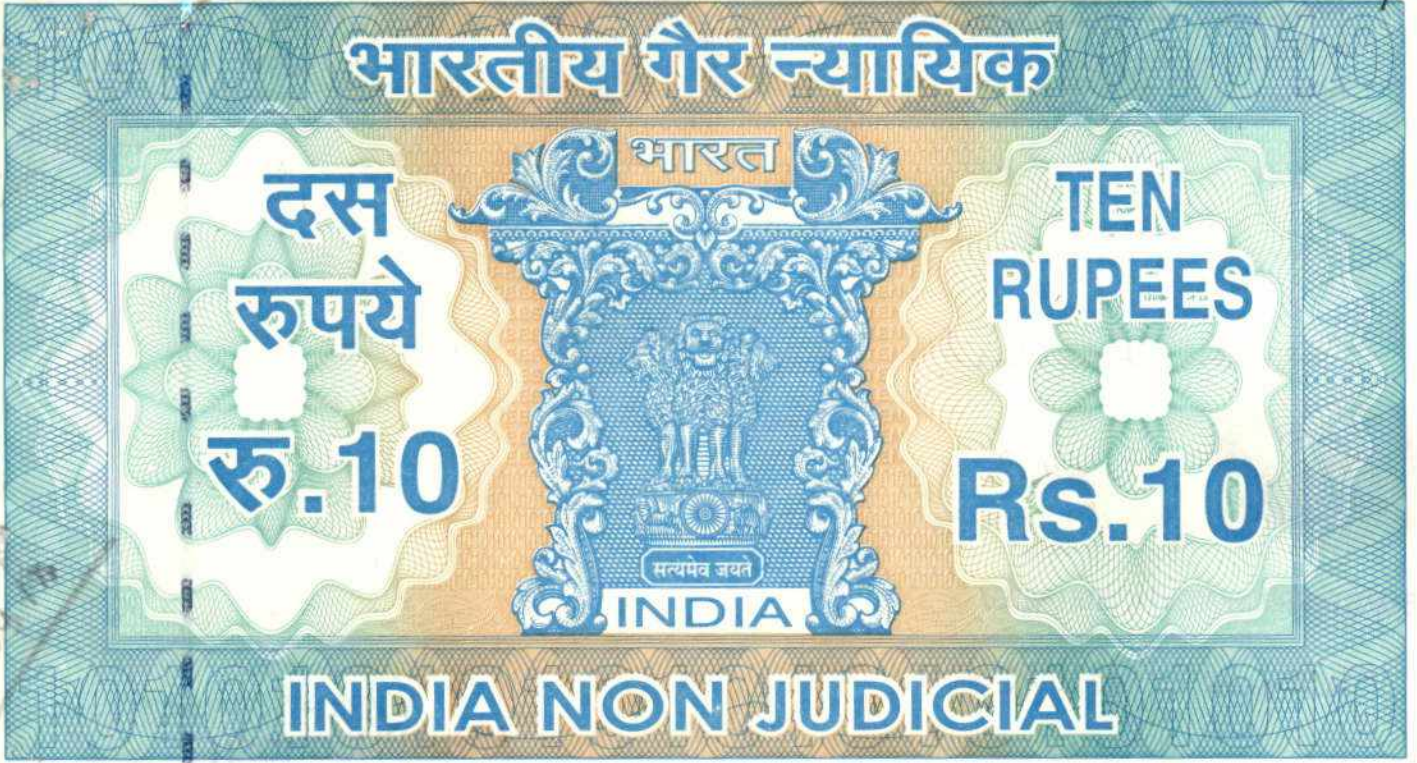


10990/012

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15204/12



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

59AA 707457



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

Additional Registrar of Assurances-II, Kolkata  
18/9/12

CONVEYANCE

1. Date: 18<sup>th</sup> September 2012 ছাত্রা মী
2. Place: Kolkata
3. Parties
- 3.1 **Chhapura Bibi alias Chaima Bibi alias Chaima Khatun**, wife of Rahaman Mondal, residing at Village Chowgharia, Post Office Rohanda, PIN-743510, Police Station Barasat, District North 24 Parganas  
(Vendor, includes successors-in-interest)

ছাত্রা মী

ছাত্রা

2557/12  
8-5-12

29/03/12

At dno.

250  
12  
350

18/9

29492 12 SEP 2012

SL. NO. .... DATE .....

NAME .....

ADD. ....

AMT. ....



Sulrata Chandra



C - 6450

BANKE BIHARI INFRADEV PRIVATE LIMITED

Sulrata Chandra

AUTHORISED SIGNATORY

M Ghosh

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



C - 6451

হা.সি.সি.সি.সি.



Identified by:

আব্দুল করিম

বিপা গা মা স রু মা

সং: ৬৪৫১

সং: ৬৪৫১

সং: ৬৪৫১

সং: ৬৩০, ২৪ ৬৪৫১

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ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
18 SEP 2012



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

**Endorsement For Deed Number : I - 15204 of 2012**  
**(Serial No. 10990 of 2012)**

**On 18/09/2012**

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

Presented for registration at 18.55 hrs on :18/09/2012, at the Private residence by Subrata Chakraborty ,Claimant.

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

Execution is admitted on 18/09/2012 by

1. Chhapura Bibi Alias Chaima Bibi, wife of Rahaman Mondal , Village:Chowgharia, Thana:-Barasat, P.O. :-Rohanda ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-743510, By Caste Muslim, By Profession : Others
2. Subrata Chakraborty  
Authorised Signatory, Banke Bihari Infradev Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Abdur Rahaman, son of Golam Rasul, Chowgharia, Thana:-Barasat, P.O. :-Rohanda ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Others.

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

**On 19/09/2012**

**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.-23,92,550/-

Certified that the required stamp duty of this document is Rs.- 119648 /- and the Stamp duty paid as: Impressive Rs.- 10/-

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

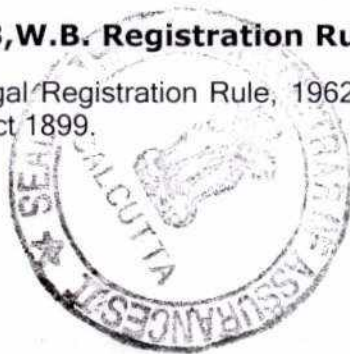
**On 11/12/2012**

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

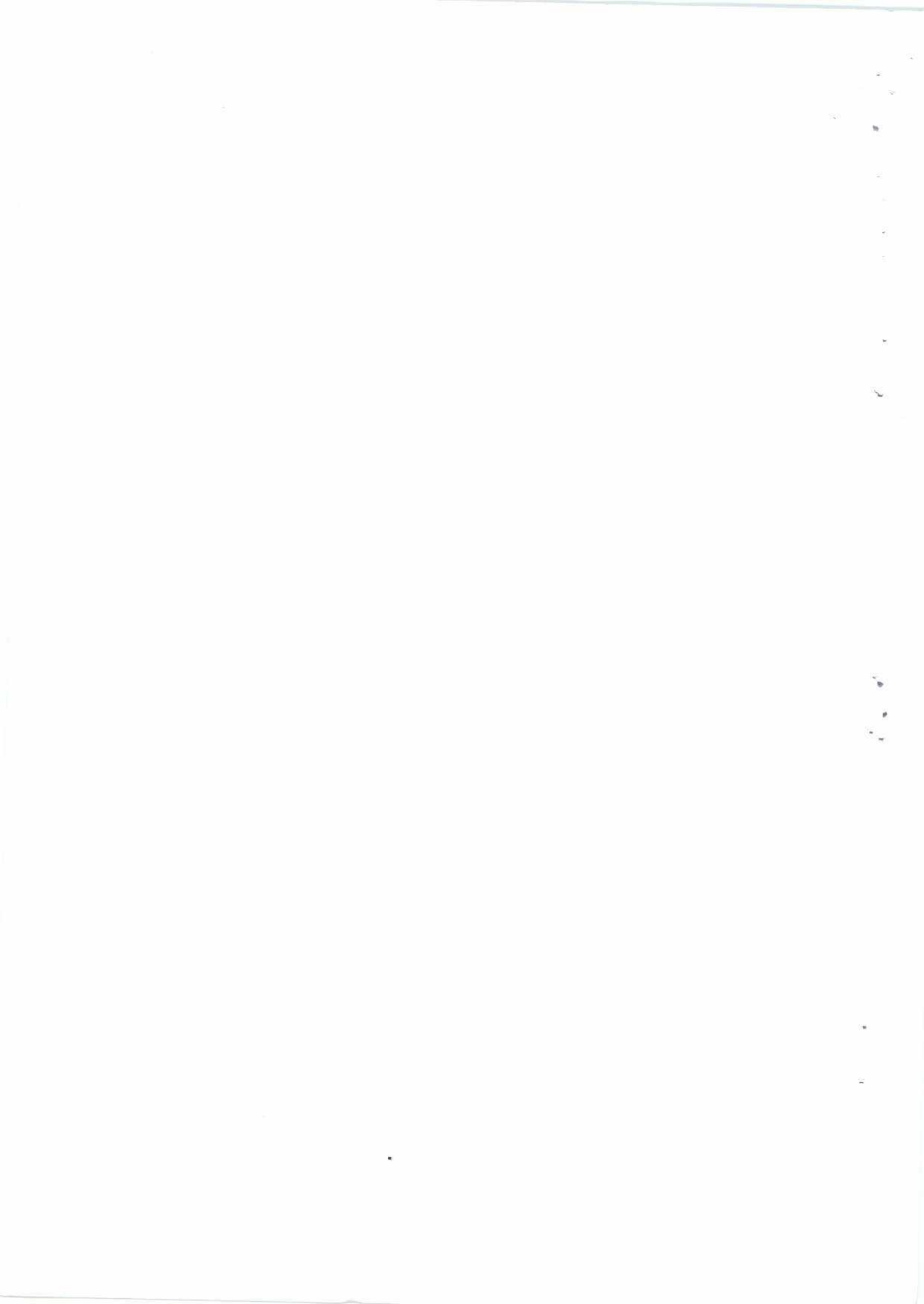
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft



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





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

**Endorsement For Deed Number : I - 15204 of 2012**

**(Serial No. 10990 of 2012)**

Rs. 26410/- is paid , by the draft number 041065, Draft Date 07/12/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 11/12/2012

( Under Article : A(1) = 26312/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 11/12/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 119648/- is paid , by the draft number 041064, Draft Date 07/12/2012, Bank : State Bank of India, DALHOUSIE SQUARE, received on 11/12/2012

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



( Dulal chandraSaha )  
ADDL. REGISTRAR OF ASSURANCES-II



**And**

- 3.2 **Banke Bihari Infradev Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, 109, Park Street, Kolkata-700016, Police Station Park Street, represented by its authorized signatory Subrata Chakraborty, son of Satinath Chakraborty, of 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 *danga* (highland) measuring 2.5714 (two point five seven one four) decimal equivalent to 1 (one) *cottah* 8 (eight) *chittack* and 40 (forty) square feet, more or less [out of 86 (eighty six) decimal equivalent to 2 (two) *bigha* 12 (twelve) *cottah* and 21.38 (twenty one point three eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 593, recorded in L.R. *Khatian* No. 530, *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 **1<sup>st</sup> Schedule** below and the said *Dag* No. 593 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And** (2) land classified as *doba* measuring 0.1872 (zero point one eight seven two) decimal equivalent to 1 (one) *chittack* and 36.50 (thirty six point five zero) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.53 (three point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 594, recorded in L.R. *Khatian* No. 530, *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 **1<sup>st</sup> Schedule** below and the said *Dag* No. 594 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And** (3) land classified as *sali* (agricultural) measuring 1.7215 (one point seven two one five) decimal equivalent to 1 (one) *cottah* and 29.88 (twenty nine point eight eight) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 4 (four) *chittack* and 21.6 (twenty one point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. *Khatian* No.530, *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 **1<sup>st</sup> Schedule** below and the said *Dag* No. 589/658 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **And** (4) land classified as *sali* (agricultural) measuring 0.469 (zero point four six nine) decimal equivalent to 4 (four) *chittack* and 24.26 (twenty four point two six) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* and 17.93 (seventeen point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 634, recorded in L.R. *Khatian* No. 530, *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 **1<sup>st</sup> Schedule** below and the said *Dag* No. 634 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**) **And** (5) land classified as *sali* (agricultural) measuring 0.375 (zero point three

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[Signature]

ADDITIONAL REGISTRAR  
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seven five) decimal equivalent to 3 (three) *chittack* and 28.44 (twenty eight point four four) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.53 (three point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. *Khatian* No. 530, *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 **1<sup>st</sup> Schedule** below and the said *Dag* No. 635 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon (**Fifth Land**) **And (6)** land classified as *sali* (agricultural) measuring 0.8442 (zero point eight four four two) decimal equivalent to 8 (eight) *chittack* and 7.7 (seven point seven) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.32 (five point three two) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. *Khatian* No. 530, *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 VI** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 637 being delineated on **Plan F** annexed hereto and bordered in colour **Red** thereon (**Sixth Land**), the First Land, the Second Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land **aggregating to** land measuring 6.1683 (six point one six eight three) decimal equivalent to 3 (three) *cottah* 11 (eleven) *chittack* and 31.9 (thirty one point nine) square feet, more or less, more fully described in the **2<sup>nd</sup> 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 has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Vendor:** The Vendor is the recorded owner of the Said Property in L.R. *Khatian* No. 530.
- 5.1.2 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the absolute owner of the Said Property.
- 5.1.3 **Said Agreement of Said Property:** By an Agreement dated 17<sup>th</sup> October, 2006 (**Said Agreement**), the Vendor agreed to sell a portion of the Said Property, to Jenco Developers Private Limited (**Jenco**). Jenco paid to the Vendor a total sum of Rs.30,000/- (Rupees thirty thousand) (**Said Advance**) under the Said Agreement.
- 5.1.4 **Assignment to Green Oaks Developers:** By an Agreement dated 8<sup>th</sup> October, 2010 (**First Assignment Agreement**), Jenco assigned to Green Oaks Developers (**Green Oaks**) and its assigns *inter alia* all rights of any and every nature whatsoever of Jenco in the Said Property acquired by virtue of the Said Agreement and/or against the Vendor under the Said Agreement and/or otherwise together with the benefit of the Said Advance.
- 5.1.5 **Assignment to Siddha Projects Private Limited:** By an Agreement dated 7<sup>th</sup> November, 2011 (**Second Assignment Agreement**), Green Oaks further assigned to Siddha Projects Private Limited (**Siddha Projects**) and its assigns *inter alia* all rights of any and every nature whatsoever of Green Oaks in the Said Property acquired by virtue of the Said Agreement, the First Assignment Agreement and/or against the Vendor

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under the Said Agreement and the First Assignment Agreement and/or otherwise together with the benefit of the Said Advance.

- 5.1.6 **Assignment to Pioneer Prodev Private Limited:** By an Agreement dated 31<sup>st</sup> March 2012 (**Third Assignment Agreement**), Siddha Projects further assigned to Pioneer Prodev Private Limited (**Pioneer Prodev**) and its assigns *inter alia* all rights of any and every nature whatsoever of Siddha Projects in the Said Property acquired by virtue of the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement and/or against the Vendor under the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement and/or otherwise together with the benefit of the Said Advance.
- 5.1.7 **Assignment to Purchaser:** By an Agreement dated 13<sup>th</sup> September, 2012 (**Fourth Assignment Agreement**), Pioneer Prodev assigned to the Purchaser and its assigns *inter alia* all rights of any and every nature whatsoever of Pioneer Prodev in the Said Property acquired by virtue of the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement, the Third Assignment Agreement and/or against the Vendor under the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement, the Third Assignment Agreement and/or otherwise together with the all benefits under the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement and the Third Assignment Agreement together with the benefit of the Said Advance.
- 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.
- 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.

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- 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, *debentures*, 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 based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above (collectively **Representations**).
- 6.2 **Adjustment of Said Advance:** Jenco had already paid to the Vendor the Said Advance under the Said Agreement for purchase of the Said Property. Since the Purchaser has stepped into the shoe of Jenco by virtue of the Fourth Assignment Agreement, it has been agreed between the Parties that the Purchaser shall adjust the Said Advance proportionately from the Vendor's Consideration.

## 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 **2<sup>nd</sup> Schedule** below, comprising of **(1)** the First Land, i.e. land classified as *danga* (highland) measuring 2.5714 (two point five seven one four) decimal equivalent to 1 (one) *cottah* 8 (eight) *chittack* and 40 (forty) square feet, more or less [out of 86 (eighty six) decimal equivalent to 2 (two) *bigha* 12 (twelve) *cottah* and 21.38 (twenty one point three eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 593, recorded in L.R. *Khatian* No. 530, *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 **1<sup>st</sup> Schedule** below and the said *Dag* No. 593 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Land, i.e. land classified as *doba* measuring 0.1872 (zero point one eight seven two) decimal equivalent to 1 (one) *chittack* and 36.50 (thirty six point five zero) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.53 (three point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 594, recorded in L.R. *Khatian* No. 530, *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 **1<sup>st</sup> Schedule** below and the said *Dag*



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No.594 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 1.7215 (one point seven two one five) decimal equivalent to 1 (one) *cottah* and 29.88 (twenty nine point eight eight) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 4 (four) *chittack* and 21.6 (twenty one point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. *Khatian* No.530, *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 **1<sup>st</sup> Schedule** below and the said *Dag* No. 589/658 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 0.469 (zero point four six nine) decimal equivalent to 4 (four) *chittack* and 24.26 (twenty four point two six) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* and 17.93 (seventeen point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 634, recorded in L.R. *Khatian* No. 530, *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 **1<sup>st</sup> Schedule** below and the said *Dag* No. 634 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 0.375 (zero point three seven five) decimal equivalent to 3 (three) *chittack* and 28.44 (twenty eight point four four) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.53 (three point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. *Khatian* No. 530, *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 **1<sup>st</sup> Schedule** below and the said *Dag* No. 635 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon **And (6)** the Sixth Land, i.e. land classified as *sali* (agricultural) measuring 0.8442 (zero point eight four four two) decimal equivalent to 8 (eight) *chittack* and 7.7 (seven point seven) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.32 (five point three two) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. *Khatian* No. 530, *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 VI** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 637 being delineated on **Plan F** annexed hereto and bordered in colour **Red** thereon **aggregating to** land measuring 6.1683 (six point one six eight three) decimal equivalent to 3 (three) *cottah* 11 (eleven) *chittack* and 31.9 (thirty one point nine) 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.6,00,000/- (Rupees six lac) 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.

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- 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, *debuffers*, 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, 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 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, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, 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 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

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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 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, 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 *danga* (highland) measuring 2.5714 (two point five seven one four) decimal equivalent to 1 (one) *cottah* 8 (eight) *chittack* and 40 (forty) square feet, more or less [out of 86 (eighty six) decimal equivalent to 2 (two) *bigha* 12 (twelve) *cottah* and 21.38 (twenty one point three eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 593, recorded in L.R. *Khatian* No. 530, *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. 593 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. *Dag* No.597  
**On the East** : By R.S./L.R. *Dag* Nos.590, 591 and 592  
**On the South** : By R.S./L.R. *Dag* Nos.633, 634 and by portions of R.S./L.R. *Dag* Nos.595 and 636  
**On the West** : By R.S./L.R. *Dag* Nos.594, 595 and 596

**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 *doba* measuring 0.1872 (zero point one eight seven two) decimal equivalent to 1 (one) *chittack* and 36.30 (thirty six point five zero) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.53 (three point five three) square feet, more or less]; being a portion of R.S./L.R. *Dag* No. 594, recorded in L.R. *Khatian* No. 530, *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

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delineated on **Plan B** 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 R.S./L.R. *Dag* No. 593  
**On the South** : By 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 Second Land and appurtenances and inheritances for access and user thereof.

**Part III**  
**(Third Land)**

Land classified as *sali* (agricultural) measuring 1.7215 (one point seven two one five) decimal equivalent to 1 (one) *cottah* and 29.88 (twenty nine point eight eight) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 4 (four) *chittack* and 21.6 (twenty one point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. *Khatian* No.530, *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 C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By 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  
**On the South** : By R.S./L.R. *Dag* No.688  
**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 Third Land and appurtenances and inheritances for access and user thereof.

**Part IV**  
**(Fourth Land)**

Land classified as *sali* (agricultural) measuring 0.469 (zero point four six nine) decimal equivalent to 4 (four) *chittack* and 24.26 (twenty four point two six) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* and 17.93 (seventeen point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 634, recorded in L.R. *Khatian* No. 530, *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. 634 being delineated on **Plan D** 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* No. 633

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**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 0.375 (zero point three seven five) decimal equivalent to 3 (three) *chittack* and 28.44 (twenty eight point four four) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.53 (three point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. *Khatian* No. 530, *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.635 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 633 and 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* 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.

**Part VI**  
**(Sixth Land)**

Land classified as *sali* (agricultural) measuring 0.8442 (zero point eight four four two) decimal equivalent to 8 (eight) *chittack* and 7.7 (seven point seven) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.32 (five point three two) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. *Khatian* No. 530, *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 F** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos.635 and 636  
**On the East** : By R.S./L.R. *Dag* No.589  
**On the South** : By R.S./L.R. *Dag* Nos.632 and 658  
**On the West** : By 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 Sixth Land and appurtenances and inheritances for access and user thereof.

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**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Sale]**

Land classified as *danga* (highland) measuring 2.5714 (two point five seven one four) decimal equivalent to 1 (one) *cottah* 8 (eight) *chittack* and 40 (forty) square feet, more or less [out of 86 (eighty six) decimal equivalent to 2 (two) *bigha* 12 (twelve) *cottah* and 21.38 (twenty one point three eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 593, recorded in L.R. *Khatian* No. 530, *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 **1<sup>st</sup> Schedule** above and the said *Dag* No. 593 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon

Land classified as *doba* measuring 0.1872 (zero point one eight seven two) decimal equivalent to 1 (one) *chittack* and 36.50 (thirty six point five zero) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.53 (three point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 594, recorded in L.R. *Khatian* No. 530, *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 **1<sup>st</sup> Schedule** above and the said *Dag* No. 657 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 1.7215 (one point seven two one five) decimal equivalent to 1 (one) *cottah* and 29.88 (twenty nine point eight eight) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 4 (four) *chittack* and 21.6 (twenty one point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 589/658, recorded in L.R. *Khatian* No.530, *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 **1<sup>st</sup> Schedule** above and the said *Dag* No. 589/658 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 0.469 (zero point four six nine) decimal equivalent to 4 (four) *chittack* and 24.26 (twenty four point two six) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* and 17.93 (seventeen point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 634, recorded in L.R. *Khatian* No. 530, *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 **1<sup>st</sup> 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 0.375 (zero point three seven five) decimal equivalent to 3 (three) *chittack* and 28.44 (twenty eight point four four) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.53 (three point five three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 635, recorded in L.R. *Khatian* No. 530, *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

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the **1<sup>st</sup> Schedule** above and the said *Dag* No. 635 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 0.8442 (zero point eight four four two) decimal equivalent to 8 (eight) *chittack* and 7.7 (seven point seven) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.32 (five point three two) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 637, recorded in L.R. *Khatian* No. 530, *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 VI** of the **1<sup>st</sup> Schedule** above and the said *Dag* No. 637 being delineated on **Plan F** annexed hereto and bordered in colour **Red** thereon

**aggregating to** land measuring 6.1683 (six point one six eight three) decimal equivalent to 3 (three) *cottah* 11 (eleven) *chittack* and 31.9 (thirty one point nine) 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>	L.R. <i>Dag</i> No.	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	593	530	<i>Danga</i>	86	2.5714	Chhapura Bibi <i>alias</i> Chaima Bibi <i>alias</i> Chaima Khatun
Raigachi	594	530	<i>Doba</i>	6	0.1872	Chhapura Bibi <i>alias</i> Chaima Bibi <i>alias</i> Chaima Khatun
Raigachi	589/ 658	530	<i>Sali</i>	55	1.7215	Chhapura Bibi <i>alias</i> Chaima Bibi <i>alias</i> Chaima Khatun
Raigachi	634	530	<i>Sali</i>	5	0.469	Chhapura Bibi <i>alias</i> Chaima Bibi <i>alias</i> Chaima Khatun
Raigachi	635	530	<i>Sali</i>	6	0.375	Chhapura Bibi <i>alias</i> Chaima Bibi <i>alias</i> Chaima Khatun
Raigachi	637	530	<i>Sali</i>	9	0.8442	Chhapura Bibi <i>alias</i> Chaima Bibi <i>alias</i> Chaima Khatun
<b>Total Area of Land Sold:</b>					<b>6.1683</b>	

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**9. Execution and Delivery**

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

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**(Chhapura Bibi alias Chaima Bibi alias Chaima Khatun)**  
**[Vendor]**

Read over and explained the contents of this document by me to Chhapura Bibi alias Chaima Bibi alias Chaima Khatun in Bengali language, who after understanding the meaning and purport of this document, put her LTI/signature in my presence.

Signature MANSOOR ALI MADDA

**Banke Bihari Infradev Private Limited**

Subrata Chakraborty  
**(Subrata Chakraborty)**  
**Authorized Signatory**  
**[Purchaser]**

**Drafted by me:**

  
Sumanta Basu  
Advocate

**Witnesses:**

Signature আব্দুল  
Name আব্দুল হকমান  
Father's Name সোণা মাধব রায়  
Address টি. সুকি রায়  
হানা: সারা মাল  
১৩৪ ২৪ মকরান  
কোমল. কোমল

Signature MANSOOR ALI MADDA  
Name MANSOOR ALI MADDA  
Father's Name Badal. madda  
Address vill Raigachi  
Po+Ps Rajarhat  
Kar2 700135



*[Handwritten signature]*

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**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of Rs.6,00,000/- (Rupees six lac) towards full and final payment of the Consideration for sale of the Said Property described in the **2<sup>nd</sup> Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No.287602	16.10.2006	Tamilnad Mechantile Bank Ltd, N.S. Road Branch, Kolkata	30,000/-
Pay Order No. 001733	17.09.2012	Axis Bank Limited, Nimta Branch, Kolkata	2,85,000/-
Pay Order No. 001734	17.09.2012	Axis Bank Limited, Nimta Branch, Kolkata	2,85,000/-
		<b>Total:</b>	<b>6,00,000/-</b>

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(Chhapura Bibi *alias* Chaima Bibi *alias* Chaima Khatun)  
[Vendor]

Read over and explained the contents of this document by me to Chhapura Bibi *alias* Chaima Bibi *alias* Chaima Khatun in Bengali language, who after understanding the meaning and purport of this document, put her LTI/signature in my presence.

Signature MANSOOR ALI MADDA

**Witnesses:**

Signature আব্দুল  
Name আব্দুল রশিদ

Signature MANSOOR ALI MADDA  
Name MANSOOR ALI MADDA



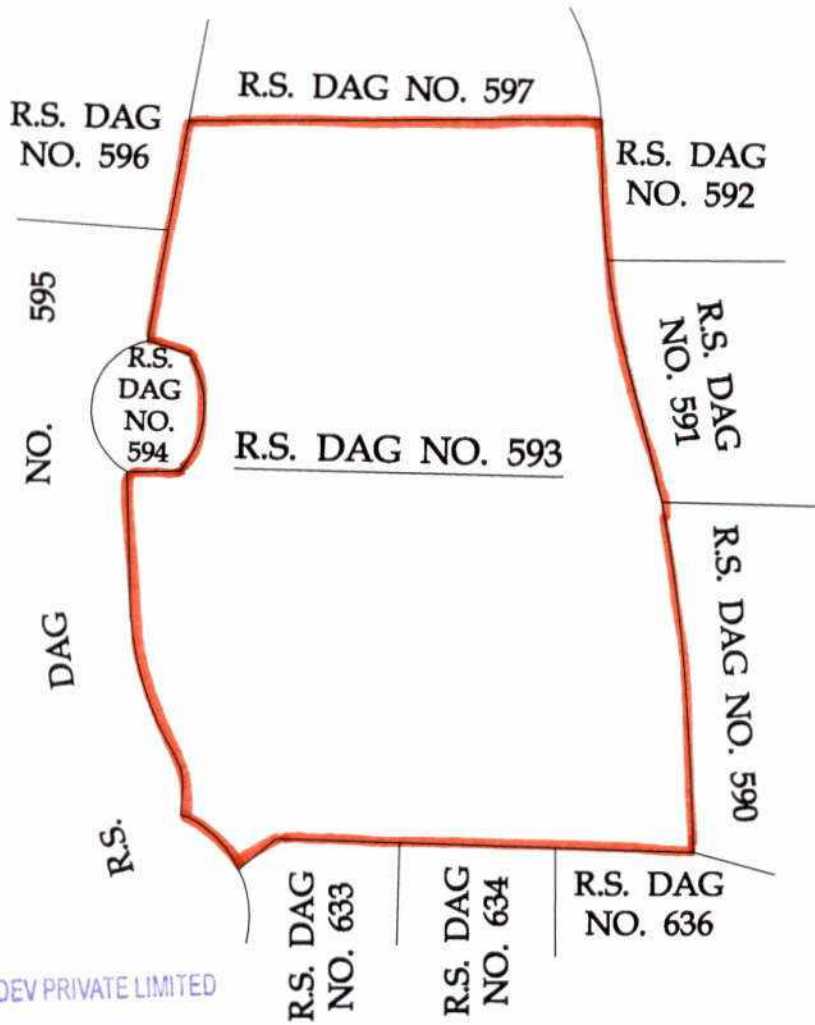
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SITE PLAN OF R.S./L.R. DAG NO.- 593, R.S./L.R. KHATIAN NO.- 530, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 593 - 86 DECIMAL



BANKE BIHARI INFRADEV PRIVATE LIMITED

*Susanta Chatterjee*

AUTHORISED SIGNATORY

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NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 2.5714 DECIMAL UNDIVIDED SHARE OF DANGA LAND OUT OF 86 DECIMAL Of R.S./L.R. DAG NO.- 593 .

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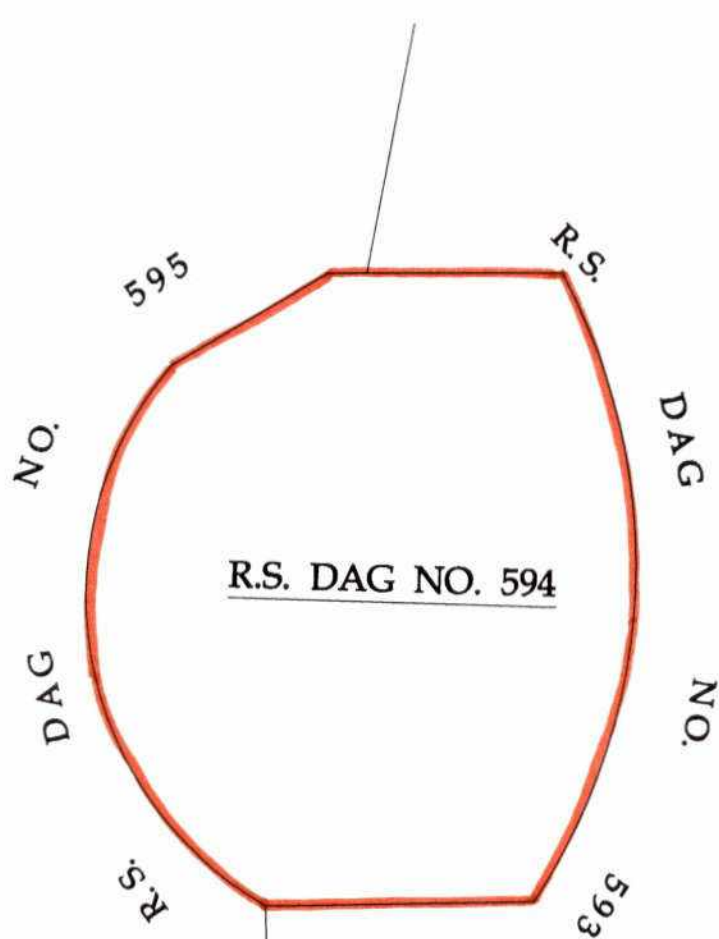


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SITE PLAN OF R.S./L.R. DAG NO.- 594, L.R. KHATIAN NO.- 530, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 594 is 06 DECIMAL



BANKE BIHARI INFRADEV PRIVATE LIMITED

Sulrate Chandra 602

AUTHORISED SIGNATORY

Handwritten signature in blue ink.

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.1872 DECIMAL UNDIVIDED SHARE OF DOBA LAND OUT OF 06 DECIMAL Of R.S./L.R. DAG NO.- 594 .

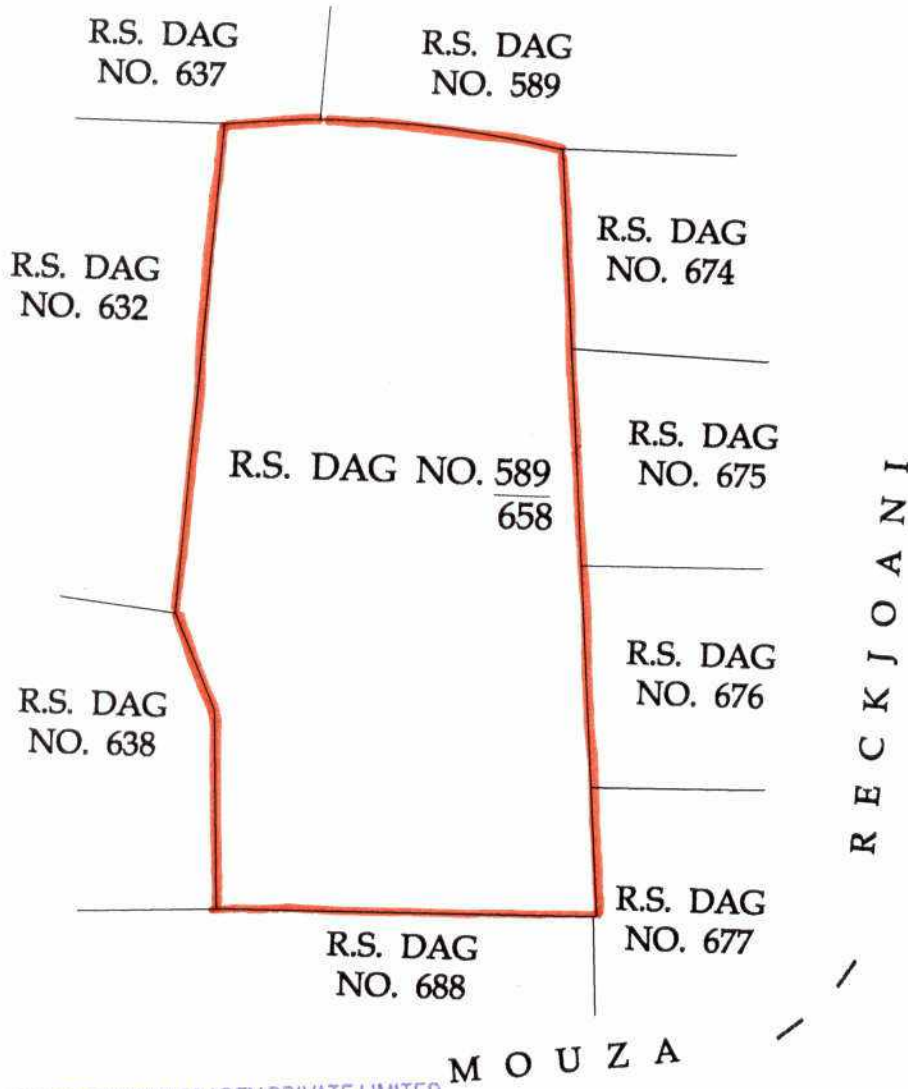
SHOWN THUS :- 



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SITE PLAN OF R.S./L.R. DAG NO.- 589/658, R.S./L.R. KHATIAN NO.- 530, 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



BANKE BIHARI INFRADEV PRIVATE LIMITED

*Sulata Ghossein*

AUTHORISED SIGNATORY

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NAME & SIGNATURE OF THE VENDOR/S :

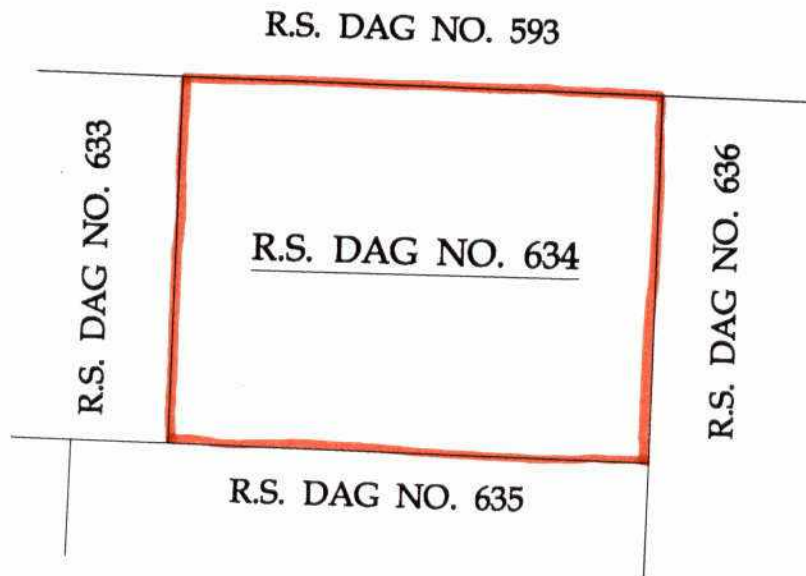
LEGEND : 1.7215 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 55 DECIMAL OF R.S./L.R. DAG NO.- 589/658 .

SHOWN THUS :- 

  
ADDITIONAL REGISTRAR  
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1 8 SEP 2012

SITE PLAN OF R.S./L.R. DAG NO.- 634, R.S./L.R. KHATIAN NO.- 530, 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



BANKE BIHARI INFRADEV PRIVATE LIMITED

*Subrata Chakraborty*

*হুম্মাদি*

AUTHORISED SIGNATORY

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.469 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 05 DECIMAL OF R.S./L.R. DAG NO.- 634 .

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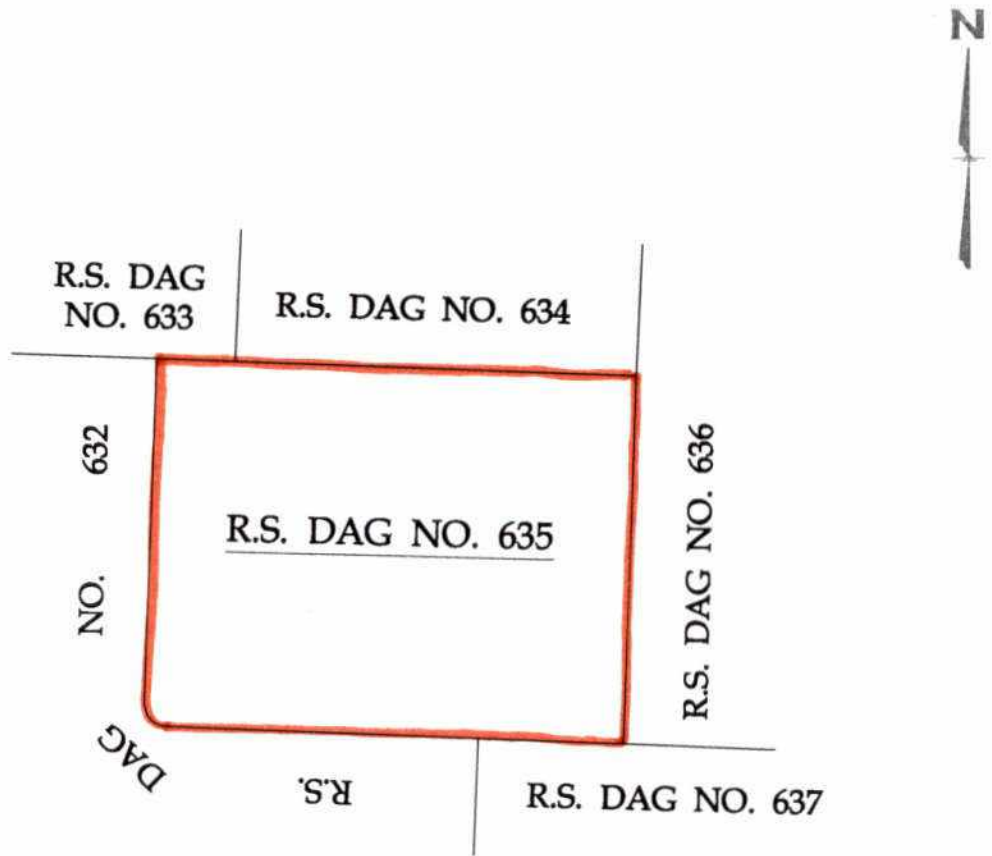
AD

ADDITIONAL REGISTRAR  
OF ASSURANCE IN YOKKATA  
1 8 SEP 2012



SITE PLAN OF R.S./L.R. DAG NO.- 635 R.S./L.R. KHATIAN NO.- 530, 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



BANKE BIHARI INFRADEV PRIVATE LIMITED

Sulraton Chakraborty

2/2/2/1/1/1

AUTHORISED SIGNATORY

NAME & SIGNATURE OF THE VENDOR/S :

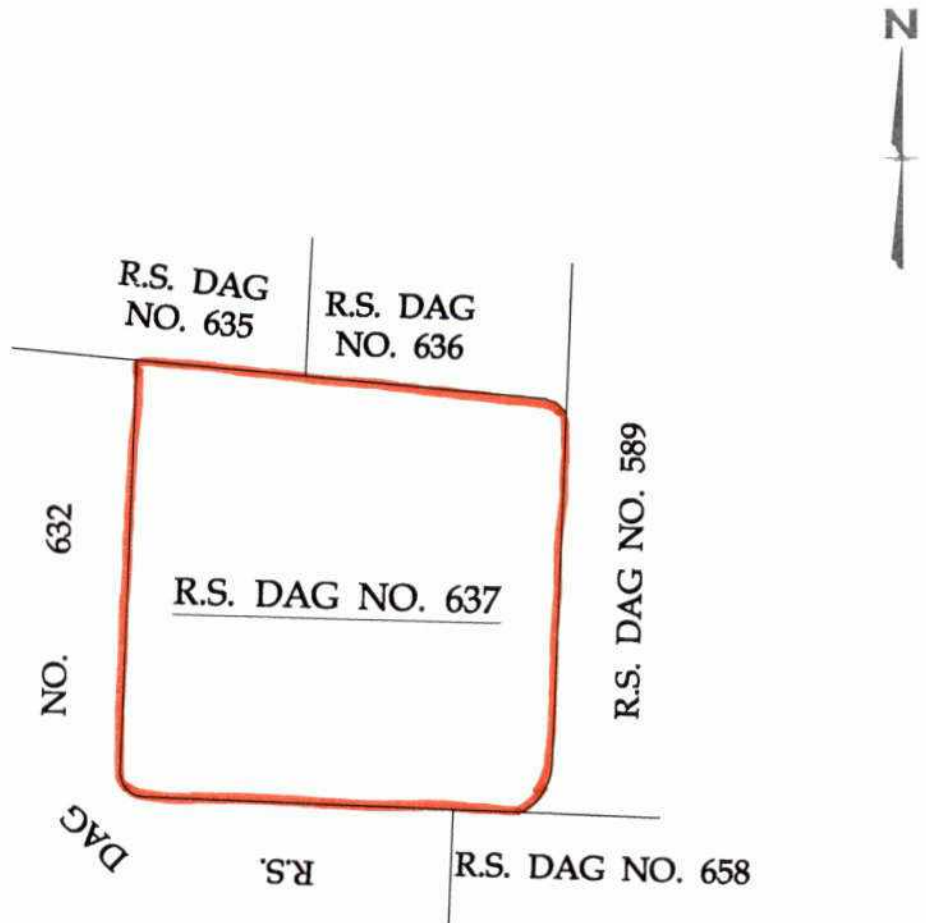
LEGEND : 0.375 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 06 DECIMAL OF R.S./L.R. DAG NO.- 635 .

SHOWN THIS :- 

ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
1 8 SEP 2012

SITE PLAN OF R.S./L.R. DAG NO.- 637, R.S./L.R. KHATIAN NO.- 530, 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



BANKE BIHARI INFRADEV PRIVATE LIMITED

*Sudrata Chatterjee*

*Handwritten signature in blue ink*

AUTHORISED SIGNATORY

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.8442 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 09 DECIMAL OF R.S./L.R. DAG NO.- 637 .

SHOWN THUS :- 



*[Handwritten signature]*

ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
1 8 SEP 2012

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	<p><i>Sulvata Choudhary</i></p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p>श्रीमती वि।वि</p>					
		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



A handwritten signature in blue ink, consisting of a stylized, cursive letter 'S' with a long horizontal stroke extending to the right.

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
18 SEP 2012



Dated this 18<sup>th</sup> day of September, 2012

**Between**

**Chhapura Bibi *alias* Chaima Bibi *alias* Chaima Khatun  
... Vendor**

**And**

**Banke Bihari Infradev Private Limited  
... Purchaser**

**CONVEYANCE**

Portions of  
R.S./L.R. *Dag* Nos. 593, 594, 589/658  
634, 635 and 637  
*Mouza* Raigachi  
District North 24 Parganas

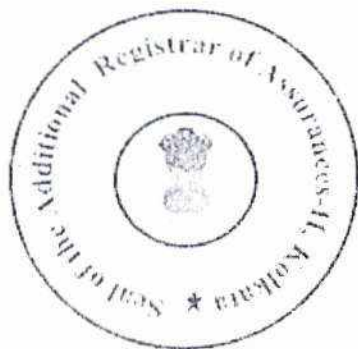
**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 60  
Page from 4398 to 4422  
being No 15204 for the year 2012.



  
(Dulal chandra Saha) 13-December-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal