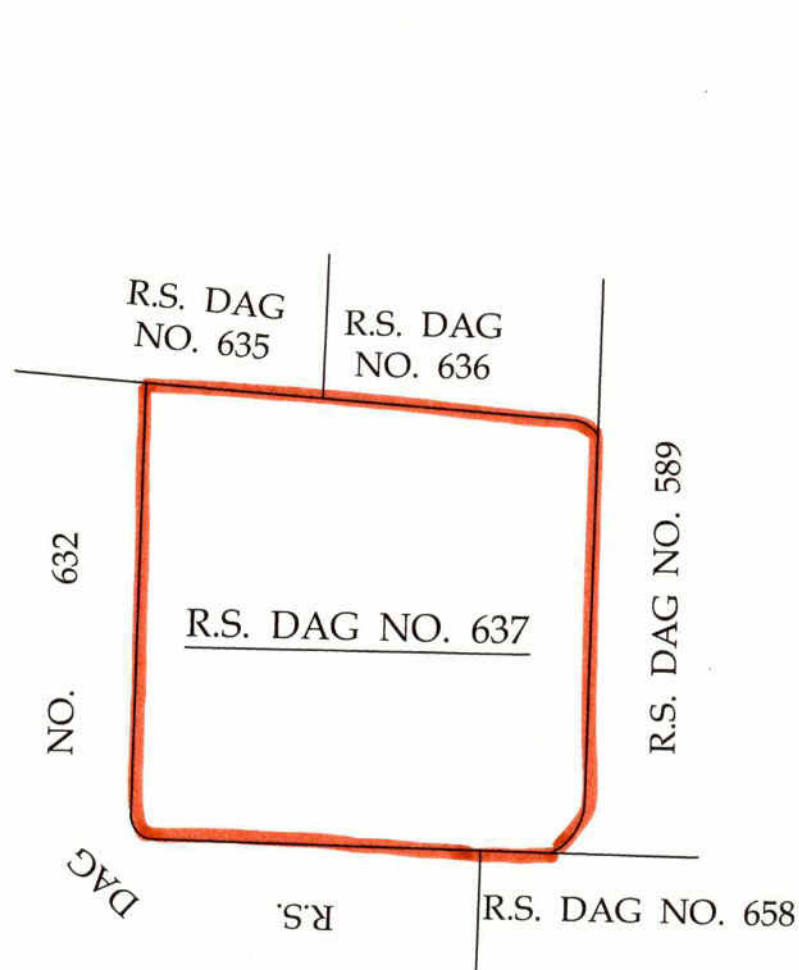




ADDITIONAL DEPT
OF ASSH
14 AUG 2012

SITE PLAN OF R.S./L.R. DAG NO.- 637, L.R. KHATIAN NO.- 758, MOUZA - RAIGACHI,
J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT
BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 637 is 09 DECIMAL



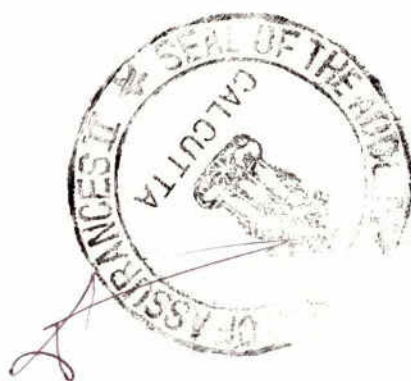
(Signature)
GOPALPRIYA PROMOTERS PRIVATE LIMITED
Pam mallyan
Director/Authorised

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.


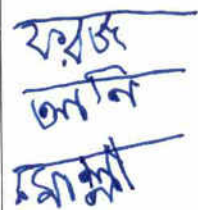
































SHOWN THUS :-



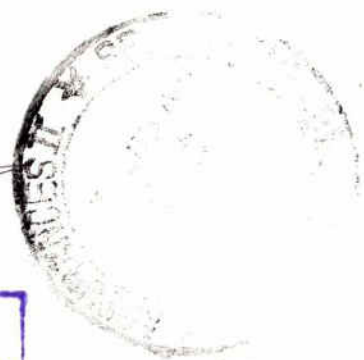


ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
14 AUG 2012

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
KOLKATA
14 AUG 2012



Dated this _____ day of _____, 2012

Between

Faraj Ali Molla *alias* Faraj Ali
... Vendor

And

Gopalpriya Promoters Private Limited
... Purchaser

CONVEYANCE

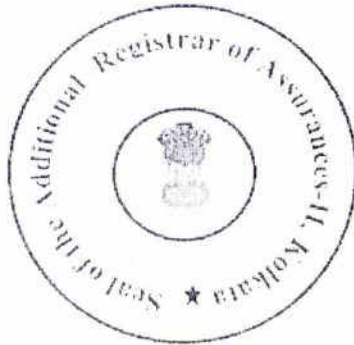
Portions of
R.S./L.R. Dag Nos. 594, 589/658,
634, 635 and 637
Mouza Raigachi
District North 24 Parganas

Saha & Ray

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 44
Page from 3022 to 3043
being No 11248 for the year 2012.



(Dulal chandra Saha) 12-September-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal