

12279/14

Page No. 907, 910.

12382/2014

भारतीय गैर न्यायिक

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रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

3640/14

West Bengal
Non-Judicial Stamps
Kolkata

पश्चिम बंगाल WEST BENGAL

82AA 743631

9-29 232/14
13,75,756/-

Certified that the Stamp is
Registered. The Signatures
endorsed thereon are correct
and the post is duly received.



M2
30/9/14

CONVEYANCE

1. Date: 30/09/2014

2. Place: Kolkata

3. Parties:

3.1 Haripada Mondal, son of Late Bipin Mondal, residing at Part No. 218, Patharghata, North 24 Parganas, Kolkata-700135, Police Station Rajarhat

3.2 Manik Mondal *alias* Manik Chandra Mondal, son of Late Bipin Mondal, residing at Part No. 218, Patharghata, North 24 Parganas, Kolkata-700135, Police Station Rajarhat

88719

Sujata Ghosh
Advocate
High Court Calcutta

NAME.....
ADD.....
Rs.....
20 SEP 2014
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
B. K. S. Roy Road, Calcutta

20 SEP 2014
20 SEP 2014



Identified by me
Sang Mahab.
Late N. Mahab.
B. K. S. Roy Road
Kolkata - 700001
DCC - Service

Both represented by their constituted attorney Hosnara Begam *alias* Husneara Begum, wife of Matiar Rahaman, residing at Paschim Berabari, 7, Airport, Police Station Airport, North 24 Parganas, Pin-743518 [PAN AXYPB4017E] (collectively Vendors, includes successors-in-interest)

And

- 3.2 **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]
- 3.3 **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]
- 3.4 **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]
- 3.5 **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]
- 3.6 **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]
- 3.7 **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]
- 3.8 **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]
- 3.9 **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]
- 3.10 **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]
- 3.11 **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]



- 3.12 **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]
- 3.13 **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]
- 3.14 **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]
- 3.15 **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]
- 3.16 **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]
- 3.17 **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]
- 3.18 **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]
- 3.19 **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]
- 3.20 **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 Lake Town [PAN AASCS0375H]
- 3.21 **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]
- 3.22 **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]
- 3.23 **Swapnabhumi Nirman Private Limited**, a company incorporated under the Companies Act 1956, having its registered office at Block B, Premises No.

1720



180/1, Bangur Avenue, Kolkata-700055, Police Station Lake Town [PAN AASCS0366C]

- 3.24 **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]
- 3.25 **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]
- 3.26 **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]
- 3.27 **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]
- 3.28 **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]
- 3.29 **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]
- 3.30 **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, [PAN AAECB2548R]

All being represented by their authorised signatory **Prabir Kumar Saha**, son of Dhruva Narayan Saha
(collectively **Purchasers**, includes successors-in-interest).

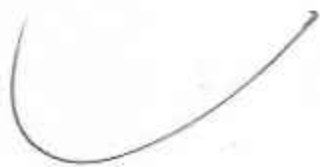
Vendors and Purchasers collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Undivided *chali* land measuring (i) 3 (three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 909, recorded in L.R. *Khatian* Nos. 902 and 903, *Mouza Patharghata*, J.L. No. 36, within *Patharghata Gram Panchayet*, Police Station New Town (formerly *Rajarhat*), District North 24

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Parganas (First Property) And (ii) 1.54 (one point five four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 910, recorded in L.R. *Khatian* No. 622, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (Second Property), totaling to land measuring 4.54 (four point five four) decimal, more or less [the First Property and the Second Property, collectively Said Property], morefully described in the Schedule below 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 Vendor No.3.1:** Haripada Mondal (the Vendor No. 3.1 herein) is the recorded owner of *sali* land measuring 1.5 (one point five) decimal, more or less, comprised in R.S./L.R. *Dag* No. 909, recorded in L.R. *Khatian* No. 902, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (First Portion of First Property).

5.1.2 **Ownership of Vendor No.3.2:** Manik Mondal (the Vendor No. 3.2 herein) is the recorded owner of *sali* land measuring 1.5 (one point five) decimal, more or less, comprised in R.S./L.R. *Dag* No. 909, recorded in L.R. *Khatian* No. 903, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (Second Portion of First Property).

5.1.3 **Ownership of Vendors in the First Property:** Thus, the Vendors has become the absolute owners of the First Property (comprising of the First Portion of First Property and Second Portion of Second Property), each of them having their respective share therein.

5.1.4 **Ownership of Bipin Mondal:** Bipin Mondal was the owner of *sali* land measuring 7 (seven) decimal, more or less, comprised in R.S./L.R. *Dag* No. 910, recorded in L.R. *Khatian* No. 622, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas (Bipin Mondal's Property).

5.1.5 **Demise of Bipin Mondal:** Bipin Mondal, a Hindu governed by the *Dayabhaga* School of Hindu Law, died intestate leaving behind him surviving his wife Rangabala Mondal, 6 (six) sons, namely, Dharma Mondal, Kubar Mondal, Mahadeb Mondal, Khatiram Mondal, Haripada Mondal (the Vendor No. 3.1 herein) and Manik Mondal *alias* Manik Chandra Mondal (the Vendor No. 3.2 herein) and 2 (two) daughters, namely, Ashima Mondal and Subhadra Roy, as his only legal heirs and heiresses, who jointly and in equal share have inherited the entirety of the Bipin Mondal's Property.

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- 5.1.6 **Ownership of Vendors:** Thus, by virtue of inheritance, each of the Vendors have become the absolute owners undivided 1/9th (one-ninth) share in Bipin Mondal's Property, i.e. each of the Vendors have become the owner of *sali* land measuring 0.77 (zero point seven seven) decimal, out of Bipin Mondal's Property, totaling to land measuring 1.54 (one point five four) decimal, more or less, i.e. the Second Property, herein.
- 5.1.7 **Absolute Ownership:** In the aforesaid circumstances, the Vendors have become the absolute owner of the First Property and the Second Property (collectively **Said Property**), being the subject matter of this conveyance.
- 5.1.8 **Grant of POA by Vendor No. 3.1:** By a Power of Attorney dated 20th May, 2014, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. IV, CD Volume No. 1, at Pages 3059 to 3070, being Deed No. 00256, for the year 2014, Haripada Mondal (the Vendor No. 3.1 herein) have appointed Hosnara Begam *alias* Husneara Begum as his lawful and constituted attorney and has empowered him to sing, execute, present and registered this conveyance on his behalf, the POA is still valid and subsisting and has not yet been revoked by the Vendor No 3.1 herein.
- 5.1.9 **Grant of POA by Vendor No. 3.1:** By a Power of Attorney dated 20th May, 2014, registered in the Office of the District Sub-Registrar-II, North 24 Parganas, in Book No. IV, CD Volume No. 1, at Pages 2963 to 2974, being Deed No. 00249, for the year 2014, Manik Mondal *alias* Manik Chandra Mondal (the Vendor No. 3.1 herein) have appointed Hosnara Begam *alias* Husneara Begum as his lawful and constituted attorney and has empowered him to sing, execute, present and registered this conveyance on his behalf, the POA is still valid and subsisting and has not yet been revoked by the Vendor No 3.2 herein.
- 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.

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- 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 whatsoever 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 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 Corporate Guarantee:** The Said Property is not affected by or subject to any corporate 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, comprising of the (i) First Property, i.e. undivided *sali* land measuring 3 (three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 909, recorded in L.R. *Khatian* Nos. 902 and 903, *Mouza*

1-25-02



Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas **And** (ii) Second Property, i.e. undivided *sali* land measuring 1.54 (one point five four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 910, recorded in L.R. *Khatian* No. 622, *Mouza* Patharghata, J.L. No. 36, within Patharghata *Gram Panchayet*, Police Station New Town (formerly Rajarhat), District North 24 Parganas, **totaling** to land measuring 4.54 (four point five four) decimal, more or less, **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. 13,75,756/- (Rupees thirteen lac seventy five thousand seven hundred and fifty six) 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.
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

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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 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 empower and authorize 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.

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Schedule
(Said Property)
[Subject Matter of Sale]

Undivided *sali* land measuring 3 (three) decimal, more or less, comprised in R.S./L.R. *Dag* No. 909, recorded in L.R. *Khatian* Nos. 902 and 903, *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. 911

On the South : By R.S. *Dag* No. 910

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

And

Undivided *sali* land measuring 1.54 (one point five four) decimal, more or less, comprised in R.S./L.R. *Dag* No. 910, recorded in L.R. *Khatian* No. 622, *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. 909

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

On the South : By *Mouza* Chakpanchuria

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

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The Said Property is tabulated below:

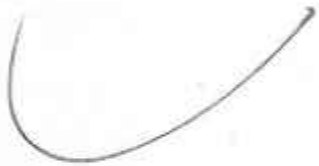
R.S./L.R. . Dag	L.R. Khatian	Recorded Share In Dag	Area Recorded	Area Conveyed	Recorded Owners
909	902	2500 out of 10000	1.50 decimal	1.50 decimal	Haripada Mondal
909	903	2500 out of 10000	1.50 decimal	1.50 decimal	Manik Mondal
910	622	10000 out of 10000	7 decimal	1.54 decimal	Bipin Mondal
Total Area Conveyed In This Deed				4.54 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.

Probate No. 2017

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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.

<p>Husne ara Begam</p> <p>[Hosnara Begam <i>alias</i> Husneara Begam]</p> <p>[being the constitute attorney of Manik Mondal <i>alias</i> Manik Chandra Mondal]</p> <p>[Vendors]</p>
<p>Prabir M. Saha,</p> <p>AS constituted Attorney of</p> <p>(_____)</p> <p>[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, Nayajiwani 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> <p>[Purchasers]</p>

Drafted By:


Sujata Ghosh, Advocate
High Court at Calcutta

Witnesses:

Signature 
Name MATIUR RAHMAN
Father's Name Sak. Azizur Rahman
Address Narayanpur, P/S
Airpur, K.C. 136

Signature Manoj Mahato
Name MANOJ MAHATO
Father's Name Idar N Mahato
Address 20, A.S. Park Road
501-1

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Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs. 13,75,756/- (Rupees thirteen lac seventy five thousand seven hundred and fifty six) through various cheques towards full and final payment of the consideration for sale of the Said Property described in the Schedule above.

<p><u>Husne ara Begam</u> [Hosnara Begam <i>alias</i> Husneara Begum] [being the constitute attorney of Manik Mondal <i>alias</i> Manik Chandra Mondal] [Vendors]</p>
--

Witnesses:

Signature 

Signature Manoj Malhotra

Name MATIAR RAHAMAN

Name MANOJ MALHOTRA

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1913
1914



SPECIMEN FORM TEN FINGER PRINTS

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



Huseena Begam

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Prabir K. Saha

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



From AUG

1920



Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 12279 / 2014, Deed No. (Book - I , 12382/2014)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Prabir Kumar Saha Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	 30/09/2014	 LTI 30/09/2014	<i>Prabir Kr. Saha</i> 30.9.14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Hosnara Begam Address -Paschim Beraberi, 7, Airport, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743518	Attorney	 30/09/2014	 LTI 30/09/2014	<i>Hosnara Begam</i>
2	Prabir Kumar Saha Address -Block- A, 246, Bangur Avenue, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 30/09/2014	 LTI 30/09/2014	<i>Prabir Kr. Saha.</i>

Name of Identifier of above Person(s)
 Manoj Mahato
 7 B, Kiron Sankar Roy Road(Hastings Street), Kol,
 District:-Kolkata, WEST BENGAL, India, Pin :-700001

Signature of Identifier with Date



Additional Registrar of
Assurances-II, Kolkata
30 SEP 2014
(Dinabandhu Roy)

ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA



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

Endorsement For Deed Number : I - 12382 of 2014
(Serial No. 12279 of 2014 and Query No. 1902L000029232 of 2014)

On 30/09/2014

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

Rs. 15223/- is paid , by the draft number 665891, Draft Date 29/09/2014, Bank Name State Bank of India, Terminus Building Newtown, received on 30/09/2014

(Under Article : A(1) = 15125/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 30/09/2014)

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.-13,75,756/-

Certified that the required stamp duty of this document is Rs.- 68808 /- and the Stamp duty paid as: Impresive Rs.- 10/-

Deficit stamp duty

Deficit stamp duty Rs. 68828/- is paid , by the draft number 665890, Draft Date 29/09/2014, Bank : State Bank of India, Terminus Building Newtown, received on 30/09/2014

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

Presented for registration at 11.30 hrs on :30/09/2014, at the Office of the A.R.A. - II KOLKATA by Prabir Kumar Saha ,Claimant.

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

Execution is admitted on 30/09/2014 by



Registrar
Kolkata
30 Sep 2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : I - 12382 of 2014
(Serial No. 12279 of 2014 and Query No. 1902L000029232 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, Evershiprealty 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, A S /185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

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

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

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

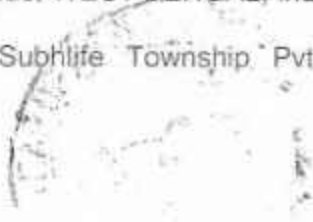
Authorised Signatory, Nistha Realcon Pvt Ltd, A S /185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

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

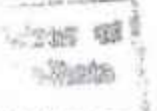
Authorised Signatory, Siddhibhumi Developers Pvt Ltd, A S /185, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136.

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

Authorised Signatory, Subhlife Township Pvt Ltd, A S /185, Rajarhat, Kol, Thana:-Rajarhat,



(Signature)



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : I - 12382 of 2014
(Serial No. 12279 of 2014 and Query No. 1902L000029232 of 2014)

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

Authorised Signatory, Swarnabarsa Projects Pvt Ltd, 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 Buildcon 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, Ahibaram 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 Manoj Mahato, son of Late N Mahato, 7 B, Kiron Sankar Roy Road(Hastings Street), Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

Executed by Attorney

Execution by



30 2014

(Dinabandhu Roy)

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 - 12382 of 2014

(Serial No. 12279 of 2014 and Query No. 1902L000029232 of 2014)

1. Hosnara Begam alias Husnara Begum, wife of Matiar Rahaman , Paschim Beraberi, 7, Airport, Thana:-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743518 By Caste Muslim By Profession: Others,as the constituted attorney of 1. Haripada Mondal 2. Manik Mondal alias Manik Chandra Mondal is admitted by him.

Identified By Manoj Mahato, son of Late N Mahato, 7 B, Kiron Sankar Roy Road(Hastings Street), Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Service.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCES-II



30 SEP 2014

(Dinabandhu Roy)

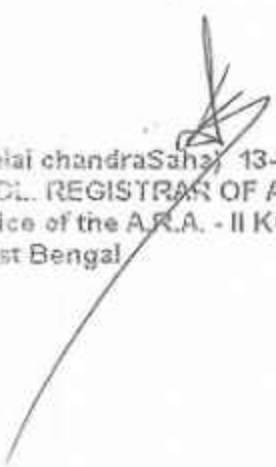
ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 4 of 4

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 61
Page from 1482 to 1502
being No 12382 for the year 2014.




(Dulai chandraSaha) 13-October-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal