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12/11/12

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The Signature above and the embossed stamp attached with this document are the part of this document

N.E NO' - 1779/12

Q NO' - 26855/12

Add. District Sub-Registrar  
Sonarpur, South 24 Parganas

Add. Dist. Sub-Registrar  
Sonarpur, South 24 Parganas  
14 NOV 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 12<sup>th</sup> day of November, Two Thousand Twelve (2012).

BETWEEN

नं 162 दृ 1000/ 12/11/12

नाम आयान्द्रा कृ. आरुवाल

पता केंद्रा-कफिरा मरुम बादुर  
लानारपुर अडि. अम. बार अकिल

Mahamayatala  
Kul-103

Handwritten signatures and initials.

B.K. Consortium Engineers Pvt. Ltd.

Chanchal Kumar Hozumdar



Handwritten signature of Chanchal Kumar Hozumdar.

Director

- Karim Molla, David Ali Molla, Edan Banu...
- Ishis Ali Molla, Sekandar Molla, Basim Molla...
- Istam Molla, Israail Molla, Yusub Molla...
- Roseema bibi, Kashmiri bibi, Ataur Rahman...
- Molla, Rashida Khatun, Asida Khatun...
- Khusida bibi, Sakera bibi, Sajahan Molla...
- Md. Salim Molla, Md. Siraj Molla, Sajad Molla...
- Majima bibi, Selima bibi, Ropena bibi...
- and Tamja bibi



Chanchal Kumar Hozumdar

Mahidul Zuber -  
 go - Nazim Zuber -  
 of - Ukhila Zuber Peran -  
 P.O. - Sonarpur -  
 Kolkata - 700103 -  
 Occupation - Business.

(1) KARIM MOLLA , (2). DAUD ALI MOLLA , both sons of Late Nurali Molla , (3) . EDAN BANU BIBI , wife of Late Abdul Kader Molla , by occupation Housewife . (4) IDRIS ALI MOLLA , (5). SEKENDAR MOLLA , (6) EYASIN MOLLA , (7) ISLAM MOLLA , (8) ISMAIL MOLLA , (9). YUSUF MOLLA , all sons of Late Abdul Kader Molla . (10). ROSENA BIBI , wife of Habibar Rahaman , (11). KASHMIRA BIBI , wife of Yusuf Halder , both by occupation Housewife (12). ATAUR RAHAMAN MOLLA , son of Late Rahim Molla , (13). RASIDA KHATOON , (14). ASIDA KHATOON , both daughter of Late Rahim Molla , both by occupation Housewife (15). KHUSIDA BIBI , wife of Mujibar Rahaman , (16). SAKERA BIBI , wife of Late Nabab Ali Molla , both by occupation Housewife (17). MD. SAJAHAN ALI MOLLA , (18). MD. SALIM MOLLA , (19). MD. SIRAJ ALI MOLLA , all sons of Late Nabab Ali Molla . (20). SAHARA BIBI , wife of Kamalluddin Mondal , (21). NAJIMA BIBI , wife of Idrish Ali Molla , (22). SELIMA BIBI , w/o Amirul Islam (23). TANUJA BIBI , w/o Nur Hassain and (24). ROPENA BIBI , wife of Sk. Mahim Ali , all are by occupation Housewife . occupation of Vendor no. 1 is service and all others vendor's occupation are business and all vendors are by faith Islam , by nationality Indian and all are residing at village Ukhila Paikpara . Post Office Narendrapur , P.S. Sonarpur , District. South 24 Parganas . Pin - 700103 , **represented by their legal attorney** (appointed by a registered Power of attorney duly registered at the office of Additional District Sub Registrar , Sonarpur and recorded in book no. IV . CD Volume no. 3 , Pages from 1911 to 1932 . being no. 01454 for the year 2010 ) **SRI CHANCHAL KUMAR MAJUIMDER** , son of Late Biswa Sundar Majumder , one of the Director of **B.K.CONSORTIUM ENGINEERS PRIVATE LIMITED** , a private Limited Company , within the meaning of Companies Act , 1956 having its registered office at 18 , Middleton Mannor , 9/4 , Middleton Row , Kolkata - 700071 , hereinafter referred to or called as the "**VENDORS**" (which term or expression shall unless excluded by or repugnant to subject or context be deemed to mean and included their and each of their respective heirs, executors, administrators, legal representative and assigns ) of the **ONE PART** **AND**



1884

*Handwritten text, possibly a name or address, in cursive script.*



1. ESCALATED DEVELOPERS PRIVATE LIMITED .
2. JIBANJYOTI VINCOM PRIVATE LIMITER .
3. MOONTREE SUPPLIERS PRIVATE LIMITED .
4. PARDARSHI MARKETING PRIVATE LIMITED .
5. EVERSHP NIRMAN PRIVATE LIMITED .
6. GREENIMAGE TRADING PRIVATE LIMITED .
7. CITISPACE TRADERS PRIVATE LIMITED .
8. SIDDHIBHUMI NIRMANMAN PRIVATE LIMITED .
9. GOLDENYATRA HOUSING PRIVATE LIMITED .
10. NASHIB INFRASTRUCTURE PRIVATE LIMITED .
11. ARION ABASAN PRIVATE LIMITED .
12. ASTAVINAYAK HOUSING PRIVATE LIMITED .
13. AGORISE INFRASTRUCTURE PRIVATE LIMITED .
14. AEROHEIGHT HOUSING PRIVATE LIMITED .
15. SONARTARI HOUSING PRIVATE LIMITED .
16. SWAPNABHUMI INFRA PROJECT PRIVATE LIMITED .
17. DREAMLIFE COMPLEX PRIVATE LIMITED .
18. SOMANSH CONCLAVE PRIVATE LIMITED .
19. BINAMATI VINCOM PRIVATE LIMITED .
20. GREENHIGH ABASAN PRIVATE LIMITED .
21. DESHANTAR SUPPLIER PRIVATE LIMITED .
22. GREENHIGH TRADING PRIVATE LIMITED .
23. ANANNAT DEVELOPERS PRIVATE LIMITED .
24. ACRONYM ENCLAVE PRIVATE LIMITED .
25. SAPNANKUR TRADING PRIVATE LIMITED .
26. SAMREEK TRADECOM PRIVATE LIMITED .
27. ARMOURED CONSTRUCTION PRIVATE LIMITED .
28. AVINANDAN TRADING PRIVATE LIMITED .
29. MISTVALLY TRADECOM PRIVATE LIMITED .
30. AROHIT DEVELOPERS PRIVATE LIMITED .
31. ASRE REALITY PRIVATE LIMITED .
32. TRISHTHA SHELTER PRIVATE LIMITED .



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Kolkata, South 24 Pgs.  
14/07/2012

33. ARROWSPACE CONCLAVE PRIVATE LIMITED ,
34. SWAPNADEEP PROJECTS PRIVATE LIMITED ,
35. DILIGENT NIRMAN PRIVATE LIMITED ,
36. AHIBARAM REALITY PRIVATE LIMITED ,
37. ZEALOUS NIRMAN PRIVATE LIMITED ,
38. SUBHLIFE ABASAN PRIVATE LIMITED ,
39. TRINAYANI REALCOM PRIVATE LIMITED ,
40. ARCAVA NIRMAN PRIVATE LIMITED ,
41. DEVOTION REALCON PRIVATE LIMITED ,
42. ALOK BARSHA TRADECOM PRIVATE LIMITED ,
43. SANCITY RESIDENCY PRIVATE LIMITED ,
44. VISUALIZATION COMMERCIAL PRIVATE LIMITED ,
45. ACRONYM RESIDENCY PRIVATE LIMITED ,
46. RAVIJYOTI MERCHANTS PRIVATE LIMITED ,
47. PRABUDDHA MERCHANTS PRIVATE LIMITED ,
48. ADMIRABLE COMMERCIAL PRIVATE LIMITED ,
49. WARMTH MERCHANTS PRIVATE LIMITED ,
50. ARCHANA PROPERTIES PRIVATE LIMITED ,

represented by its director **SRI RAJENDRA KUMAR AGARWAL** , son of Late Bhagirath Mal Agarwal , by faith Hindu , by profession Business , residing at " WINDSOR GREENS " , 26 Mahamaya Mandir Road , Mahamayatala , Post Office Garia , Kolkata - 700064 , hereinafter referred to or called as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to subject or context be deemed to mean and included their and each of their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** one Molijan Bibi , wife of Late Nur Ali Molla got 185 decimal land of mouza Ukhila Pakpara , J L no. 56 , R S no.147 , Touzi no. 109 , under P.S. Sonarpur , District South 24 Parganas including 11 decimal sale land comprised in R S Dag. No. 2667 under RS Khatian no.330 , by an order of 2<sup>nd</sup> Court of Munsel , Baruipur (order no. 21 , Rule 94 of Code of Civil Procedure) on 1952 .



KEMENTERIAN KESEHATAN REPUBLIK INDONESIA  
14 NOV 2012



**AND WHERE AS** the said Motijan Bibi, wife of Nur Ali Molla while had been possessing the said land free from all encumbrances recorded her name in Revisional Settlement Records of rights and became the absolute rightful owner of the said landed properties .

**AND WHERE AS** the said Motijan Bibi, wife of Late Nur Ali Molla while had been possessing the said land, died intestate leaving behind her only five sons viz. Abdul Karim Molla, Abdul Kader Molla, Md. Nabab Ali Molla, Md. Rahim Molla and Md. Daud Ali Molla as her only legal heirs and successors to inherit the said landed properties including the land hereby sold and conveyed belonging to the deceased Motijan Bibi wife of Nur Ali Molla .

**AND WHERE AS** the said legal heirs of Late Motijan Bibi viz. Abdul Karim Molla, Abdul Kader Molla, Md. Nabab Ali Molla, Md. Rahim Molla and Md. Daud Ali Molla became the owners of 1/5<sup>th</sup> share of the entire property by way of Mohamedan Law of succession and recorded their name in the L R Settlement Records of right in separate L R Khafian viz. 183, 184, 765, 766 & 770 respectively according to their 1/5<sup>th</sup> the share .

**AND WHEREAS** the said Abdul Kader Molla while had been possessing the said landed properties died intestate leaving behind his wife Edan Banu Bibi and six sons viz. Idris Ali Molla, Sekendar Molla, Eysin Molla, Islam Molla, Ismail Molla, Yusuf Molla and two daughters Rosenara Bibi and Kashmira Bibi ( vendor no. 3 to 11 herein ) as his only legal heirs and successors to inherit the 1/5<sup>th</sup> share of the said landed properties including the land hereby sold and conveyed belonging to the deceased Abdul Kader Molla .

**AND WHEREAS** the said Rahim Molla while had been possessing the said landed properties died intestate leaving behind his only son viz. Afaur Rahaman Molla and three daughters viz., Rasida Khatun, Asida Khatuni & Khushida Bibi ( vendor no. 12 to 15 herein ) as his only legal heirs and successors to inherit the 1/5<sup>th</sup> share of the said landed properties including the land hereby sold and conveyed belonging to the deceased Rahim Molla .



Attest to the Registrar  
Company No. 24 Parg.  
14 NOV 2012

**AND WHEREAS** the said Nabab Ali Molla while had been possessing the said landed properties died intestate leaving behind his wife Sakera Bibi , three sons viz. Md. Sajahan Ali Molla , Md. Salim Molla & Md. Siraj Molla and five daughters viz. Sahara Bibi , Najima Bibi , Selima Bibi , Ropena Bibi & Tanuja Bibi ( vendors no. 16 to 24 herein) as his only legal heirs and successors to inherit the 1/5<sup>th</sup> share of the said landed properties including the land hereby sold and conveyed belonging to the deceased Nabab Ali Molla .

**AND WHERE AS** thus the present vendors viz. Karim Molla , Daud Ali Molla , Edan Banu Bibi , Idris Ali Molla , Sekendar Molla , Eysin Molla , Islam Molla , Ismail Molla , Yusuf Molla , Rosenara Bibi , Kashmira Bibi , Ataur Rahaman Molla , Rasida Khatun , Asida Khatuni , Khushida Bibi, Sakera Bibi , Sajahan Ali Molla , Md. Salim Molla , & Md. Siraj Molla , Sahara Bibi , Najima Bibi , Selima Bibi , Ropena Bibi and Tanuja Bibi became the joint owners of the 11 decimal sali land out of which 5.5 decimal land hereby sold and conveyed lying and situated at mouza Ukhila Paikpara, J L no. 56 , R S no.147 , Touzi no. 109 , under P S. Sonarpur , District South 24 Parganas , comprised in R S Dag. No. 2667 , corresponding L R Dag no. 2552 , under R S Khatiah no. 330 corresponding to LR Khatian no. 183 , 184 , 765 , 766 & 770 respectively along with others land , which is more fully and particularly described in the schedule hereto and hereinafter referred to as the said property and have acquired good and marketable title thereto .

**WHEREAS** the chairman of the above B.K .CONSORTIUM ENGINEERS PRIVATE LIMITED , passed a resolution on 12/11/2012 appointing Sri Chanchal Kumar Majumder , one of the companies director to represent on behalf of other two directors viz. Sri Bijan Kumar Majumder and Sri Uday Shankar Majumder & self to sign and execute Sale deeds of land comprised in R S Dag no. 2665 , 2666 & 2667 of Mouza Ukhila Paikpara . P S Sonarpur , Dist. South 24 Parganas

**AND WHEREAS** due to some inconvenience and other personal difficulties the vendors have jointly expressed their desire to sell , assign and assure



Abil Muzkhan Registrar  
Singapore South 24 Pst.  
14 NOV 2012

the said more or less 5.5 Decimal Sali land out of 11 decimal land for a total consideration of Rs 6,00,000/- (Six Lac Only) .

**AND WHERE AS** the vendors herein have declared , confirm and assured that the said property is free from all encumbrances , charges , lien , lispendens , acquisition requisition and trusts whatsoever nature and that there is no impediment legal or otherwise to sell transfer, assign and assure the said property unto and infavour of purchaser .

**AND WHEREAS** depending upon the said representation made by the vendors herein and believing the same to be true and acting in good faith thereof the purchaser herein has agreed to purchase the said of 5.5 Decimals sali land at and for a total consideration of 6,00,000/- (Six lac ) only .

**NOW THIS INDENTURE WITNESSTH** as follows :-

In pursuance of the said agreement and in consideration of the said sum of Rs 6,00,000 - (Rupees, Six lac) only paid by the purchaser to the vendors as per memo of consideration hereunder written( the receipt whereof the vendors doth hereby acknowledge of and from the same and every part there of absolutely acquit release and exonerate the purchaser as well as the said property ) the vendors hereby grant , transfer , sell , convey his right, title interest and possession with all sorts of easement right in the said property to the purchaser theirs heirs and assigns of ALL THAT piece and parcel of Sali land measuring more or less 5.5 Decimal land lying and situated at mouza Ukhila Paikpara , JL no. 56 , RS no.147 , Touzi no. 109 , under P S, Sonarpur , District – South 24 Parganas comprised in 2667 corresponding L R Dag no. 2552 , under R S Khatian no. 330 corresponding to LR Khatian no. 183 , 184 , 765 , 766 & 770 respectively Which is more fully and particularly described in the schedule hereunder written **OR HOWSOEVER** the said land and premises or otherwise belonging or held or occupied there with and every manner of former and present right title liberties privileges easements advantages appendages and appurtenances whatsoever there to belonging or in anywise appertaining to or usually shall used or occupied enjoyed or



A. B. C. 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840. 841. 842. 843. 844. 845. 846. 847. 848. 849. 850. 851. 852. 853. 854. 855. 856. 857. 858. 859. 860. 861. 862. 863. 864. 865. 866. 867. 868. 869. 870. 871. 872. 873. 874. 875. 876. 877. 878. 879. 880. 881. 882. 883. 884. 885. 886. 887. 888. 889. 890. 891. 892. 893. 894. 895. 896. 897. 898. 899. 900. 901. 902. 903. 904. 905. 906. 907. 908. 909. 910. 911. 912. 913. 914. 915. 916. 917. 918. 919. 920. 921. 922. 923. 924. 925. 926. 927. 928. 929. 930. 931. 932. 933. 934. 935. 936. 937. 938. 939. 940. 941. 942. 943. 944. 945. 946. 947. 948. 949. 950. 951. 952. 953. 954. 955. 956. 957. 958. 959. 960. 961. 962. 963. 964. 965. 966. 967. 968. 969. 970. 971. 972. 973. 974. 975. 976. 977. 978. 979. 980. 981. 982. 983. 984. 985. 986. 987. 988. 989. 990. 991. 992. 993. 994. 995. 996. 997. 998. 999. 1000.

reputed to belong or to or be appurtenant thereto and all deeds parchahs , muniments and writings evidence of title whatsoever in anywise exclusively relating to or concerning the said land hereby granted sold conveyed transferred assigned assured and / or expressed or intended so to be unto and to the use of the purchaser absolutely and forever as and for an indefeasible title of the inheritance in fee simple in possession free from all and every nature of encumbrance attachments charges lispendeens claims demands liabilities and trust whatsoever but nevertheless subject to mutation and payments of rates and taxes as applicable .

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS.**

(1) that the vendors have good right full power absolute authority and indefeasible title to grant sell convey and transfer the said property hereby granted sold, conveyed , transferred, assigned and assured or expressed or intended so to be unto and to the use of the purchasers in the manner aforesaid according to the true intent and meaning of those present, free from all encumbrances and liabilities whatsoever but subject to the payment of next and observance and performance of the terms and condition of the rules and regulation under which the said property is hold and enjoyed and (2) that the vendors do hereby and hereunder grant, convey, sale, transfer, assign and assure all their estate and interest in the schedule property with all appurtenances together with all home stead, trees, tanks, hedges, ditches, ways, water, water course, lights, liberties, privileges, easements whatever to the land descried in the schedule and (3) that vendors do hereby covenant with the purchasers their heirs, executors, administrators, representatives and assigns that not with standing any acts deed or things hereto before done, executed or knowingly suffered to the contrary the vendors lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the vendors have full power and absolute authority to sell the said property in manner aforesaid and (4) that the purchasers shall hereafter peaceably and quietly hold, possess



Adress: ~~1234567890~~  
Singapore South 24 Post.  
14 NOV 2012



and enjoy the said property without any claim or demand whatsoever from the vendor or any person claiming through or under his and (5) that no certificate proceeding and or notice or attachment have been instituted and or levied under the income tax act 1961 and or wealth tax act and or similar act or acts for payment of arrear or taxes and or for payment of dues arising out of any sort of claims and or demands of whatsoever nature and (6) that no notice has been served upon the vendors for acquisition or requisition under the afore said acts and laws and the vendor have no knowledge of issuing any such notice or notices, under any of the above Acts and or rules for the time being in force affecting the said property in spite of its best efforts engaged in this respect and (7) that from to day the purchasers and their heirs and successors have and remain full power and rights to sale, gift, Mortgage, lease or any kind of transfer the said property which the vendor had on the property and (8) that if any defect is detected in title or however due to any loss or damages created in future this vendors and their heirs successors shall remain liable to return the said money with interest to the purchasers and (9) that if found any defect or mistake in the present deed or if necessary to rectification of the said principal deed then vendors and their heirs, successors shall remain liable to do the registration of rectification deed and (10) that the tenures of this deed in full face and effect and have not been surrendered or forfeited or become void or void able.

To this purpose being in full sense and without being influenced by any persons and fully understanding the contents of the present deed and having received to day the full value as per memo of consideration the vendors completely sold the schedule property infavour of the purchaser.

#### SCHEDULE OF THE PROPERTY

All that piece and parcel of soil land measuring more or less **5.5 Decimal** , lying and situated at mouza Ukhila Paikpara, JL No. 56 , RS No.147 , Touzi No. 109 , under P S. Sonarpur , District South 24 Parganas , under the jurisdiction of Rajpur Sonarpur Municipality ward no. 27 , comprised in R S



Addl. Dist. Sub-Registrar  
Srinagar, Jammu & Kashmir.  
14/01/2012

**Dag. No. 2667** corresponding L.R. Dag no. 2552, under R.S. Khatian no. **330** corresponding to LR Khatian no. 183, 184, 765, 766 & 770 respectively. Annual proportionate rent of the said sold land is Rs.220 payable to the government of west Bengal. And the sold land **bufted and bounded** in the following manner i.e. to say :-

**On the North** - R.S. Dag no. 2334 & 2628.

**On the South** - R.S. Dag no. 2664 & 2671/2916.

**On the West** - R.S. Dag no. 2665 & 2666.

**On the East** - R.S. Dag no. 2668.

**IN WITNESS WHERE OF THE** Parties hereto have set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED AND DELIVERED BY** the Vendor at Sonarpur in the presence of :

**WITNESS**

1. *Mohi-ud-Din Khan,*  
Vill. Ukhila Zamindar Para,  
P.O. Sonarpur,  
Tel- 700103.

B.K. Consortium Engineers Pvt. Ltd.

*Chanchal Kumar Hazra*

Director

2. *Babun Molla*  
*Kumra Khui*  
Tel- 103.

**as constituted attorney of**

Karim Molla, Daud Ali Molla, Edan Banu Bibi, Tāris Ali Molla, Sekendar Molla, Eysin Molla, Islam Molla, Ismail Molla, Yusuf Molla, Rosenara Bibi, Kashmira Bibi, Ataur Rahaman Molla, Rasida Khatun, Asida Khatuni, Khushida Bibi, Sakera Bibi, Sajahan Ali Molla, Md. Salim Molla, & Md. Siraj Molla, Sahara Bibi, Najima Bibi, Selima Bibi, Ropena Bibi and Tanuja Bibi.

**SIGNATURE OF VENDORS :**

*Rajib Kumar Hazra*  
**SIGNATURE OF PURCHASER**



ADD: THE SINGAPORE  
SOUTH ISLAND  
14 NOV 2012

MEMO OF CONSIDERATION

**VENDORS** Received Rs/- 6,00,000.00 ( Rupees Six Lacs only ) from the within named purchasers being the full and final consideration money .

**WITNESS**

1. Mahi Lal Laker.  
Vil- Ukhila Zamada Para.  
P.S- Sonarpur.  
Kot- 700103.
2. Babu Mandal  
Kumbha Khari  
Kala 105

B.K. Consortium Engineers Pvt. Ltd.

Chanchal Kumar Hazra

Director

SIGNATURE OF VENDORS.

Drafted by me.

A R Laskar (Adv)  
A R Laskar (Adv)  
Calcutta High Court.  
Kol - 1.

Computer typed by me

(P. Naskar)  
Sonarpur.



14 NOV 2012



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
L E F T					
R I G H T					

NAME - SRI CHANCHAL KUMAR MOJUMDER

SIGNATURE Chanchal Kumar Mojumder



	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
L E F T					
R I G H T					

NAME - SRI RAJENDRA KUMAR AGARWAL

SIGNATURE Rajendra Kumar Agarwal

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
P H O					
T					

NAME - \_\_\_\_\_

SIGNATURE \_\_\_\_\_

	THUMB	1ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
P H O					
T					

NAME - \_\_\_\_\_

SIGNATURE \_\_\_\_\_



**AMK** Dist Sub-Registrar  
South 24 Parganas  
14 NOV 2012





**Government Of West Bengal**  
**Office Of the A.D.S.R. SONARPUR**  
**District:-South 24-Paraganas**

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**Endorsement For Deed Number : I - 13611 of 2012**  
**(Serial No. 15939 of 2012)**

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**On**

**Payment of Fees:**

**On 12/11/2012**

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

Presented for registration at 18.00 hrs on :12/11/2012, at the Private residence by Chanchal Kumar Majumder ,Executant.

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

Execution is admitted on 12/11/2012 by



*BD*  
( Biswajit Dey )  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
EndorsementPage 1 of 6

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14/11/2012 15:18:00



Advt. of Sub-Registrar  
Sonapatra, South 24 Pgs.  
14 NOV 2012




**Government Of West Bengal**  
**Office Of the A.D.S.R. SONARPUR**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 13611 of 2012**

**(Serial No. 15939 of 2012)**

1. Rajendra Kr. Agarwal  
Director, Escalated Developers Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Jibanjyoti Vincom Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Moontree Suppliers Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Pardarshi Marketing Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Evership Nirman Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Greenimage Trading Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Citispace Traders Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Siddhibhumi Nirman Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Goldenyatra Housing Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Nashib Nfrastructure Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Arion Abasan Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Astavinayak Housng Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Agorise Infrastructure Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Aeroheight Housing Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Sonartari Housing Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
  
Director, Swapnabhumi Infra Project Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

  
( Biswajit Dey )  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
EndorsementPage 2 of 6



14 NOV 2012



**Government Of West Bengal**  
**Office Of the A.D.S.R. SONARPUR**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 13611 of 2012**

**(Serial No. 15939 of 2012)**

Director, Dreamlife Complex Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Somansh Conclave Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Binamat Vincom Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Greenhigh Abasan Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Deshantar Supplier Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Greenhigh Trading Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Anannat Developers Pvt., Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Acronym Enclave Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Sapnankur Trading Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Samreek Tradecom Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Armoured Construction Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala,  
Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Avinandan Trading Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Mistvally Tradecom Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Arohit Developers Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Asre Reality Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O.  
:-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Trishtha Shelter Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

( Biswajit Dey )

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**EndorsementPage 3 of 6**

**14/11/2012 15:18:00**



Abdik Didi Sub-Registrar  
Singapore, South 24110  
14 NOV 2012



**Government Of West Bengal**  
**Office Of the A.D.S.R. SONARPUR**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 13611 of 2012**

**(Serial No. 15939 of 2012)**

Director, Arrowspace Conclave Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Swapnadeep Projects Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Diligent Nirman Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Ahibaram Realty Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Zealous Nirman Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Subhlife Abasan Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Trinayani Realcom Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Arcave Nirman Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Devotion Realcon Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Alok Barsha Tradecom Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Sancity Residency Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Visualization Commercial Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Acronym Residency Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Ravijyoti Merchants Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Prabuddha Merchants Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Admirable Commercial Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur, P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

( Biswajit Dey )

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**EndorsementPage 4 of 6**



**Add. Dist Sub-Registrar**  
Sonarpore, South 24 Parg.  
14 NOV 2012





**Government Of West Bengal**  
**Office Of the A.D.S.R. SONARPUR**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 13611 of 2012**  
**(Serial No. 15939 of 2012)**

Director, Warmth Merchants Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .

Director, Archana Properties Pvt. Ltd., 26, Mahamaya Mandir Road, Mahamayatala, Thana:-Sonarpur,  
P.O. :-Garia ,District:-South 24-Parganas, WEST BENGAL, India, .  
, By Profession : Business

Identified By Muhidul Laskar, son of Nasir Laskar, Ukhila Zuadder Para, Kolkata, Thana:-Sonarpur,  
P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Muslim, By  
Profession: Business.

**Executed by Attorney**

Execution by

1. Chanchal Kumar Majumder, Representative of  
Director, B . K . Consortium Engineers Pvt. Ltd., 1b , Middleton Mannor, Kolkata, P.O. :-  
,District:-Kolkata, WEST BENGAL, India, Pin :-700071,  
,as the constituted attorney of 1. Karim Molla 2. Rosena Molla 3. Kashmira Bibi 4. Ataur Rahaman Molla  
5. Rasida Khatoon 6. Asida Khatoon 7. Khusida Bibi 8. Sakera Bibi 9. Md Sajahan Ali Molla 10. Md.  
Salim Molla 11. Md. Siraj Ali Molla 12. Daud Ali Molla 13. Sahara Bibi 14. Najima Bibi 15. Selima Bibi  
16. Tanuja Bibi 17. Ropena Bibi 18. Edan Banu Bibi 19. Idris Ali Molla 20. Sekendar Molla 21. Eyasin  
Molla 22. Islam Molla 23. Ismail Molla 24. Yusuf Molla is admitted by him.

Identified By Muhidul Laskar, son of Nasir Laskar, Ukhila Zuadder Para, Kolkata, Thana:-Sonarpur,  
P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Muslim, By  
Profession: Business.

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

**On 14/11/2012**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,  
Article number : 23, 4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms  
Act, 1955; Court fee stamp paid Rs, 10/-

**Payment of Fees:**

Amount By Cash

Rs. 0.00/-, on 14/11/2012

Amount by Draft

Rs. 14975/- is paid , by the draft number 849820, Draft Date 12/11/2012, Bank Name State Bank Of  
India, NARENDRAPUR, received on 14/11/2012

( Under Article : A(1) = 14949/- ,E = 14/- ,Excess amount = 12/- on 14/11/2012 )

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

14/11/2012 15:18:00

EndorsementPage 5 of 6



Adil. Dist Sub-Registrar  
Sonarpore, South 24 Pgs.  
14 NOV 2012



**Government Of West Bengal**  
**Office Of the A.D.S.R. SONARPUR**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 13611 of 2012**  
**(Serial No. 15939 of 2012)**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-13,60,000/-

Certified that the required stamp duty of this document is Rs.- 81620 /- and the Stamp duty paid as Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 849806, Draft Date 12/11/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/11/2012
2. Rs. 31620/- is paid, by the draft number 849808, Draft Date 12/11/2012, Bank Name State Bank Of India, NARENDRAPUR, received on 14/11/2012

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR

( Biswajit Dey )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 6 of 6

14/11/2012 15:18:00




2.12. 12th Nov Registrar  
... 24 Pgs.  
4 NOV 2012



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 36  
Page from 1172 to 1192  
being No 13611 for the year 2012.



  
(Biswajit Day) 16-November-2012  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SONARPUR  
West Bengal