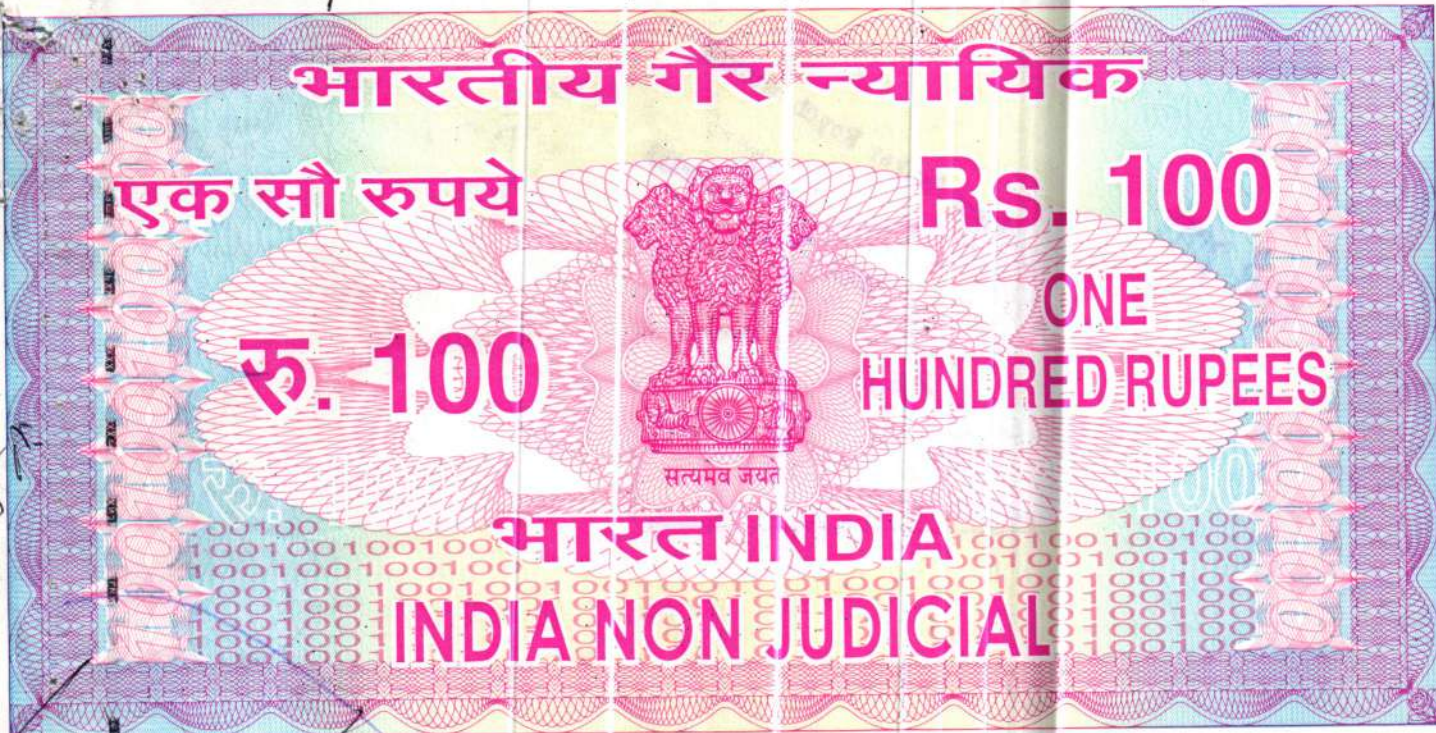


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पश्चिम बंगाल WEST BENGAL

K 577062



Sale

B-D NO. 126022 Dt. 19/6/12 - B-58878/-

Certified that the document is admitted to Registration, the signature and the endorsement sheet attached to this document are the part of this document.

Additional Registrar of Assurances-III, Kolkata

Additional Registrar of Assurance - III  
Kolkata

19 JUN 2012

AM-12947

E	7
I	55
M(a)	25
M(b)	4

13038

U/c-1751/-

CONVEYANCE

1. Date: 18th JUNE 2012
2. Place: Kolkata
3. Parties: MUCI

Handwritten notes and signatures at the bottom right of the page, including a signature and some illegible text.

26 APR 2011

Mini Senkar Roychowdhury  
Advocate  
High Court, Calcutta

MSB

NAME.....  
ADD.....  
Rs.....  
26 APR 2011  
**S. CHATTERJEE**  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1



- Identified by me -  
Anitkr. Pal  
C/O, Pran kv. Pal  
3, No. Cinesh Ch. Avenue  
Kolkata - 13.

Additional Registrar Assurance - III  
Kolkata

19 JUN 2011



- 3.1 **Kamrup Real Estates Private Limited**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Kanak Building (Annexe), 41, Chowringhee Road, Police Station Shakespeare Sarani, Kolkata-700071, represented by its director Ujjal Kumar Das, son of Sri Santosh Kumar Das, residing at 17/1, Old Ballygunge 2<sup>nd</sup> Lane, Police Station Karaya, Kolkata-700019, (Vendor, includes successors-in-interest) (PAN AACCK 3012B)

And

- 3.2 **Jain Group Projects Pvt. Ltd.**, a company incorporated under the Companies Act, 1956, having its registered office at No. 1, Ganesh Chandra Avenue, Kolkata 710013, Police Station : Shakespeare Sarani, (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:** ALL THAT Piece and Parcel of Land measuring 8.72 (eight point seven two) decimal, more or less comprised in R.S Dag No. 2570 corresponding L.R. Dag No. 2472 recorded in *Khatian* Nos. 263 and 313, *Mouza* Bamunara, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan delineated on the **Plan** annexed hereto and bordered in color **Red** thereon **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances, described in the **Schedule** below (collectively **Said Property**)
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 Sri Alope Acharjee, Sri Pulak Acharjee, Sri Ashoke Chatterjee, Sri Samiran Chatterjee, Sri Sukdev Chatterjee :** Sri Alope Acharjee, Sri Pulak Acharjee, Sri Ashoke Chatterjee, Sri Samiran Chatterjee, Sri Sukdev Chatterjee were the joint owners of the ALL THAT Piece and Parcel of Land measuring 8.72 (eight point seven two) decimal, more or less comprised in R.S Dag No. 2570 corresponding L.R. Dag No. 2472 recorded in *Khatian* Nos. 263 and 313, *Mouza* Bamunara,



*[Signature]*  
Additional Registrar of Insurance - III  
Kolkata

19 JUN 2018

*[Faint handwritten text]*

J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan delineated on the **Plan** annexed hereto and bordered in color **Red** thereon **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances, described in the **Schedule** below (collectively **Said Property**)

- 5.1.2 **Sale to Vendor:** By a Deed of Conveyance dated 28<sup>th</sup> day July 2010, registered in the office of the Additional District Sub Registrar Durgapur, Burdwan in recorded in Book No. I, CD Volume 14, Pages 702 to 716, being Deed No. 5733 for the year 2010, Sri Alope Acharjee, Sri Pulak Acharjee, Sri Ashoke Chatterjee, Sri Samiran Chatterjee, Sri Sukdev Chatterjee sold, transferred, conveyed and assigned the Said Property to Vendor, thus the Vendor. Became the sole and absolute owner of the Said Property, described in the Schedule below.
- 5.1.3 **Absolute Ownership of Said Property:** In the aforesaid circumstances, the Vendor has become the true and absolute owner of the Said Property described in the Schedule below.
- 5.2 **Representations, Warranties and Covenants by Vendor:** The Vendor represents, warrants and covenants as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 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 Registrar of Assurance - III  
Kolkata

19 JUN 2013

- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, 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 Parties is that the Vendor will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever **and with good, bankable and marketable title** and together with *khas*, vacant, peaceful and physical possession thereof and the Purchaser will purchase the same based and relying on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses above (collectively **Representations**).





Additional Request for Assurance - I II

.. Kolkata

19 JUN 2013

6-10-13/2013



## 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 **Schedule** below, being, an ALL THAT Piece and Parcel of Land measuring 8.72 (eight point seven two) decimal, more or less comprised in R.S Dag No. 2570 corresponding L.R. Dag No. 2472 recorded in *Khatian* Nos. 263 and 313, *Mouza* Bamunara, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan delineated on the **Plan** annexed hereto and bordered in color **Red** thereon **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances, described in the **Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances, described in the **Schedule** below.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs Rs.11,77,200/- (Rupees Eleven Lac Seventy Seven thousand and two hundred only) (**Total Consideration**) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.



Additional Registrar of Assurance - II  
Kolkata

19 JUN 2012

- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** The Vendor has handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 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 its 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 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, 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 any encumbrance on the Said Property.



Additional Registrar of Assurances III  
Kolkata

9 JUN 2018



- 8.7 **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 co-operate 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.
- 8.8 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.9 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under it, 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.

**Schedule  
(Said Property)**

**[Subject Matter of Sale]**

ALL THAT Piece and Parcel of Land measuring 8.72 (eight point seven two) decimal, more or less comprised in R.S Dag No. 2570 corresponding L.R. Dag No. 2472 recorded in *Khatian* Nos. 263 and 313, *Mouza* Bamunara, J.L. No.58, Police Station Kanksa, Sub Registration District Durgapur, District Burdwan delineated on the **Plan** annexed hereto and bordered in color **Red** thereon **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrances and butted and bounded by as follows:

North : R.S. Plot No. 1405[Pond]

West : R.S. Plot No.2561

South : R.S. Plot No. 2571

East : R.S. Plot No. 2571



*[Signature]*  
Additional Registrar of Assurances - III  
Kolkata

9 JUN 2012

9. Execution and Delivery:

9.1 In witness whereof the Vendor, has executed and delivered this instrument of Conveyance on the date given above.

For KAMRUP REAL ESTATES PVT. LTD.



Director

Vendor

Witnesses:

Signature Amit Kumar Pal

Signature M.S. Raju

Name AMIT KUMAR PAL

Name Mani Sankar Raju

Father's Name PRAJAN KUMAR PAL

Father's Name \_\_\_\_\_

Address 2 No., Ganesh ch. Avenue  
Kolkata 70003.

Address U. M. S. Raju Street  
Ballisaha



  
Additional Registrar of Assurance - I  
Kolkata

9 JUN 2012

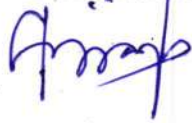


### Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of Rs.11,77,200/- (Rupees Eleven Lac Seventy Seven thousand and two hundred only) towards full and final payment of the Total Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cash	18/06.2012		Rs. 11,77,200/-
		<b>Total</b>	

For KAMRUP REAL ESTATES PVT. LTD.



Director

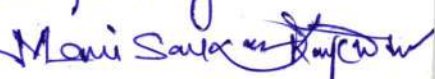
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Vendor

Witness:

1. Anitkr. Pal

2. Mani Saha 

Drafted by me  
Mani Saha   
Advocate



  
Additional Registrar of Insurance - III  
Kolkata

19 JUN 2018



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


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**Endorsement For Deed Number : I - 02351 of 2012  
(Serial No. 06560 of 2012)**

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( Ashim Kumar Ghosh )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

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Additional Registrar of Assurance - III  
( Ashim Kumar Ghosh )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

**Government of West Bengal**  
**Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - III KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 06560 / 2012, Deed No. (Book - I , 02351/2012)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ujjal Kumar Das 17/1, Old Ballygunge 2nd Lane, P. S. - Karaya, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700019	 19/06/2012	 LTI 19/06/2012	 19/6/2012


II . Signature of the person(s) admitting the Execution at Office.

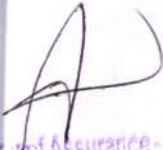
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ujjal Kumar Das Address -17/1, Old Ballygunge 2nd Lane, P. S. - Karaya, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700019	Self	 19/06/2012	 LTI 19/06/2012	

Name of Identifier of above Person(s)

Amit Kr. Pal  
1, Ganesh Ch. Avenue, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700013

Signature of Identifier with Date

  
19.06.2012.

  
 Additional Registrar of Assurance - III  
 - Kolkata

(Ashim Kumar Ghosh)  
 ADDITIONAL REGISTRAR OF ASSURANCE-III  
 Office of the A.R.A. - III KOLKATA

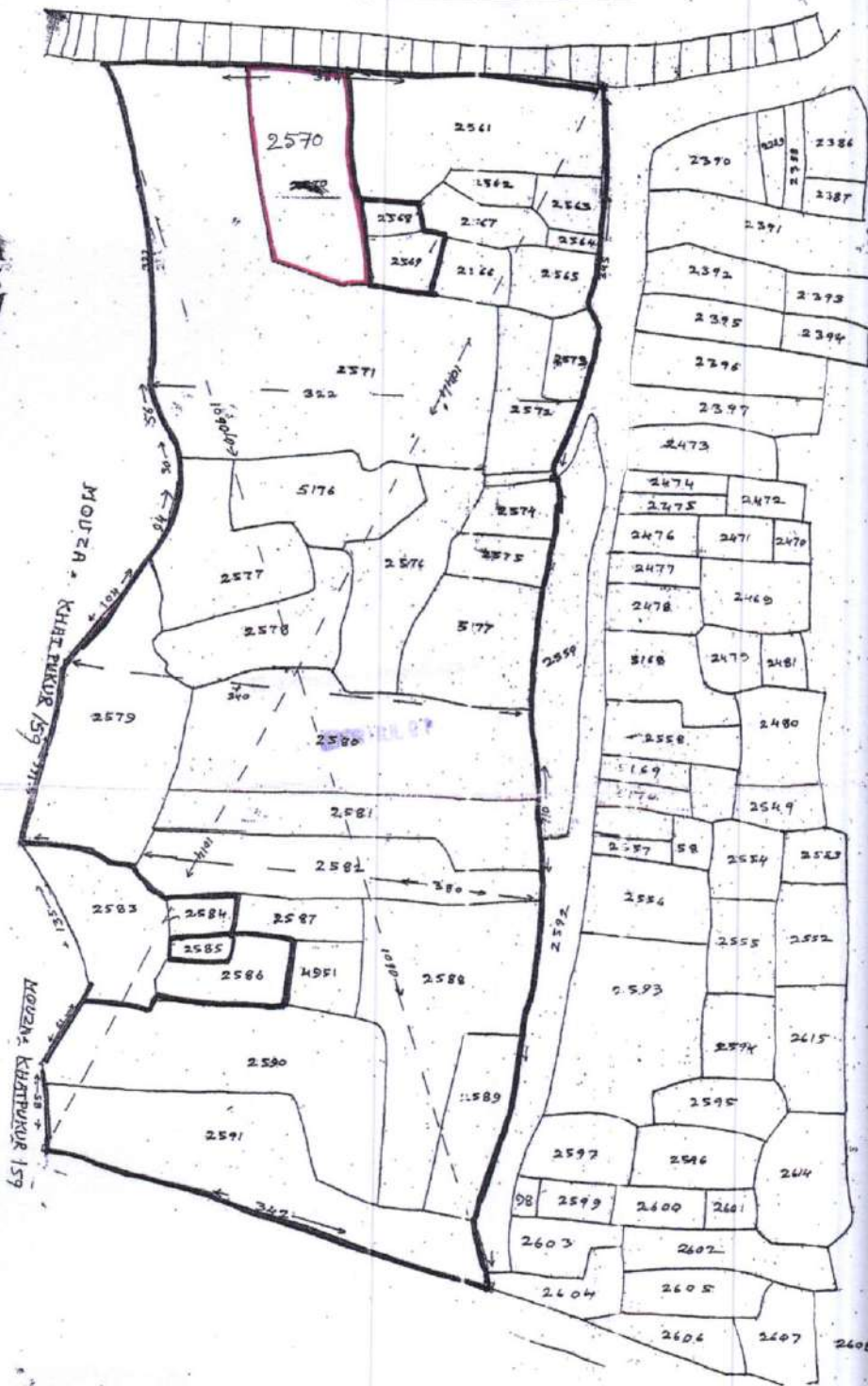


2  
 LAYOUT PLAN OF MOUZA - BHMLIBBA J.L.NO - 28, P.S. KANKSA  
 DIST. BURDWAN MARKED RED IN MEASUREMENT MORE OR LESS

R.S. Dag Nos. 2570 corresponding L.R. Dag No. 2472

08.72 Decimal of

SCALE 6 IN. = ONE MILE



R.S. NO.	L.R. NO.	SHARE	AREA
2561	2463	Full	- 41
2562	2464	Full	- 04
2563	2465	Full	- 08
2564	2466	Full	- 02
2565	2467	Full	- 08
2566	2468	Full	- 07
2567	2469	Full	- 06
2568	2470	Full	- 03
2569	2471	Full	- 03
2570	2472	Full	- 31
2571	2473	Full	- 26
2572	2474	Full	- 15
2573	2475	Full	- 06
2574	2476	Full	- 07
2575	2477	Full	- 06
2576	2478	Full	- 21
2577	2479	Full	- 22
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2582	2484	Full	- 31
2583	2485	Full	- 36
2584	2486	Full	- 22
2585	2487	Full	- 07
2586	2488	Full	- 04
2587	2489	Full	- 02
2588	2490	Full	- 16
2589	2491	Full	- 07
2590	2492	Full	- 46
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2593	2495	Full	- 53
2594	2496	Full	- 11

ADMINISTRATIVE

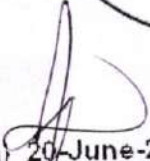
*B. Ray*  
 KANKSA NOMO PALLY

Mr. Bam Ray (Amin)  
 Secy. No. V. D. B. O. W.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 5  
Page from 2107 to 2123  
being No 02351 for the year 2012.



  
(Ashim Kumar Ghosh) 20 June-2012  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A. - III KOLKATA  
West Bengal

20-6-12

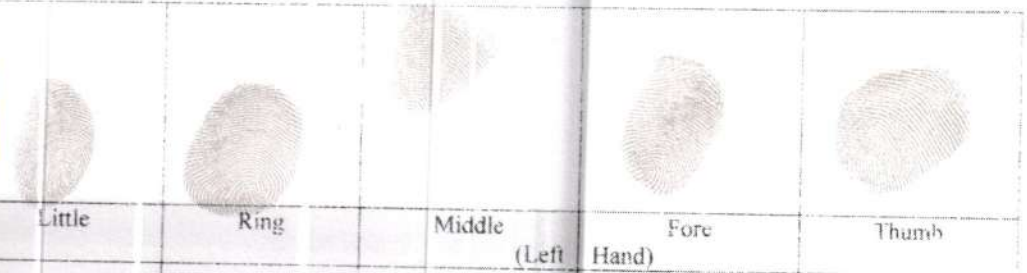


Page No.  
SPECIMEN FORM TEN FINGERPRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



*Shayank*



*Arin*



Little Ring Middle Fore Thumb  
(Left Hand)

Thumb Fore Middle Ring Little  
(Right Hand)



Additional Registrar of Assurance - III  
Kolkata

24 JUN 2012