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पश्चिम बंगाल WEST BENGAL

81AA 139063



Mr. 24636/364

Certified that the Document admitted in Registration is genuine and the endorsement thereon is a part of the document.

[Signature]
 Additional Registrar
 of Assurances, Kolkata

CONVEYANCE

1. Date: 23rd August, 2014
2. Place: Kolkata
3. Parties:
 - 3.1 Sushil Karmakar, son of Late Kalipada Karmakar, residing at Karmakarpara, Post Office Patharghata, Kolkata-700135, Police Station New Town, District North 24 Parganas FORM 60
 - 3.2 Malina Naskar, wife of Late Asutosh Naskar, residing at Jamalpara, Post Office Kashinathpur, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas FORM 60

Azhar Rahman

25/4/14
1-2
of Assurances
Kolkata
23/8/14
906, 907, 908
25/1/14
3/5/14
24/08

67083
Sl. No. Sold To.....
Rs. Addrs
P. K. DAS
Govt LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Kol-87
L. No-285, RS.....
Date..... Sign..... ✓

Sujata Ghosh
Advocate
High Court Calcutta

24 JUL 2014

Prabir M. Saha.



e-6322

GREENHIGH NERMAN PRIVATE LIMITED
GREENARENA RESIDENCY PRIVATE LIMITED
GOLDENYATRA COMPLEX PRIVATE LIMITED
EVERSHIP REALTY PRIVATE LIMITED
SOMANSH RESIDENCY PRIVATE LIMITED
VISUALIZATION PROJECTS PRIVATE LIMITED
NUTRIWAY COMPLEX PRIVATE LIMITED
AUROSHAKTI INFRACON PRIVATE LIMITED
NABHYA DEVELOPERS PRIVATE LIMITED
NAYAJIWAN DEVELOPERS PRIVATE LIMITED
NISHOK PROJECTS PRIVATE LIMITED
NISTHA REALCON PRIVATE LIMITED
SAPNANKUR INFRACON PRIVATE LIMITED
SIDDHIBHUMI DEVELOPERS PRIVATE LIMITED
SONARTARI INFRASTRUCTURE PRIVATE LIMITED
SUBLIFE TOWNSHIP PRIVATE LIMITED
SWARNABARSA PROJECTS PRIVATE LIMITED
SAPNANKUR COMPLEX PRIVATE LIMITED
SIDDHIBHUMI REALCON PRIVATE LIMITED
SISHIRKANYA BUILDCON PRIVATE LIMITED
SOPHISTICATED RESIDENCY PRIVATE LIMITED
SWAPNABHUMI NERMAN PRIVATE LIMITED
SWARNABARSA REALCON PRIVATE LIMITED
MOONTREE REALCON PRIVATE LIMITED
AHIRARAM DEVELOPERS PRIVATE LIMITED
JISANJYOTI ABASAN PRIVATE LIMITED
ARROWSPACE REALCON PRIVATE LIMITED
HAPPYLIPE ENCLAVE PRIVATE LIMITED
BOBIUS TRADELINK PRIVATE LIMITED



Prabir M. Saha.

(Authorized Signatory)



e-6323

APPROVED REGISTRAR
23 AUG 2014

Abhar Babanar
constituted & constitute Attorney of Lushil Karimkhan, Malina
Nabhar - Manokana Mondal alias Rama Mondal
Identified by me
T. U. Saha, Advocate
High Court, Calcutta

- 3.3 **Manorama Mondal alias Rama Mondal**, wife of Jitendra Mondal, residing at Kestopur, Post Office Krishapur, Kolkata-700101, Police Station Baguiati, District North 24 Parganas [~~FORM~~ FORM 60]

All represented by their constitute attorney Azhar Rahaman, son of Matiar Rahaman, residing at Narayanpur, West Beraberi, Post Office Rajarhat-Gopalpur, Kolkata-700136, Police Station Airport, District North 24 Parganas

[PAN BABPR0153H]

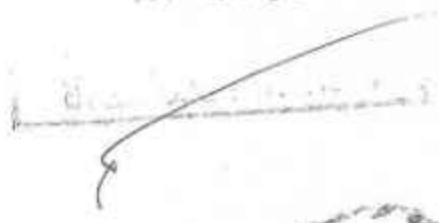
(collectively Vendors, includes successors-in-interest)

Azhar Rahaman

And

- 3.4 **Greenhigh Nirman Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECG8941M]
- 3.5 **Greenarena Residency Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECG8940L]
- 3.6 **Goldenyatra Complex Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECG8939P]
- 3.7 **Evership Realty Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AJRPG5379A]
- 3.8 **Somansh Residency Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AASCS0360E]
- 3.9 **Visualization Projects Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECV1807F]
- 3.10 **Nurtiway Complex Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 246, Bangur Avenue, Kolkata-700055, Police Station-Lake Town [PAN AAECN1208Q]
- 3.11 **Auroshakti Infracon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata-700136, Police Station-Rajarhat [PAN AALCA5951E]
- 3.12 **Nabhya Developers Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata-700136, Police Station-Rajarhat [PAN AAECN3344D]

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- 3.13 **Nayajiwan Developers Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AAECN3347A]
- 3.14 **Nishok Projects Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AAECN3348R]
- 3.15 **Nistha Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AAECN3345C]
- 3.16 **Sapnankur Infracon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AATCS0470L]
- 3.17 **Siddhibhumi Developers Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AATCS0471M]
- 3.18 **Sonartari Infrastructure Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarha [PAN AATCS0469F]
- 3.19 **Subhlife Township Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AATCS0463R]
- 3.20 **Swarnabarsa Projects Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Siddha Pines, AS/185, Rajarhat, Kolkata- 700136, Police Station-Rajarhat [PAN AATCS0464J]
- 3.21 **Sapnankur Complex Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station, Lake Town [PAN AASCS0367D]
- 3.22 **Siddhibhumi Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lakø Town [PAN AASCS0375H]
- 3.23 **Sishirkanya Buildcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0370C]

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- 3.24 **Sophisticated Residency Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0371D]
- 3.25 **Swapnabhumi Nirman Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0366C]
- 3.26 **Swarnabarsa Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0374G]
- 3.27 **Moontree Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AAICM1665Q]
- 3.28 **Ahibaram Developers Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AAKCA9407G]
- 3.29 **Jibanjyoti Abasan Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AACCJ9267H]
- 3.30 **Arrowspace Realcon Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No. 180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AAKCA9410D]
- 3.31 **Happylife Enclave Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block A, 206, Lake Town, Kolkata-700089, Police Station-Lake Town [PAN AADCH0074K]
- 3.32 **Bonus Tradelink Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at 20, O.C.Ganguli Sarani, Kolkata-700020, Police Station-Bhowanipore

All being represented by their authorised signatory **Prabir Kumar Saha**, son of Dhruba Narayan Saha

(collectively **Purchasers**, includes successors-in-interest).

Vendors and Purchasers collectively **Parties** and individually **Party**.

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NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Undivided *Sali* land measuring (i) 3.13 (three point one three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 906, recorded in L.R. *Khatian* No. 912, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**First Property**), morefully described in the **Part I** of the **Schedule** below **And** (ii) 2.40 (two point four zero) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* Nos. 316 and 317, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Second Property**), morefully described in the **Part II** of the **Schedule** below **And** (iii) 2.60 (two point six zero) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* Nos. 316 and 317, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Third Property**), morefully described in the **Part III** of the **Schedule** below, **totaling to land measuring 8.13 (eight point one three) decimal, more or less [the First Property, the Second Property and the Third Property, collectively Said Property] and together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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 Vendors represent, warrant and covenant regarding title as follows:
- 5.1.1 **Ownership of Sushil Karmakar:** Sushil Karmakar (the Vendor No. 3.1 herein) is the recorded owner of the First Property, being *sali* land measuring 3.13 (three point one three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 906, recorded in L.R. *Khatian* No. 912, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas.
- 5.1.2 **Ownership of Malina Naskar:** Malina Naskar (the Vendor No. 3.2 herein) is the recorded owner of the *sali* land measuring (i) 1.2 (one point two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* No. 316, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**First Portion of Second Property**) **And** (ii) 1.3 (one point three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* No. 316, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**First Portion of Third Property**).

PLATE 10



- 5.1.3 **Ownership of Manorama Mondal *alias* Rama Mondal:** Manorama Mondal *alias* Rama Mondal (the Vendor No. 3.3 herein) is the recorded owner of the *sali* land measuring (i) 1.2 (one point two) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* No. 317, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Second Portion of Second Property**) And (ii) 1.3 (one point three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* No. 317, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (**Second Portion of Third Property**).
- 5.1.4 **Grant of First POA by Vendor No. 3.1:** By a Power of Attorney dated 2nd July, 2013, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. IV, CD Volume No.3, at Pages 3327 to 3337, being Deed No.01149 for the year 2013 (**First POA**), Sushil Karmakar (the Vendor No. 3.1 herein) has appointed Azhar Rahaman as his lawful and constituted attorney with respect to the First Property and has empowered him to sign, execute, present and registered the deed of conveyance of the First Property on his behalf. The First POA is still valid and subsisting and has not yet been revoked by Sushil Karmakar, i.e. the Vendor No. 3.1 herein.
- 5.1.5 **Grant of Second POA by Vendor No. 3.2:** By a Power of Attorney dated 5th July, 2013, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. IV, CD Volume No.3, at Pages 3511 to 3520, being Deed No.01165 for the year 2013 (**Second POA**), Malina Naskar (the Vendor No. 3.2 herein) has appointed Azhar Rahaman as her lawful and constituted attorney with respect to the First Portion of Second Property and First Portion of Third Property and has empowered him to sign, execute, present and registered the deed of conveyance of the First Portion of Second Property and First Portion of Third Property on her behalf. The Second POA is still valid and subsisting and has not yet been revoked by Malina Naskar, i.e. the Vendor No. 3.2 herein.
- 5.1.6 **Grant of Third POA by Vendor No. 3.3:** By a Power of Attorney dated 19th June, 2013, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. IV, CD Volume No.3, at Pages 3904 to 3913, being Deed No.01198 for the year 2013 (**Third POA**), Manoram Mondal *alias* Rama Mondal (the Vendor No. 3.3 herein) has appointed Azhar Rahaman as her lawful and constituted attorney with respect to the Second Portion of Second Property and Second Portion of Third Property and has empowered him to sign, execute, present and registered the deed of conveyance of the Second Portion of Second Property and Second Portion of Third Property on her behalf. The Third POA is still valid and subsisting and has not yet been revoked by Manorama Mondal *alias* Rama Mondal, i.e. the Vendor No. 3.3 herein.
- 5.1.7 **Absolute Ownership:** Thus, the Vendor No. 3.1 herein is the absolute owner of the First Property, the Vendor No. 3.2 herein is the absolute owner of the First Portion of Second Property and First Portion of Third Property

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and the Vendor 3.3 herein is the absolute owner of the Second Portion of Second Property and Second Portion of Third Property, (the First Portion of Second Property and the Second Portion of Second Property, collectively **Second Property** and the Second Portion of Second Property and the Second Portion of Third Property, collectively **Third Property**) [The First Property, the Second Property and the Third Property, collectively **Said Property**, being the subject matter of this conveyance].

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:

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

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

5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have 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 Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.

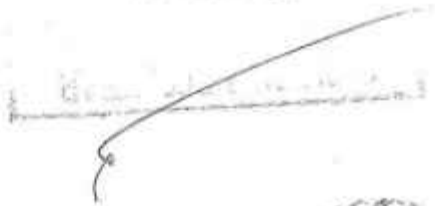
5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.

5.2.6 **No Right of Preemption:** No person or persons whosoever have/had/has any right of preemption 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 Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** the Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably

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claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors 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 Vendors and the Purchasers is that the Vendors shall sell the Said Property to the Purchasers, 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 Purchasers shall purchase the same from the Vendors.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, **totaling to land measuring 8.13 (eight point one three) decimal, more or less**, comprising of (i) the First Property, being undivided *sali* land measuring 3.13 (three point one three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 906, recorded in L.R. *Khatian* No. 912, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas **And** (ii) the Second Property, being undivided *sali* land measuring 2.40 (two point four zero) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* Nos. 316 and 317, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas **And** (iii) the Third Property, being undivided *sali* land measuring 2.60 (two point six zero) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* Nos. 316 and 317, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas, **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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.24,63,634/- (Rupees twenty four lac sixty three thousand six hundred and thirty four) paid by the Purchasers to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

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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, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have 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 Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' 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:** the Vendors hereby declare and confirm that, hereinafter the Purchasers shall be entitled to hold, possess and enjoy the Said Property along with other co-owners of the said *Dags*.

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, in respect of which demand has been made and is in the

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knowledge of the Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and the Purchasers' 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 Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendors and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or Purchasers' 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
Part I
(First Property)**

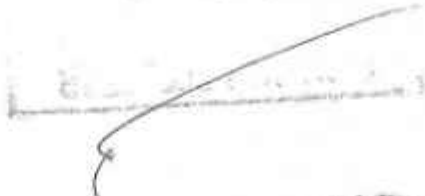
Undivided *sali* land measuring 3.13 (three point one three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 906, recorded in L.R. *Khatian* No. 912, *Mouza* Patharghata, J.L. No. 36, within *Patharghata Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas and is the said *dag* is butted and bounded as follows:

On the North : By R.S. *Dag* No. 905

On the East : By R.S. *Dag* No. 911

On the South : By R.S. *Dag* Nos. 907, 908 and 909

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On the West : By *Mouza* Chakpanchuria

Part II
(Second Property)

Undivided *sali* land measuring 2.40 (two point four zero) decimal, more or less, comprised in R.S./L.R. *Dag* No. 907, recorded in L.R. *Khatian* Nos. 316 and 317, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas and is the said *dag* is butted and bounded as follows:

On the North : By R.S. *Dag* No. 906

On the East : By R.S. *Dag* No. 908

On the South : By *Mouza* Chakpanchuria

On the West : By *Mouza* Chakpanchuria

Part III
(Third Property)

Undivided *sali* land measuring 2.60 (two point six zero) decimal, more or less, comprised in R.S./L.R. *Dag* No. 908, recorded in L.R. *Khatian* Nos. 316 and 317, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas and is the said *dag* is butted and bounded as follows:

On the North : By R.S. *Dag* No. 906

On the East : By R.S. *Dag* Nos. 909 and 910

On the South : By *Mouza* Chakpanchuria

On the West : By R.S. *Dag* No. 907

23 MAR 1947



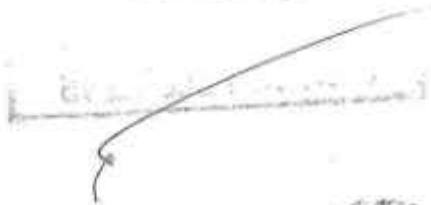
Totaling to land measuring 8.13 (eight point one three) decimal, more or less, i.e. the Said Property (comprising of the First Property, the Second Property and the Third Property)

The Said Property is tabulated below:

R.S./L. R. Dag	L.R. Khatian	Share In Dag	Area	Recorded Owners
906	912	1111 out of 10000	3.13 decimal	Sushil Karmakar
907	316	1000 out of 10000	1.20 decimal	Malina Naskar
907	317	1000 out of 10000	1.20 decimal	Manorama Mondal
908	316	1000 out of 10000	1.30 decimal	Malina Naskar
908	317	1000 out of 10000	1.30 decimal	Manorama Naskar
Total Area Conveyed In This Conveyance			8.13 decimal	

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

Azhar Rahman



9. Execution and Delivery

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

<p><u>Azhar Rahaman</u> [Azhar Rahaman] [as lawful and constituted attorney of Sushil Karmakar, Malina Naskar And Manorama Mondal <i>alias</i> Rama Mondal]</p>
[Vendors]
<p><u>Prabir K. Saha.</u> [Prabir Kumar Saha] (Authorised Signatory) [Greenhigh Nirman Private Limited, Greenarena Residency Private Limited, Goldenyatra Complex Private Limited, Evership Realty Private Limited, Somansh Residency Private Limited, Visualization Projects Private Limited, Nurtiway Complex Private Limited, Auroshakti Infracon Private Limited, Nabhya Developers Private Limited, Nayajiwan Developers Private Limited, Nishok Projects Private Limited, Nistha Realcon Private Limited, Sapnankur Infracon Private Limited, Siddhibhumi Developers Private Limited, Sonartari Infrastructure Private Limited, Subhlife Township Private Limited, Swarnabarsa Projects Private Limited, Sapnankur Complex Private Limited, Siddhibhumi Realcon Private Limited, Sishirkanya Buildcon Private Limited, Sophisticated Residency Private Limited, Swapnabhumi Nirman Private Limited, Swarnabarsa Realcon Private Limited, Moontree Realcon Private Limited, Ahibaram Developers Private Limited, Jibanjyoti Abasan Private Limited, Arrowspace Realcon Private Limited, Happylife Enclave Private Limited and Bonus Tradelink Private Limited]</p>
[Purchasers]

Drafted By:

Sujata

Sujata Ghosh, Advocate
 High Court at Calcutta

Witnesses:

Signature Titil Dulla

Name TITIL DUTTA

Father's Name Kalyan Dulla

Address Advocate, High Court, Kolkata

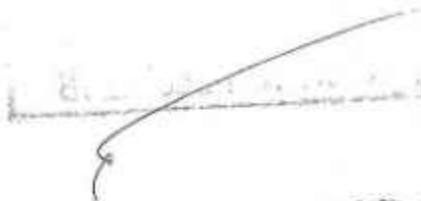
Signature Arup Chongdar

Name Arup Chongdar

Father's Name Arup Chongdar

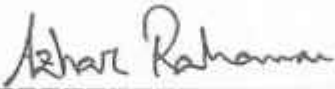
Address Balaram Sethi Park, Howrah

33 MAY 1967



Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.24,63,634/- (Rupees twenty four lac sixty three thousand six hundred and thirty four) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:



[Azhar Rahaman]
[as lawful and constituted attorney of Sushil Karmakar, Malina Naskar And Manorama Mondal *alias* Rama Mondal]

[Vendors]

Witnesses:

Signature Tilak Dutta
Name TILK DUTTA

























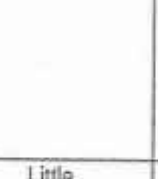
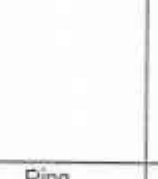








Signature Anejet Chongdar
Name Anejet Chongdar

1907 10 18

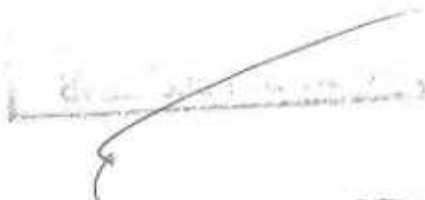
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SPECIMEN FORM TEN FINGER PRINTS

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

1907 514 63



1907 514 63



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

Endorsement For Deed Number : I - 00783 of 2015
(Serial No. 10532 of 2014 and Query No. 1902L000025447 of 2014)

On 23/08/2014

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

Presented for registration at 13.20 hrs on :23/08/2014, at the Private residence by Prabir Kumar Saha ,Claimant.

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

Execution is admitted on 23/08/2014 by



(Dulal chandraSaha)

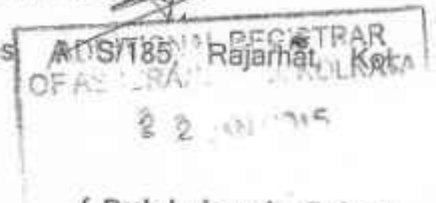
ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : I - 00783 of 2015
(Serial No. 10532 of 2014 and Query No. 1902L000025447 of 2014)

1. Prabir Kumar Saha
Authorised Signatory, Greenhigh Nirman Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
Authorised Signatory, Greenarena Residency Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
Authorised Signatory, Goldenyatra Complex Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
Authorised Signatory, Evership Realty Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
Authorised Signatory, Somansh Residency Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
Authorised Signatory, Visualization Projects Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
Authorised Signatory, Nurtiway Complex Pvt Ltd, Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.
Authorised Signatory, Auroshakti Infracon Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
Authorised Signatory, Nabhya Developers Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
Authorised Signatory, Nayajiwan Developers Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
Authorised Signatory, Nishok Projects Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
Authorised Signatory, Nistha Realcon Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
Authorised Signatory, Sapnankur Infracon Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
Authorised Signatory, Siddhibhumi Developers Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
Authorised Signatory, Sonartari Infrastructure Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.
Authorised Signatory, Subhlife Township Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.



(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 2 of 4



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

Endorsement For Deed Number : I - 00783 of 2015
(Serial No. 10532 of 2014 and Query No. 1902L000025447 of 2014)

Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Swarnabarsa Projects Pvt Ltd, Siddha Pines, A S/185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

Authorised Signatory, Sapnankur Complex Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Siddhibhumi Realcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Sishirkanya Buldcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Sophisticated Residency Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Swapnabhumi Nirman Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Swarnabarsa Realcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Moontree Realcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Ahibaran Developers Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Jibanjyoti Abasan Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Arrowspace Realcon Pvt Ltd, Block- B, 180/1, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055.

Authorised Signatory, Happylife Enclave Pvt Ltd, Block- A, 206, Lake Town, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700089.

Authorised Signatory, Bonus Tradelink Pvt Ltd, 20, O C Ganguli Sarani, Kol, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

, By Profession : Others

Identified By T Dutta, son of - , High Court Cal, Kol, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

Executed by Attorney

Execution by



(Dulal chandraSaha)

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 3 of 4



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

Endorsement For Deed Number : I - 00783 of 2015
(Serial No. 10532 of 2014 and Query No. 1902L.000025447 of 2014)

1. Azhar Rahaman, son of Matiar Rahaman , Narayanpur, West Beraberi, Kol, Thana:-Airport, P.O. :-Rajarhat- Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136 By Caste Muslim By Profession: Others,as the constituted attorney of 1. Sushil Karmakar 2. Malina Naskar 3. Manorama Mondal alias Rama Mondal is admitted by him.

Identified By T Dutta, son of - , High Court Cal, Kol, District:-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

On 25/08/2014

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.-24,63,634/-

Certified that the required stamp duty of this document is Rs.- 123202 /- and the Stamp duty paid as: Impressive Rs.- 10/-

On 03/09/2014

Payment of Fees:

Amount by Draft

Rs. 27191/- is paid , by the draft number 551212, Draft Date 17/07/2014, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 03/09/2014

(Under Article : A(1) = 27093/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 03/09/2014)

Deficit stamp duty

Deficit stamp duty Rs. 123222/- is paid , by the draft number 551209, Draft Date 17/07/2014, Bank : State Bank of India, CALCUTTA MAIN BRANCH, received on 03/09/2014

On 22/01/2015

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.

(Dulal chandra Saha)
ADDL REGISTRAR OF ASSURANCES-II




(Dulal chandra Saha)
ADDL REGISTRAR OF ASSURANCES-II

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 1062 to 1082
being No 00783 for the year 2015.




Dulal chandraSaha) 27-January-2015
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal