

06829/2014

BTN/155

7280/14



पश्चिम बंगाल WEST BENGAL

79AA 477510



Mr. 105450

16781/14

5/6/14

Addl. Registrar of Assurances II  
Kolkata

1934/14

Certified that the Document is admitted to Registration. The Signature Stamp and endorsement sheets attached therewith are the part of this Document.

Additional Registrar  
of Assurances II, Kolkata

M/6/14

CONVEYANCE

Date: 5<sup>th</sup> June, 2014

Place: Kolkata

Parties: Rokeya

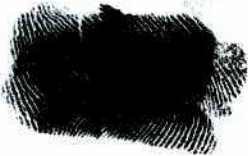
Rokeya

- 1.
- 2.
- 3.

5/06

20822

Ambar Bhattacharya



c - 4106

ARTLINE PROJECTS PRIVATE LIMITED

Ambar Bhattacharya  
Director/Authorised Signatory

31/1, 3rd Floor, Hastings Chambers  
7C, Park Street, Roy Road  
Kolkata - 700001

SAHA & RAY  
Advocates

NAME: \_\_\_\_\_  
ADD: \_\_\_\_\_  
RS: \_\_\_\_\_

15 MAY 2014

SURANJAN MUKHERJEE  
Licensed Stamp vendor  
C. C. Court  
28/3/10, 1st Floor, Roy Road

15 MAY 2014

15 MAY 2014



c - 4107

Rokeya Rafique



~~Nozan Uddin Mallik~~

Sp Lat moham mud Mallik  
Vol - Moham mud PWR  
P-S- Royan West  
Dist North 24 Pargana  
Oa. Bisnui.

ADDITIONAL REGISTER  
OF ASSURANCE  
15 JUN 2014



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

**Endorsement For Deed Number : I - 07250 of 2014  
(Serial No. 06829 of 2014 and Query No. 1902L000016261 of 2014)**

**On 05/06/2014**

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

Presented for registration at 15.00 hrs on :05/06/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 05/06/2014 by

1. Rokeya Rafique Alias Rokeya Bibi, wife of Sekh Mohammad Rafique , Titagarh, G C Road, Thana:-Khardaha, P.O. :-Titagarh, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
2. Anirban Bhattacharya  
Authorised Signatory, Artline Projects Pvt Ltd, 1st Floor, 111, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
, By Profession : Others

Identified By Nizam Uddin Molla, son of Lal Mohammad Molla, Mohammadpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

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

**On 06/06/2014**

**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.-10,25,455/-

Certified that the required stamp duty of this document is Rs.- 51293 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

**On 12/06/2014**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

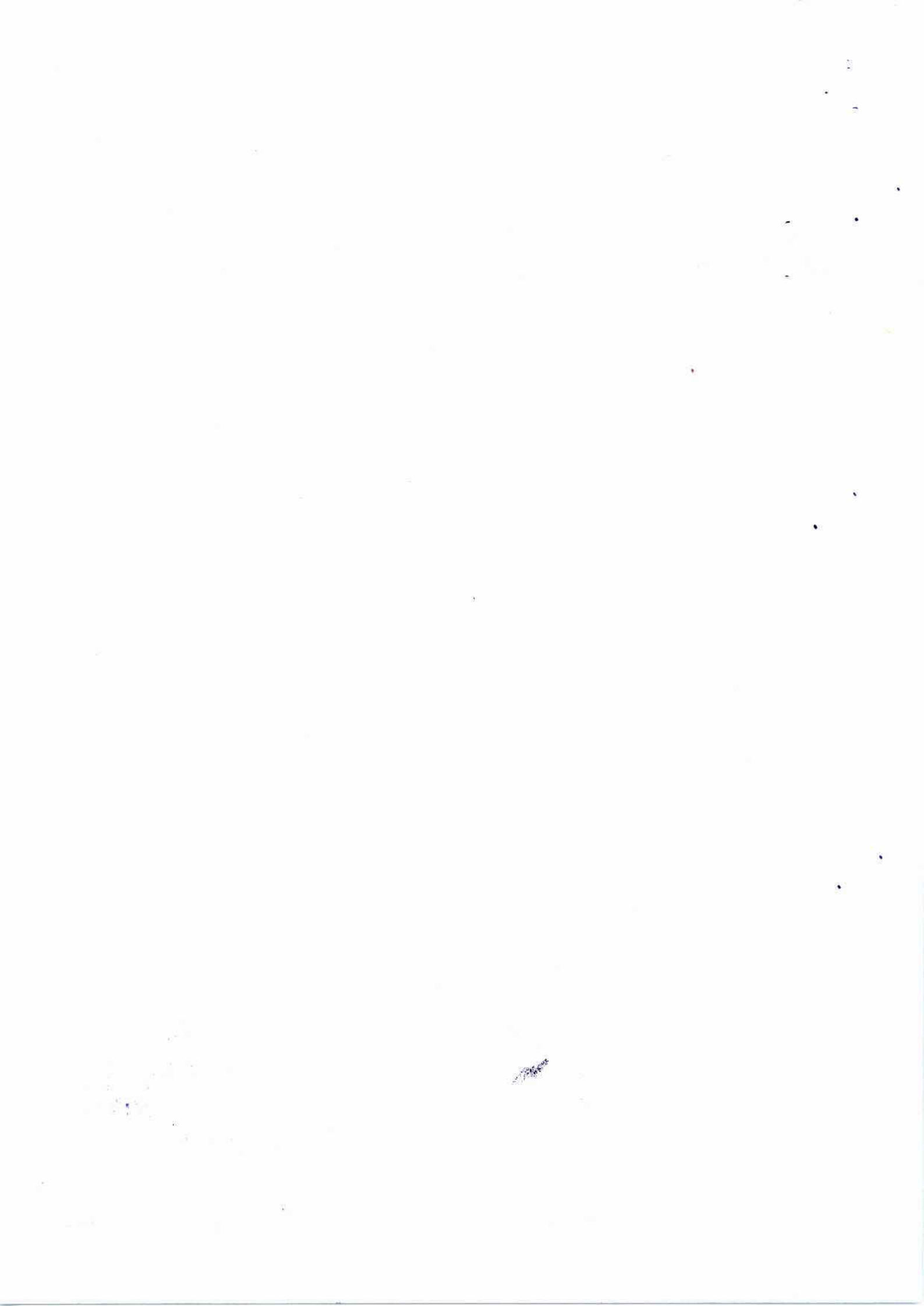
Rs. 11373/- is paid , by the draft number 846235, Draft Date 05/06/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 12/06/2014



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

12/06/2014 14:25:00

EndorsementPage 1 of 2





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

**Endorsement For Deed Number : I - 07250 of 2014**  
**(Serial No. 06829 of 2014 and Query No. 1902L000016261 of 2014)**

( Under Article : A(1) = 11275/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 12/06/2014 )

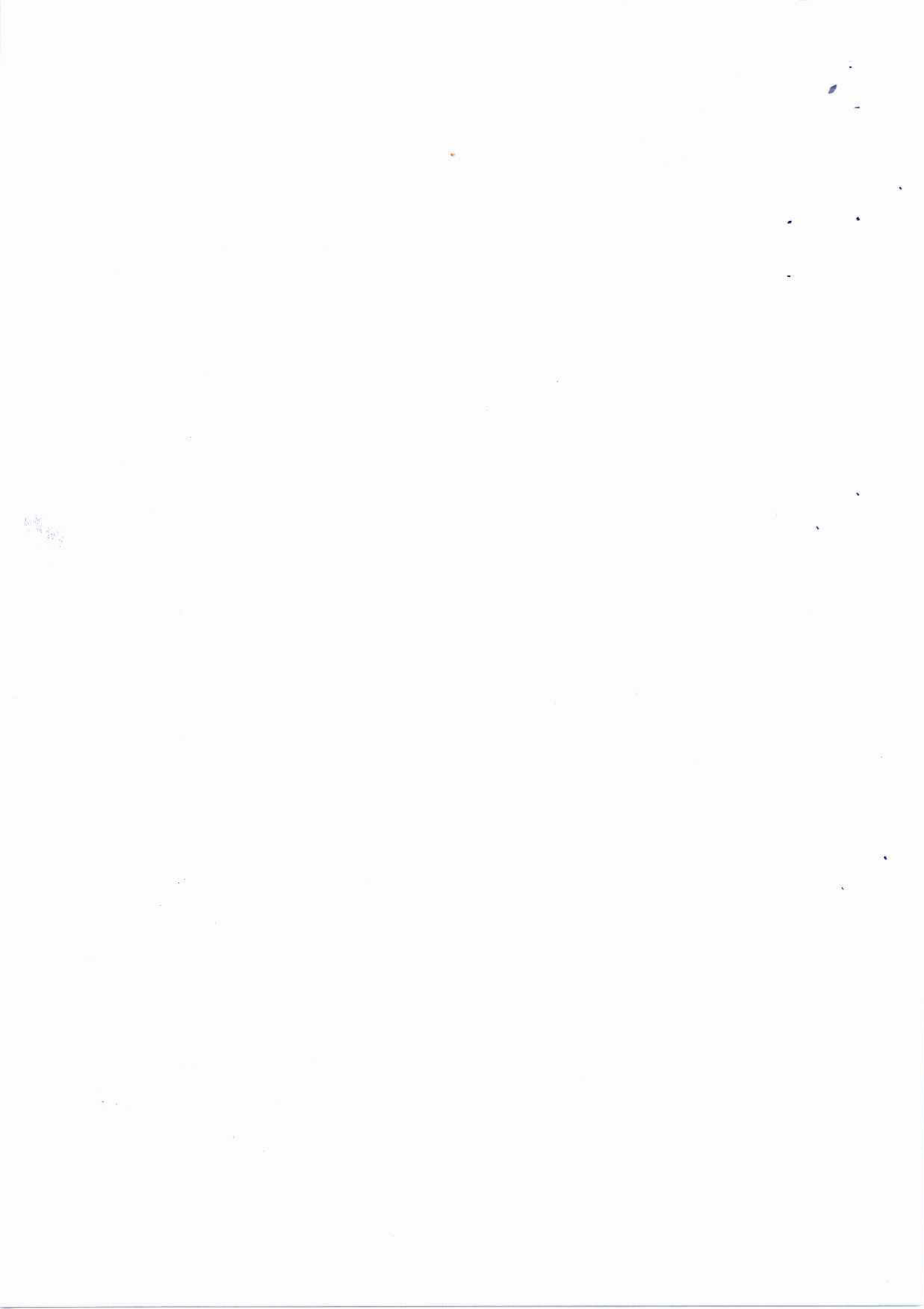
**Deficit stamp duty**

Deficit stamp duty Rs. 51293/- is paid , by the draft number 846234, Draft Date 05/06/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 12/06/2014

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



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



- 3.1 **Rokeya Bibi alias Rokeya Rafique**, wife of Sekh Mohammad Rafique, residing at Village Titagarh, G.C. Road, Post Office ~~Titagarh~~, PIN ~~743111~~ Police Station Khardah, District North 24 Parganas [PAN AT APR 0735L]

(Vendor, includes her successors-in-interest and/or assigns)

And

- 3.2 **Artline Projects Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 111, Park Street, Kolkata-700016, Police Station Park Street (PAN AAMCA3968N), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

(Purchaser, includes its successors-in-interest and/or assigns).

Vendor 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 6.00 (six point zero zero) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less [out of 24 (twenty four) decimal equivalent to 14 (fourteen) *cottah* 8 (eight) *chittack* and 14.33 (fourteen point three three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.476, recorded in L.R. *Khatian* No.1250, *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.476 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 Vendor 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 Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

- 5.1.1 **Ownership of Mother Property:** Dipa Rani Das was the sole owner of *inter alia* land classified as *sali* (agricultural) measuring 24 (twenty four) decimal, more or less, being the entirety of R.S./L.R. *Dag* No.476, comprised in *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Mother Property**).

- 5.1.2 **Mutation:** Dipa Rani Das got her name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, ~~Block No. 286~~, in respect of the entirety of the Mother Property.

Rokeya

Rokeya Rafique

RF

AR



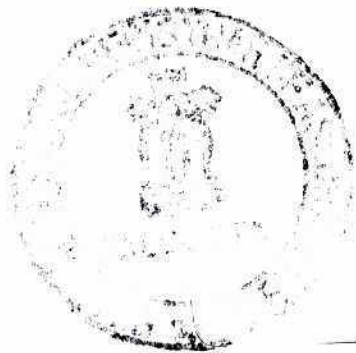
REGISTRAR OF COMPANIES  
KERALA  
30 JUN 2014



- 5.1.3 **Purchase of Mother Property by Sekh Rasid Ahamad & Anr.:** By a Deed of Sale in Bengali language (*Kobala*) dated 24<sup>th</sup> June, 1994, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), North 24 Parganas, in Book No.I, Volume No.91, at Pages 55 to 62, being Deed No.4174 for the year 1994, Haji Sekh Abdul Rasid Ahamad *alias* Sekh Rasid Ahamad *alias* Sekh Rasid Ahamad Sekh and Mosammat Rousanara Khatun jointly purchased from Dipa Rani Das *inter alia* the entirety of the Mother Property, each having  $\frac{1}{2}$  (one half) share and/or interest therein.
- 5.1.4 **Mutation:** Haji Sekh Abdul Rasid Ahamad *alias* Sekh Rasid Ahamad *alias* Sekh Rasid Ahamad Sekh got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.1250, in respect of his 50% (fifty percent) share and/or interest in the Mother Property, being land classified as *sali* (agricultural) measuring 12.00 (twelve point zero zero) decimal, more or less, being a portion of R.S./L.R. *Dag* No.476, *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 (**Land Of Sekh Rashid Ahamad In *Dag* No.476**).
- 5.1.5 **Gift by Sekh Rasid Ahamad:** By a Deed of Gift in Bengali language (*Daanpatra*) dated 20<sup>th</sup> March, 2012, registered in the Office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City), North 24 Parganas, in Book No. I, CD Volume No.5, at Pages 15774 to 15785, being Deed No.03666 for the year 2012, Haji Sekh Abdul Rasid Ahamad *alias* Sekh Rasid Ahamad *alias* Sekh Rasid Ahamad Sekh, out of his natural love and affection, gifted the entirety of the Land Of Sekh Rashid Ahamad In *Dag* No.476 jointly to his 2 (two) daughters, namely, Rokeya Bibi *alias* Rokeya Rafique (the Vendor herein) and Mosammat Firdoushi Ara Khatun.
- 5.1.6 **Absolute Ownership of Said Property:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of 50% (fifty percent) share and/or interest in the Land Of Sekh Rashid Ahamad In *Dag* No.476, being land classified as *sali* (agricultural) measuring 6.00 (six point zero zero) decimal, more or less, being a portion of R.S./L.R. *Dag* No.476, *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 such 50% (fifty percent) share and/or interest of the Vendor in the Land Of Sekh Rashid Ahamad In *Dag* No.476 is defined as the Said Property in Clause 4.1 above and such Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does 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.

Rokeya

Blm



NATIONAL REGISTER  
OF HISTORIC PLACES  
JUN 1982

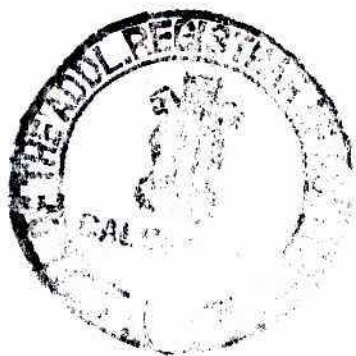
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has 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 Vendor.
- 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 Vendor 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, *debentures*, trusts, prohibitions, Income Tax attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vesting and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor 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 Vendor 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 Vendor and the Purchaser is that the Vendor 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, 4<sup>th</sup> 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, 2<sup>nd</sup> 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 Vendor 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 Vendor and the compensation to be paid to the First Company as well as

Roheta

*[Handwritten signature]*



ADDITIONAL TO OTHERS  
OF FEDERAL RESERVE BANK  
23 JUN 1954

the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendor 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

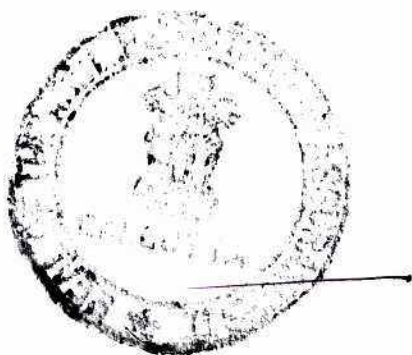
- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 6.00 (six point zero zero) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less [out of 24 (twenty four) decimal equivalent to 14 (fourteen) *cottah* 8 (eight) *chittack* and 14.33 (fourteen point three three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.476, recorded in L.R. *Khatian* No.1250, *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.476 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 Vendor 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.10,25,455/- (Rupees ten lac twenty five thousand four hundred and fifty five) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

## 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 Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has 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.

Rokeya

*Ray*

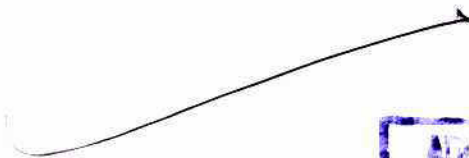


ADDITIONAL REGISTRAR  
OPERATIONAL DIVISION  
12 JUN 2018

- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenant that the Vendor or any person claiming under the Vendor 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 Vendor 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 Vendor has handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing 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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants 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 Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor 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 Vendor, the Vendor 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 Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and

Rokeya

BA



ADDITIONAL REGISTRAR  
OF PROFESSIONAL REGISTRATION  
STATE OF NEVADA  
JUN 1972



empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is 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 Vendor hereby expressly (a) consents 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) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes 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 Vendor undertakes 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 Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, 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 6.00 (six point zero zero) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less [out of 24 (twenty four) decimal equivalent to 14 (fourteen) *cottah* 8 (eight) *chittack* and 14.33 (fourteen point three three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.476, recorded in L.R. *Khatian* No.1250, *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.476 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.473
<b>On the East</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.475
<b>On the South</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.478
<b>On the West</b>	: By land belonging to R.S./L.R. <i>Dag</i> No.477

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

Rokeya

ABhan



ADDITIONAL REGISTRAR  
OF ASSISTANT REGISTRAR  
5 JUN 1970

The details of the Said Property are tabulated below:

<b>Mouza</b>	<b>R.S./ L.R. Dag No.</b>	<b>L.R. Khatian No.</b>	<b>Nature of Land</b>	<b>Total Area of Dag (in Decimal)</b>	<b>Total Area sold (in Decimal)</b>	<b>Name of the Recorded Owner</b>
Bhatenda	476	1250	Sali	24	6.00	Sekh Rasid Ahamad
<b>Total Area of Land Sold:</b>					<b>6.00</b>	

**9. Execution and Delivery**

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

Rokeya Rafique

**Rokeya Bibi alias Rokeya Rafique  
[Vendor]**

**Artline Projects Private Limited**

Arindam Bhattacharya

**Authorized Signatory  
[Purchaser]**

**Drafted by:**

Sourav Banerjee

Sourav Banerjee, Advocate  
High Court at Calcutta

**Witnesses:**

Signature Nizam Uddin

Signature Sekh Rasid Ahamad

Name NILAM UDDIN

Name Sekh Rasid Ahamad

Father's Name Lal Muhammad

Father's Name Sekh Rasid Ahamad

Address Moham med Pur

Address Dhakeri

Rajay med West

Rajay med



ADDITIONAL REGISTRAR  
OF COMPANIES, KOLKATA  
6 B JUNE 2014

**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of Rs.10,25,455/- (Rupees ten lac twenty five thousand four hundred and fifty five) 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.393585	04.06.2014	Axis Bank Limited, Kolkata Branch	10,25,455/-	Rokeya Bibi <i>alias</i> Rokeya sRafique
		<b>Total:</b>	<b>10,25,455/-</b>	

Rokeya Rafique

**Rokeya Bibi *alias* Rokeya Rafique**

[Vendor]

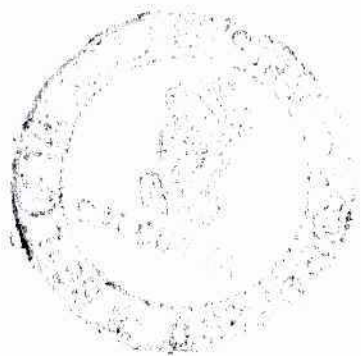
**Witnesses:**

Signature Nizamuddin  
Mall.

Name NIZAM UDDIN  
Mall

Signature Sa Chitrey

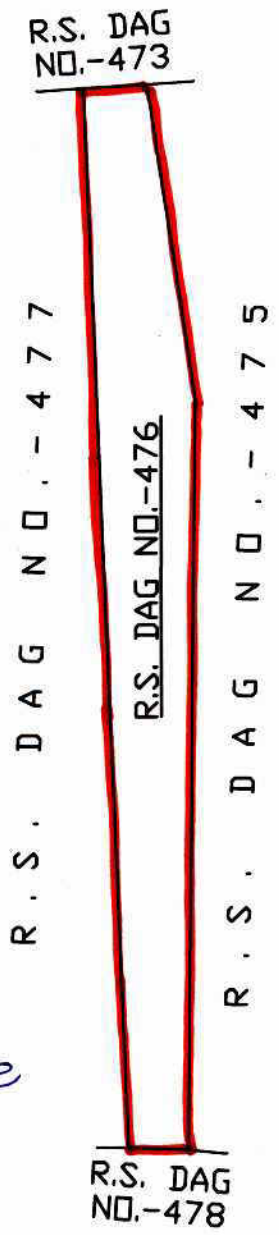
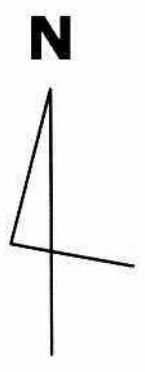
Name Sa Chitrey



ADDITIONAL REGISTRAR  
OFFICE OF THE REGISTRAR  
15 JUNE 2011

SITE PLAN OF R.S./L.R. DAG NO.- 476, L.R. KHATIAN NO.- 1250, 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.476 is 24 Decimal



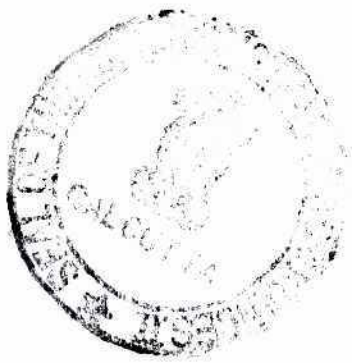
Rokeya Rafique

ARTLINE PROJECTS PRIVATE LIMITED  
*Anban Bhattacharya*  
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 6.0000 DECIMAL OUT OF 24 DECIMAL SALI LAND IN R.S./L.R. DAG NO.- 476.

































SHOWN THUS :



ADDITIONAL DEPUTY  
COMMISSIONER  
BANGALORE  
28 JUN 1982

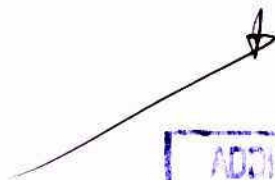


## SPECIMEN FORM TEN FINGER PRINTS

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

Amban  
Bhattacha

Rokeya  
Rafique



ADDIS ABABA  
OF THE FEDERAL DEMOCRATIC  
REPUBLIC OF ETHIOPIA  
20 JUN 2000

1914

THE UNIVERSITY OF CHICAGO

IN THE OFFICE OF THE  
PRESIDENT  
CHICAGO, ILLINOIS




RECEIVED  
JAN 10 1914

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 34  
Page from 3811 to 3825  
being No 07250 for the year 2014.



  
(Dulal chandraSaha) 16-June-2014  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal



Dated this 5<sup>th</sup> day of June, 2014

**Between**

**Rokeya Bibi *alias* Rokeya Rafique  
... Vendor**

**And**

**Artline Projects Pvt. Ltd.  
... Purchaser**

**CONVEYANCE**

**6.00 (six point zero zero) Decimal  
Portion of  
R.S./L.R. Dag No.476  
Mouza Bhatenda  
Police Station Rajarhat  
District North 24 Parganas**

**Saha & Ray**

Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001