

00225/2014

528/2014

BTN/111

567/2014 279/114

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

70AA 214107

M.V. 1962674



Certified that the Document is admitted to Registration, the Stamp and the endorsement sheets attached to this document are the property of the Government.

Additional Registrar of Assurances II, Kolkata

Certified that the Document is admitted to Registration, the Stamp and the endorsement sheets attached to this document are the property of the Government.

Additional Registrar of Assurances II, Kolkata

Sasiaml

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CONVEYANCE

1. Date: 7th JANUARY, 2014

2. Place: Kolkata

3. Parties

Sasiaml

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সসিআমল

সসিআমল

12
832

25/13

66/14

250
200
750

7/01

832

Adil Registrar of Assurances II
Kolkata
7/1/14

Re: ...
13/1/14

17/1/14

134506

Aimban Bhattacharya



c-150

Gajgami Realty Private Limited

Aimban Bhattacharya
Director/Authorised Signatory

NAME.....
 ADD.....
 Rs.....

11 NOV 2013
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 223, H. S. Park Road, K-11

SAHA & RAY
 Advocates
 34/1, 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

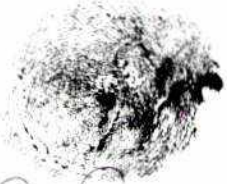
11 NOV 2013

11 NOV 2013



c-151

Barishya Mishra



c-152

Anand Kumar Singh



c-153

Sohan Islam



17 JAN 2014

Surbhi Ali Gani
 s/o - Monajat Gani
 Keigachi, Rajarhat
 Kalkati - 700135
 by occupation - Business

ADDITIONAL REGISTRAR
 OF ASSURANCE COMPANIES
 - 7 JAN 2014



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

Endorsement For Deed Number : I - 00279 of 2014
(Serial No. 00225 of 2014 and Query No. 1902L000000251 of 2014)

On 07/01/2014

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

Presented for registration at 20.32 hrs on :07/01/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 07/01/2014 by

1. Ajjjul Islam Alias Azizul Islam, son of Late Abdul Alim Molla , Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Safikul Islam Alias Safiquil Islam, son of Late Abdul Alim Molla , Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
3. Rokeya Bibi Alias Rokeya Khatun, wife of Salauddin Middyha , Raigachi, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
4. Anirban Bhattacharya
Authorised Signatory, Gajgamani Reality Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others

Identified By Subir Ali Gain, son of M Gain, Raigachi , Rajarhat, Kol, District:-North 24-Parganas, WEST BENGAL, India. Pin :-700135, By Caste: Others, By Profession: Business.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 08/01/2014

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.-19,62,674/-

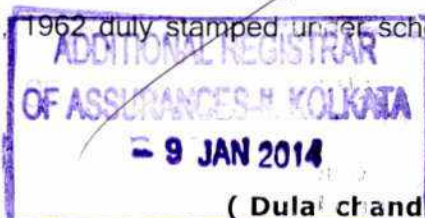
Certified that the required stamp duty of this document is Rs.- 98154 /- and the Stamp duty paid as: Impresive Rs.- 10/-

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 09/01/2014

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.



(Dula chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : I - 00279 of 2014
(Serial No. 00225 of 2014 and Query No. 1902L000000251 of 2014)

Payment of Fees:

Amount by Draft

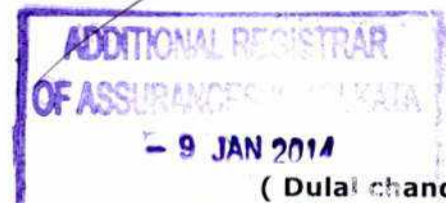
Rs. 21680/- is paid , by the draft number 293223, Draft Date 07/01/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 09/01/2014

(Under Article : A(1) = 21582/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 09/01/2014)

Deficit stamp duty

Deficit stamp duty Rs. 98154/- is paid , by the draft number 293222, Draft Date 07/01/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 09/01/2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

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. 00528 / 2014, Deed No. (Book - I , 00567/2014)

1. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Anowara Bibi Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 17/01/2014	 LTI 17/01/2014	আনোয়ারা বিবি ১৭.১.১৪

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anowara Bibi Address -Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 17/01/2014	 LTI 17/01/2014	আনোয়ারা বিবি

Name of Identifier of above Person(s)

Sabir Ali Gain
Mugachi , Rajarhat, Kol, District:-North 24-Parganas,
WEST BENGAL, India, Pin :-700135.

Signature of Identifier with Date

Sabir Ali Gain
17/1/14





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

Endorsement For Deed Number : I - 00567 of 2014
(Serial No. 00528 of 2014)

On 17/01/2014

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 Do not require stamp duty.

Payment of Fees:

Amount By Cash

Rs. 21680.00/-, on 17/01/2014

(Under Article : A(1) = 21582/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 17/01/2014)

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

Re-Presented for registration at 11.38 hrs on :17/01/2014, at the Office of the A.R.A. - II KOLKATA by Anowara Bibi Alias Anwara Bibi,Executant.

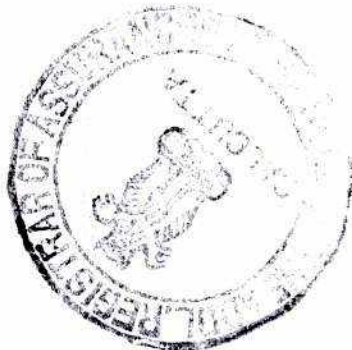
Admission of Execution (Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 17/01/2014 by

1. Anowara Bibi Alias Anwara Bibi, wife of Late Abdul Alim Molla , Bhatenda, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others

Identified By Subir Ali Gain, son of M Gain, Raigachi , Rajarhat, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Others, By Profession: Business.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dula chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

- 3.1 **Anowara Bibi alias Anwara Bibi**, wife of Late Abdul Alim Molla *alias* Alim Molla *alias* Alim Mandal, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas
- 3.2 **Ajjul Islam alias Azizul Islam**, son of Late Abdul Alim Molla *alias* Alim Molla *alias* Alim Mandal, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ADLPI7131G**)
- 3.3 **Safikul Islam alias Safiquil Islam**, son of Late Abdul Alim Molla *alias* Alim Molla *alias* Alim Mandal, residing at Village Bhatenda, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ABEPI5197H**)
- 3.4 **Rokeya Bibi alias Rokeya Khatun**, wife of Salauddin Midhya, residing at Village Raigachi, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN BRWPB8931M**)

(collectively **Vendors**, which term and/or expression unless excluded by or repugnant to the context shall mean and include successors-in-interest)

And

- 3.5 **Gajgami Reality 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 AAFCG0211P**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

(**Purchaser**, which term and/or expression unless excluded by or repugnant to the context shall mean and include 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 11.5000 (eleven point five zero zero zero) decimal equivalent to 6 (six) *cottah* 15 (fifteen) *chittack* and 14.4 (fourteen point four) square feet, more or less [out of 92 (ninety two) decimal equivalent to 2 (two) *bigha* 15 (fifteen) *cottah* 10 (ten) *chittack* and 25 (twenty five) square feet, more or less], being a portion of R.S./L.R. *Dag* No.480, recorded in L.R. *Khatian* No.35/1, *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 more fully described in the **Schedule** below and the said *Dag* No.480 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 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.





গোলামতিয়া

Safikul

Serbi Ali Gan
s/o - Monajat Gan
Raigachi Rajarhat
Kolkata - 700135
Occupation - Business



17 JAN 2014

ADDITIONAL REGISTRAR
OF ASSAM
- 7 JAN 2014

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:

5.1.1 **Ownership of Mother Property:** Abdul Alim Molla *alias* Alim Molla *alias* Alim Mandal was the sole owner of land classified as *sali* (agricultural) measuring 23 (twenty three) decimal, more or less, being a portion of R.S./L.R. *Dag* No.480, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Mother Property**).

5.1.2 **Mutation:** Abdul Alim Molla *alias* Alim Molla *alias* Alim Mandal got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.35/1, in respect of the Mother Property.

5.1.3 **Demise of Abdul Alim Molla *alias* Alim Molla *alias* Alim Mandal:** On or about 24th January, 2013, Abdul Alim Molla *alias* Alim Molla *alias* Alim Mandal, a Muslim governed by the *Sunni* School of Mohammedan law, died *intestate*, leaving behind him surviving his only wife, Anowara Bibi *alias* Anwara Bibi (the Vendor No.3.1 herein), his 2 (two) sons, namely, (1) Ajijul Islam *alias* Azizul Islam (the Vendor No.3.2 herein) and (2) Safikul Islam *alias* Safikul Islam (the Vendor No.3.3 herein) and his only married daughter, Rokeya Bibi *alias* Rokeya Khatun (the Vendor No.3.4 herein), as his only legal heiresses and heirs, who jointly and in diverse shares inherited the right, title and interest of Late Abdul Alim Molla *alias* Alim Molla *alias* Alim Mandal in the Mother Property.

5.1.4 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Mother Property. The Said Property which is a portion of the Mother Property is the subject matter of this Conveyance.

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.

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 and 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.

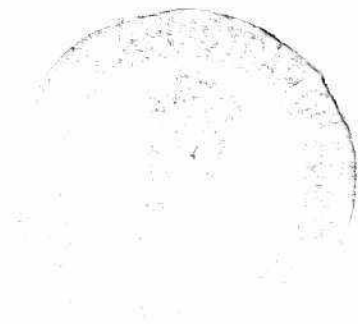
5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

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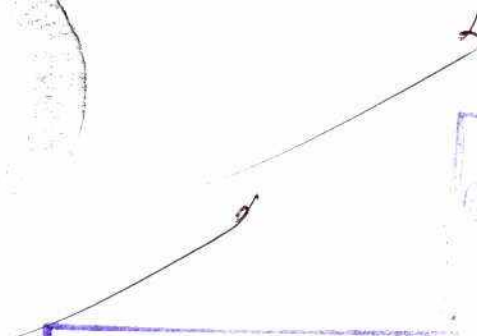
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ADDITIONAL SECRETAR
OF ASST
17 JAN 2014

ADDITIONAL SECRETAR
OF ASST
- 7 JAN 2014



- 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 Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the 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, *debulters*, 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 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

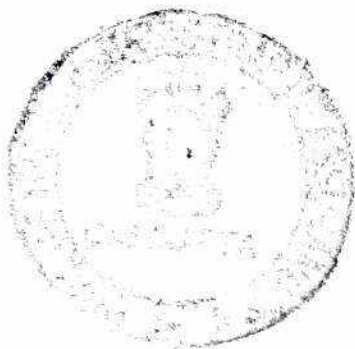
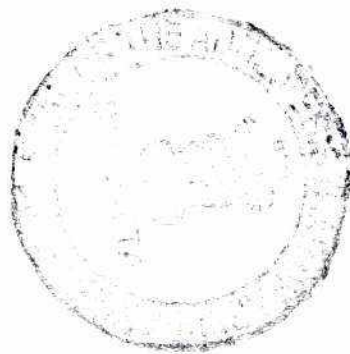
- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, 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.
- 6.1 **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 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.

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- 7 JAN 2014

7 JAN 2014

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 11.5000 (eleven point five zero zero zero) decimal equivalent to 6 (six) *cottah* 15 (fifteen) *chittack* and 14.4 (fourteen point four) square feet, more or less [out of 92 (ninety two) decimal equivalent to 2 (two) *bigha* 15 (fifteen) *cottah* 10 (ten) *chittack* and 25 (twenty five) square feet, more or less], being a portion of R.S./L.R. *Dag* No.480, recorded in L.R. *Khatian* No.35/1, *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.480 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.19,62,674/- (Rupees nineteen lac sixty two thousand six hundred and seventy four) 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

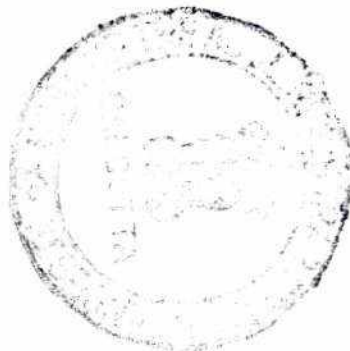
- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *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 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

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Abhan Bhatenda



ADDITIONAL REGISTRAR
DEPARTMENT OF AGRICULTURE, KOLKATA
- 7 JAN 2014

7 JAN 2014

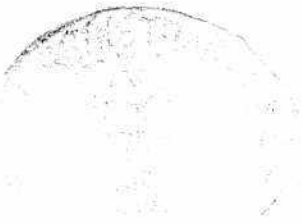
Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the 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.
- 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

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REGISTRATION
17 JAN 2014

ADDITIONAL REGISTRAR
17 JAN 2014



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 them, 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 11.5000 (eleven point five zero zero zero) decimal equivalent to 6 (six) *cottah* 15 (fifteen) *chittack* and 14.4 (fourteen point four) square feet, more or less [out of 92 (ninety two) decimal equivalent to 2 (two) *bigha* 15 (fifteen) *cottah* 10 (ten) *chittack* and 25 (twenty five) square feet, more or less], being a portion of R.S./L.R. *Dag* No.480, recorded in L.R. *Khatian* No.35/1, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.480 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. *Dag* No.471
On the East : By land belonging to R.S./L.R. *Dag* Nos.481 and 483
On the South : By land belonging to R.S./L.R. *Dag* No.493
On the West : By land belonging to R.S./L.R. *Dag* Nos.478 and 479

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.

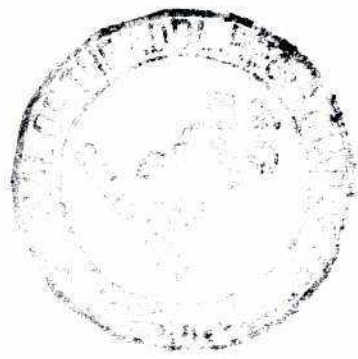
The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (in Decimal)	Total Area sold (in Decimal)	Name of the Recorded Owner
Bhatenda	480	35/1	<i>Sali</i>	92	11.5000	Abdul Alim Molla <i>alias</i> Alim Molla <i>alias</i> Alim Mandal
Total Area of Land Sold:					11.5000	

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Abdul Alim
মন্ডল



17 JAN 2014

ADMINISTRATIVE SERVICES
OF AS
- 7 JAN 2014

9. Execution and Delivery

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

আনোয়ারা বিবি ১৭.১.১৪.

Anowara Bibi alias Anwara Bibi

আজিজুল ইসলাম

Ajijul Islam alias Azizul Islam

Safikul Islam

Safikul Islam alias Safiqul Islam

রোকেয়া বিবি.

Rokeya Bibi alias Rokeya Khatun

[Vendors]

Gajgamani Reality Private Limited

Anirban Bhattacharya

Authorized Signatory

[Purchaser]

Drafted by:

Sourav Banerjee

Sourav Banerjee, Advocate

Read over and explained the contents of this document in vernacular by me personally to the Vendors who, after understanding the meaning and purport hereof have put ~~their~~ their L.T.T. signature in my presence.

Sabir Ali Gan

Witnesses:

Signature

Sabir Ali Gan

Name

Sabir Ali Gan

Father's Name

Manajat Gan

Address

Kaigachi, Rajarhat

Kolkata - 700135

Signature

Nizam Uddin Malla

Name

Nizam Uddin Malla

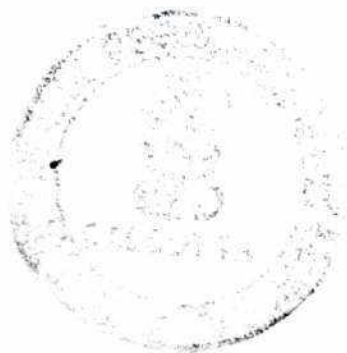
Father's Name

Kal Mehanud Malla

Address

Rayerhat

DIST North 24 Parganas



17 JAN 2014

ADDITIONAL REGISTRAR
OF ASSAM
7 JAN 2014

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.19,62,674/- (Rupees nineteen lac sixty two thousand six hundred and seventy four) 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. 387850 (Part)	06.01.2014	Axis Bank Ltd, Kolkata Branch	2,45,334/-	Anowara Bibi <i>alias</i> Anwara Bibi
Pay Order No. 387852 (Part)	06.01.2014	Axis Bank Ltd, Kolkata Branch	6,86,936/-	Ajjul Islam <i>alias</i> Azizul Islam
Pay Order No. 387851 (Part)	06.01.2014	Axis Bank Ltd, Kolkata Branch	6,86,936/-	Safikul Islam <i>alias</i> Safiqul Islam
Pay Order No. 387853 (Part)	06.01.2014	Axis Bank Ltd, Kolkata Branch	3,43,468/-	Rokeya Bibi <i>alias</i> Rokeya Khatun
Total:			19,62,674/-	

আনোয়ারা বিবি ০৬.০১.১৪

Anowara Bibi *alias* Anwara Bibi

আজিজুল ইসলাম ০৬.০১.১৪

Ajjul Islam *alias* Azizul Islam

সফিকুল ইসলাম

Safikul Islam *alias* Safiqul Islam

রোকেয়া বিবি

Rokeya Bibi *alias* Rokeya Khatun

[Vendors]

Witnesses:

Signature

Name

Subin Ali Islam

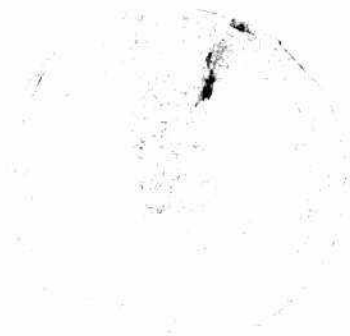
Subin Ali Islam

Signature

Name

Nizamuddin Miah

Nizamuddin Miah

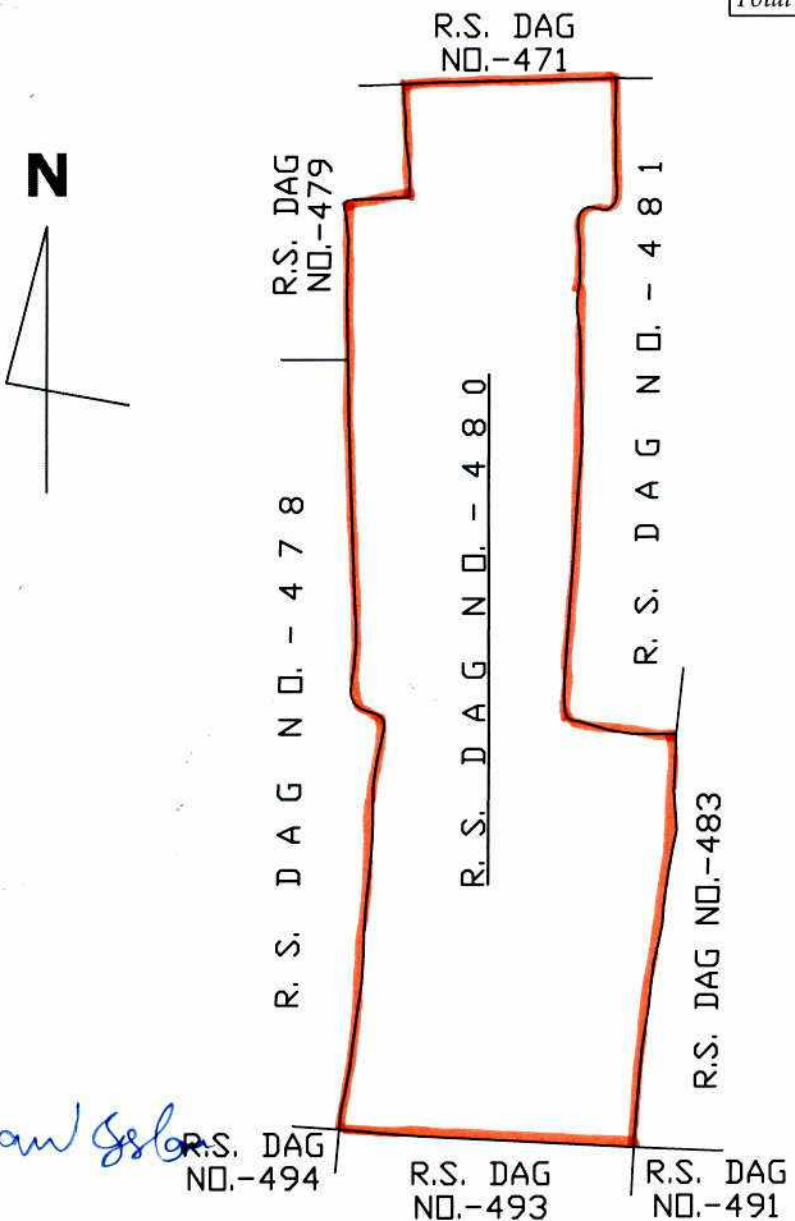


17 JAN 2014

ADDITIONAL REGISTRAR
OF ASST
= 7 JAN 2014

SITE PLAN OF R.S./L.R. DAG NO.- 480, L.R. KHATIAN NO.- 35/1, 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.480 is 92 Decimal



Sajjan Gola

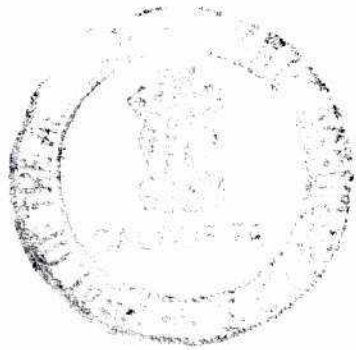
সেবিতা কুমারী ইসলাম,
বাসিন্দা

NAME & SIGNATURE OF THE VENDOR/S. :

৩১.১১.১৯
Gajgami Reality Private Limited
Ambar Bhattacharya
Director/Authorised Signatory

LEGEND : 11.5000 DECIMAL OUT OF 92 DECIMAL SALI LAND IN R.S/L.R. DAG NO.- 480.







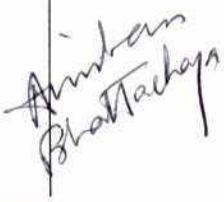





























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17 JAN 2014

ADDITIONAL REGISTRAR
OF ASSURANCE
= 7 JAN 2014

SPECIMEN FORM TEN FINGER PRINTS












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














UNDER RULE 44A OF THE I R. ACT 1908

SIGNATURE OF THE PRESENTANT/
EXCUTANT / SELLER / BUYER /
CAIMENT WITH PHOTO

LH BOX - SMALL TO THUMB PRINTS
N.B. - R.H. BOX - THUMB TO SMALL PRINTS

 <i>Signature</i>	LH					
	RH					

ATTESTED

	LH					
	RH					

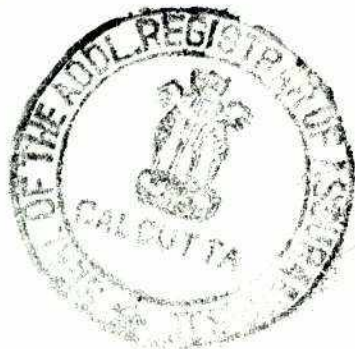
আনোয়ার বিবি ১৭.১.১৪

ATTESTED

PHOTO	LH					
	RH					

ATTESTED

PHOTO	LH					



7

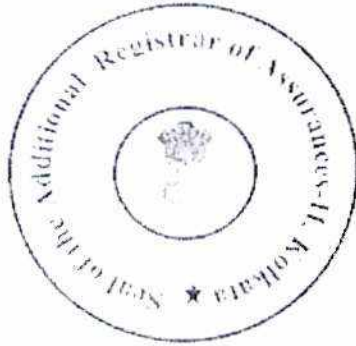
17 JAN 2014


ADDITIONAL REGISTRAR
OF ASSURANCES
CALCUTTA
7 JAN 2014



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 1019 to 1034
being No 00279 for the year 2014.




(Dulai chandraSaha) 10-January-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal




17 JAN 2014

Dated this 7th day of JANUARY, 2014

Between

Anowara Bibi *alias* Anwara Bibi & Ors.
... Vendors

And

Gajgami Reality Pvt. Ltd.
... Purchaser

CONVEYANCE

11.5 (eleven point five) Decimal
Portion of
R.S./L.R. Dag No.480
Mouza Bhatenda
Police Station Rajarhat
District North 24 Parganas



Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001

17 JAN 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 2667 to 2684
being No 00567 for the year 2014.



(Dulal chandra Saha) 20-January-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal