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RTN/124

I-3090/2014



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

79AA 323876

Certified that the document is admitted to registration. The signature Sheet / Sheet's and the endorsement sheet / Sheet's attached with this document's are the part of this document.

Registrar U/S 7(2)
District Sub Registrar II
24 Pgs (N) Barasat

06 MAY 2014

CONVEYANCE

1. Date: 5th May 2014
2. Place: Kolkata
3. Parties

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1528

Amban Bhattacharya



1489

Booster Heights Pvt Ltd
Amban Bhattacharya
Authorized Signatory

NAME:
 ADD:
 Rs:
 - 2 APR 2014
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 28, 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

3A/1, 2nd Floor, Hastings Chambers
C. C. Court, Shankar Roy Road
Kolkata - 700001
SAHA & RAY
Advocates

- 2 APR 2014
- 2 APR 2014



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S. O. Ahmed
for self and as Constituted Attorney
of Parveen Ahmed
SIC MOVIH AHAMMAD

40- SK Rasid Ahmed
VRI - Bhatinda
P-O-T-P-S - Registrar
DSE - 24 Pgs (N)
Business

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District Sub. Registrar II
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- 3.1 **Sekh Ohid Ahamad** *alias* **Haji Sekh Ohid Ahamad** *alias* **Abdul Ohid**, son of Haji Sekh Abdul Rasid Ahamad *alias* Sekh Rasid Ahamad *alias* Sekh Rasid Ahamad Sekh, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ACXPA2048K**)
- 3.2 **Parveen Ahamad** *alias* **Sk. Parbhin Bibi**, wife of Sekh Ohid Ahamad *alias* Haji Sekh Ohid Ahamad *alias* Abdul Ohid, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas, being represented by her husband and constituted attorney, **Sekh Ohid Ahamad** *alias* **Haji Sekh Ohid Ahamad** *alias* **Abdul Ohid**, son of Haji Sekh Abdul Rasid Ahamad *alias* Sekh Rasid Ahamad *alias* Sekh Rasid Ahamad Sekh, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ACXPA2048K**)

(collectively **Vendors**, includes successors-in-interest)

And

- 3.3 **Booster Heights Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAFCB4835N**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

(**Purchaser**, includes successors-in-interest).

Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 7.00 (seven point zero zero) decimal equivalent to 4 (four) *cottah* 3 (three) *chittack* and 34.20 (thirty four point two zero) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23.328 (twenty three point three two eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.474, recorded in L.R. *Khatian* Nos.45 and 3226, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Schedule** below and the said *Dag* No.474 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, 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.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

Q. Ohid Ahamad

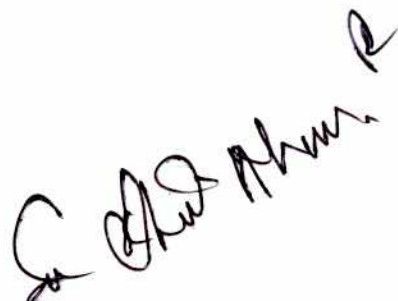


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- 5.1.1 **Ownership of Sandhya Rani Chowdhury:** Sandhya Rani Chowdhury was the sole owner of *inter alia* the Said Property.
- 5.1.2 **Purchase of Said Property by Vendor No.3.1:** By a Deed of Sale in Bengali language (*Kobala*) dated 3rd December, 1976, registered in the Office of the District Sub-Registrar, Cossipore, Dum Dum, 24 Parganas, in Book No. I, Volume No.133, at Pages 218 to 222, being Deed No.7855 for the year 1976, Sekh Ohid Ahamad *alias* Haji Sekh Ohid Ahamad *alias* Abdul Ohid (the Vendor No.3.1 herein) purchased from Sandhya Rani Chowdhury *inter alia* the entirety of the Said Property.
- 5.1.3 **Mutation:** The Vendor No.3.1 got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.45, in respect of the entirety of the Said Property.
- 5.1.4 **Gift by Vendor No.3.1:** By a Deed of Gift in Bengali language (*Hebanama*) dated 21st January, 2014, registered in the Office of the District Sub-Registrar II at Barasat, North 24 Parganas, in Book No. I, CD Volume No.2, at Pages 3266 to 3279, being Deed No.00737 for the year 2014, the Vendor No.3.1 out of his natural love and affection, gifted to his wife, Parveen Ahamad *alias* Sk. Parbhin Bibi (the Vendor No.3.2 herein), land classified as *sali* (agricultural) measuring 3.50 (three point five zero) decimal, more or less (**Portion Of Vendor No.3.2 In Dag No.474**), out of the Said Property. The Vendor No.3.1 continued to be the owner in respect of the balance portion of the Said Property.
- 5.1.5 **Mutation:** The Vendor No.3.2 got her name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.3226, in respect of Portion Of Vendor No.3.2 In *Dag* No.474.
- 5.1.6 **Absolute Ownership of Said Property by Vendors:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the entirety of the Said Property, each having an equal share and/or interest therein.
- 5.1.7 **Grant of Said POA:** By a Power of Attorney dated 22nd April, 2014, registered in the Office of the Additional District Sub-Registrar, Rajarhat, in Book No. IV, CD Volume No.1, at Pages 4381 to 4393, being Deed No.00383 for the year 2014 (**Said POA**), the Vendor No.3.2, appointed Sekh Ohid Ahamad *alias* Haji Sekh Ohid Ahamad *alias* Abdul Ohid (the Vendor No.3.1 herein) as her constituted attorney to sell her share and/or interest in the Said Property, being land classified as *sali* (agricultural) measuring 3.50 (three point five zero) decimal, more or less, to the Purchaser and the Said POA is valid and subsisting and has not been revoked by the Vendor No.3.2.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser 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 declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.





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- 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 Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the 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 now 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 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 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 Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Surrender/Transfer of Rights:** R.S. Ispat Limited, having its office at B-401, 4th Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Dreamland Plaza Limited, having its office at Room No.205, 2nd Floor, 10A, Hospital Street, Kolkata-700072 (**Second Company**) had contracted with the Purchaser to cause

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the sale of the Said Property to the Purchaser directly from the Vendors and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendors and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendors directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 7.00 (seven point zero zero) decimal equivalent to 4 (four) *cottah* 3 (three) *chittack* and 34.20 (thirty four point two zero) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23.328 (twenty three point three two eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.474, recorded in L.R. *Khatian* Nos.45 and 3226, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Schedule** below and the said *Dag* No.474 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and 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.29,69,696/- (Rupees twenty nine lac sixty nine thousand six hundred and ninety six) paid by the Purchaser 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, *debutter*s, 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.

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(Principal Sui. Registrar)
24 Dgs (A. Paras)

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- 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 by Vendors:** 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, 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, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendors provided such claims or demands do not pertain to the period on and from the date of this Conveyance.
- 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 have handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or 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 exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

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- 8.6 **No Objection to Mutation:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **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 Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)

Land classified as *sali* (agricultural) measuring 7.00 (seven point zero zero) decimal equivalent to 4 (four) *cottah* 3 (three) *chittack* and 34.20 (thirty four point two zero) square feet, more or less [out of 14 (fourteen) decimal equivalent to 8 (eight) *cottah* 7 (seven) *chittack* and 23.328 (twenty three point three two eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.474, recorded in L.R. *Khatian* Nos.45 and 3226, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.474 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	: By land belonging to R.S./L.R. <i>Dag</i> No.471
On the East	: By land belonging to R.S./L.R. <i>Dag</i> No.479
On the South	: By land belonging to R.S./L.R. <i>Dag</i> Nos.479 and 475
On the West	: By land belonging to R.S./L.R. <i>Dag</i> No.473

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.

B
Saha & Ray



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Registrar U/S 7(2)
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24 Pgs (N) Barasat

05 MAY 2014

The details of the Said Property are tabulated below:

Mouza	R.S./ L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Area of Dag (in Decimal)	Total Area sold (in Decimal)	Name of the Recorded Owner
Bhatenda	474	45	<i>Sali</i>	14	3.50	Sekh Ohid Ahamad <i>alias</i> Haji Sekh Ohid Ahamad <i>alias</i> Abdul Ohid
Bhatenda	474	3226	<i>Sali</i>	14	3.50	Parveen Ahamad <i>alias</i> Sk. Parbhin Bibi
Total Area of Land Sold:					7.00	






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Registrar U/S 7(2)
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05 MAY 2014

9. Execution and Delivery

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

Sekh Ohid Ahamad alias Haji Sekh Ohid Ahamad alias Abdul Ohid

Parveen Ahamad alias Sk. Parbhin Bibi

(being represented by her husband and constituted attorney,
Sekh Ohid Ahamad alias Haji Sekh Ohid Ahamad alias Abdul Ohid)

[Vendors]

Booster Heights Private Limited

**Authorized Signatory
[Purchaser]**

Drafted by:

Sourav Banerjee, Advocate

Witnesses:

Signature Su. M. Ah.

Name Sik. MOHID AHAMAD

Father's Name Sik. RASID AHAMAD

Address P.O. - T.S. - Rajachak

Dist - 24 P.S (W)

Signature M. M. Uddin

Name M. M. Nazim Uddin

Father's Name M. M. Ashraf Uddin

Address W.P. - Rajachak

P.O. - Rajachak

W.P. - 135



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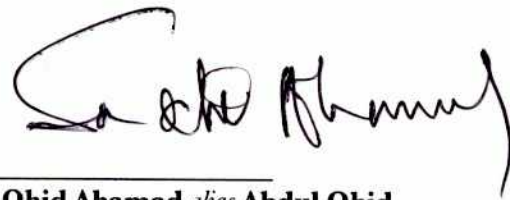
Registrar U/S 7(2)
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Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.29,69,696/- (Rupees twenty nine lac sixty nine thousand six hundred and ninety six) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)	Favouring
Pay Order No.392442	03.05.2014	Axis Bank Limited, Kolkata Branch	14,84,848/-	Sekh Ohid Ahamad <i>alias</i> Haji Sekh Ohid Ahamad <i>alias</i> Abdul Ohid
Pay Order No.392467	03.05.2014	Axis Bank Limited, Kolkata Branch	14,84,848/-	Parveen Ahamad <i>alias</i> Sk. Parbhin Bibi
		Total:	29,69,696/-	



Sekh Ohid Ahamad *alias* Haji Sekh Ohid Ahamad *alias* Abdul Ohid



Parveen Ahamad *alias* Sk. Parbhin Bibi

(being represented by her husband and constituted attorney,
Sekh Ohid Ahamad *alias* Haji Sekh Ohid Ahamad *alias* Abdul Ohid)

[Vendors]

Witnesses:

Signature 

Name SIC. MOHTI AHAMAD

Signature 

Name MD. MOHTI AHAMAD



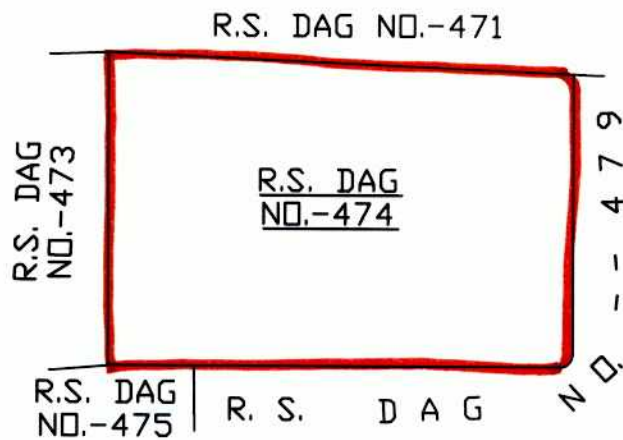
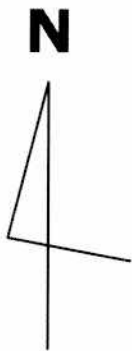
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Registrar UIS 7(2)
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SITE PLAN OF R.S./L.R. DAG NO.- 474, L.R. KHATIAN NO.- 45, MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.- NORTH 24 PARGANAS.

Total Area in Dag No.474 is 14 Decimal



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Booster Heights Pvt Ltd
Anilban Bhattacharya
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S.

For Self and as Constitutor
Attorney of Anwar Ahmed

LEGEND : 7.0000 DECIMAL OUT OF 14 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 474.

SHOWN THUS: 
















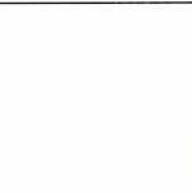

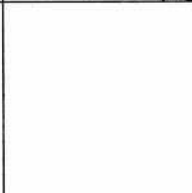

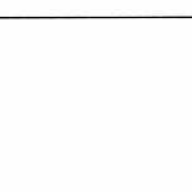
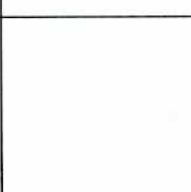
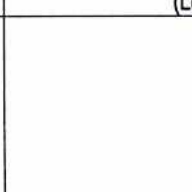
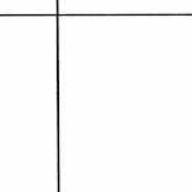


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Registrar U/S 7(2)
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05 MAY 2014

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



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Registrar U/S 7(2)
District Sub. Registrar II
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05 MAY 2014



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 03090 of 2014
(Serial No. 02754 of 2014 and Query No. 1502L000006348 of 2014)

On 05/05/2014

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

Presented for registration at 16.15 hrs on :05/05/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 05/05/2014 by

1. Sekh Ohid Ahamed Alias Haji Sekh Ohid Ahamad, son of Haji Sekh Abdul Rasid Ahamed , Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Business
2. Anirban Bhattacharya
Authorized Signatory, Booster Heights Private Limited(A A F C B 4835 N), 111, Park Street, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Business

Identified By Sk Mohid Ahamed, son of Rasid Ahamed, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

Executed by Attorney

Execution by

1. Sekh Ohid Ahamed alias Haji Sekh Ohid Ahamad, son of Haji Sekh Abdul Rasid Ahamed , Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim By Profession: Business,as the constituted attorney of Praveen Ahamad alias Sk. Parbhin Bibi is admitted by him.

Identified By Sk Mohid Ahamed, son of Rasid Ahamed, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

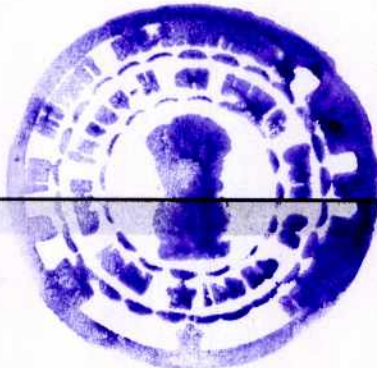
On 06/05/2014

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, 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



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 1 of 2

06/05/2014 13:29:00

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Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 03090 of 2014
(Serial No. 02754 of 2014 and Query No. 1502L000006348 of 2014)

Rs. 32698.00/-, on 06/05/2014

(Under Article : A(1) = 32659/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 06/05/2014)

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.-29,69,696/-

Certified that the required stamp duty of this document is Rs.- 148495 /- and the Stamp duty paid as: Impresive Rs.- 10/-

Deficit stamp duty

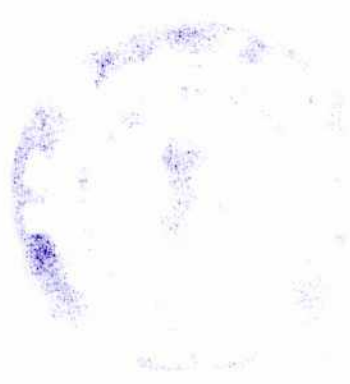
Deficit stamp duty Rs. 148505/- is paid , by the draft number 297125, Draft Date 05/05/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 06/05/2014

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 2 of 2

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 1878 to 1893
being No 03090 for the year 2014.



(Sushil Kumar Roy) 13-May-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal