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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

8/9/15

CONVEYANCE

1. Date: 18th August 2015
2. Place: Kolkata
3. Parties

Asok Kumar Nath

Asok

Asok Kumar Nath

2992/2015

1

3/5/15

18/08

11 NOV 2014

SL. NO. 36551 DATE.....
NAME.....
ADD.....
AMT. 10/2



Anirban Bhattacharya

Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



[Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
18 NOV 2014



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/624902

পরিচয় পত্র



Elector's Name : MANDOL NIZAMUDDIN
 নির্বাচকের নাম : মন্ডল নিজামউদ্দিন
 Father/Mother/
 Husband's Name : LALMOHAMMAD
 পিতা/মাতা/স্বামীর নাম : লালমহম্মদ
 Sex : M
 লিঙ্গ : পুরুষ
 Age as on 1.1.1995 : 18
 ১.১.১৯৯৫-এ বয়স : ১৮

Nizamuddin Mallik

Address PART NO 0209
 RAJARHAT-BISHNUPUR-2
 NORTH 24 - PARGANAS

ঠিকানা
 পোর্ট নং: ২০৯
 রাজারহাট-বিশ্বনুপুর-২
 উত্তর ২৪ পরগণা

Facsimile Signature
 Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক
 091-RAJARHAT(B.C.) Assembly Constituency
 ০৯১-রাজারহাট(ভে পঃ) বিধানসভা নির্বাচন কেন্দ্র

Office : BARASAT
 ঠিকানা : বারাসাত
 Date : 08/04/95
 তারিখ : ০৮/০৪/৯৫

Nizamuddin Mallik

✓







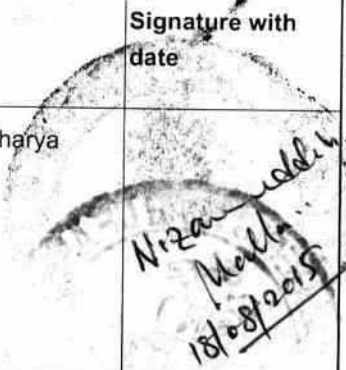
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19020000624017/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Asok Kumar Nath Alias Ashok Nath Village Bhatenda, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN - 700135	Seller		 5893	Asok Kumar Nath 18.8.15
2	Anirban Bhattacharya 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [Booster Hirise Private Limited]		 5892	Anirban Bhattacharya 18.8.2015
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Nizam Uddin Molla (Alias Name: Nizamuddin Mondal) Son of Lal Mohammad Mondal Village Mohammadpur, P.O:- Rajarhat, P.S:- Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN - 700135	Asok Kumar Nath, Anirban Bhattacharya		 Nizam Uddin Molla 18/08/2015	

(Ashoke Kumar Biswas)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA



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- 3.1 **Asok Kumar Nath alias Ashok Nath**, son of Late Harendra Kumar Nath, by faith Hindu, by occupation Business, nationality Indian, residing at Village Bhatenda, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**PAN AJQPN5130M**)
(**Vendor**, includes successors-in-interest)

And

- 3.2 **Booster Hirise Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1st Floor, 111, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street, District Kolkata (**PAN AOLPB2357J**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, by faith Hindu, by occupation Service, nationality Indian, of 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street, District Kolkata (**PAN AOLPB2357J**)

(**Purchaser**, includes 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:** (1) Land classified as *sali* (agricultural) measuring 1.0829 (one point zero eight two nine) decimal [equivalent to 0.6563 (zero point six five six three) *cottah*], more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No. 500, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I Gram Panchayat (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**First Property**), more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No. 500 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And** (2) land classified as *sali* (agricultural) measuring 0.7219 (zero point seven two one nine) decimal [equivalent to 0.4375 (zero point four three seven five) *cottah*], more or less, out of 26 (twenty six) decimal, being a portion of R.S./L.R. *Dag* No. 503, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Second Property**), more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 503 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And** (3) land classified as *sali* (agricultural) measuring 1.0417 (one point zero four one seven) decimal [equivalent to 0.6313 (zero point six three one three) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 532, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Third Property**), more fully described in **Part III** of the **1st Schedule** below and the said *Dag* No. 532 is delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And** (4) land classified as *sali* (agricultural) measuring 0.4443 (zero point four four four three) decimal [equivalent to 0.2693 (zero point two six nine three) *cottah*], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 533, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP,

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Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Fourth Property**), more fully described in **Part IV** of the **1st Schedule** below and the said *Dag* No. 533 is delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon. The First Property, the Second Property, the Third Property and the Fourth Property (collectively **Said Property**) are more fully described in the **2nd Schedule** below **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.

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:** Harendra Kumar Nath was the owner of (1) land classified as *sali* (agricultural) measuring 6.4974 (six point four nine seven four) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 500, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Harendra's First Property**) **And** (2) land classified as *sali* (agricultural) measuring 4.3316 (four point three three one six) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 503, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Harendra's Second Property**) **And** (3) land classified as *sali* (agricultural) measuring 6.25 (six point two five) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 532, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Harendra's Third Property**) **And** (4) land classified as *sali* (agricultural) measuring 2.6656 (two point six six five six) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 533, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Harendra's Fourth Property**), Harendra's First Property, Harendra's Second Property, Harendra's Third Property and Harendra's Fourth Property (collectively **Mother Property**).

5.1.2 **Mutation:** Harendra Kumar Nath got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No. 846, in respect of the Mother Property being Harendra's First Property, Harendra's Second Property, Harendra's Third Property and Harendra's Fourth Property.

5.1.3 **Demise of Harendra Kumar Nath:** On 30th December, 2010, Harendra Kumar Nath a Hindu, governed by the *Dayabhaga* School of Hindu Law, died, leaving behind him, surviving his wife, Sabita Rani Nath, his 4 (four) sons, namely, (1) Pradip Kumar Nath *alias* Pradip Nath (2) Kasinath Nath (3) Asok Kumar Nath *alias* Ashok Nath (the Vendor herein) and (4) Pradyut Nath and his 2 (two) daughters, namely, (1) Renuka Nath and (2) Bibha Chakraborty, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Harendra Kumar Nath in the Mother Property, free from all encumbrances.

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- 5.1.4 **Demise of Sabita Rani Nath:** On 11th January, 2013, Sabita Rani Nath a Hindu, governed by the *Dayabhaga* School of Hindu Law, died, leaving behind her, surviving her 4 (four) sons, namely, (1) Pradip Kumar Nath *alias* Pradip Nath (2) Kasinath Nath (3) Asok Kumar Nath *alias* Ashok Nath (the Vendor herein) and (4) Pradyut Nath and her 2 (two) daughters, namely, (1) Renuka Nath and (2) Bibha Chakraborty, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sabita Rani Nath in the Mother Property, free from all encumbrances.
- 5.1.5 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the absolute owner of the Said Property, consists of the First Property, the Second Property, the Third Property and the Fourth Property and which is also a portion of the Mother Property and 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 and the West Bengal Estates Acquisition Act, 1953.
- 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 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 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 free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lispendens*, 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 Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein

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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, 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 sell the Said Property to the Purchaser directly through the Vendor including surrender by the First Company of 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 the consideration 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 **2nd Schedule** below, being (1) the First Property i.e. land classified as *sali* (agricultural) measuring 1.0829 (one point zero eight two nine) decimal [equivalent to 0.6563 (zero point six five six three) *cottah*], more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No. 500, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No. 500 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And** (2) the Second Property i.e. land classified as *sali* (agricultural) measuring 0.7219 (zero point seven two one nine) decimal [equivalent to 0.4375 (zero point four three seven five) *cottah*], more or less, out of 26 (twenty six) decimal, being a portion of R.S./L.R. *Dag* No. 503, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police

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Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 503 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property i.e. land classified as *sali* (agricultural) measuring 1.0417 (one point zero four one seven) decimal [equivalent to 0.6313 (zero point six three one three) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 532, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, more fully described in **Part III** of the **1st Schedule** below and the said *Dag* No. 532 is delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Property i.e. land classified as *sali* (agricultural) measuring 0.4443 (zero point four four four three) decimal [equivalent to 0.2693 (zero point two six nine three) *cottah*], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 533, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below and the said *Dag* No. 533 is delineated on **Plan D** 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.42,25,000/- (Rupees forty two lac and twenty five thousand) 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, *lispendens*, 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.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

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- 8.2.1 **Indemnification:** 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 covenants 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. It is clarified that the father of the Vendor i.e. Harendra Kumar Nath (since deceased) executed a Will and Testament dated 12th August, 1998, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, North 24 Parganas, in Book No. III, Volume No. 2, pages from 153 to 162, being Deed No. 82 for the year 1998 (**Said Will**), where under he appointed Pradip Kumar Nath *alias* Pradip Nath (brother of Vendor) as the sole executor and bequeathed his entire right, title and interest *inter alia* in the Mother Property in favour of Pradip Kumar Nath *alias* Pradip Nath, Kashinath Nath and Asok Kumar Nath *alias* Ashok Nath (Vendor herein) in 1/3rd (one third) share each but the legatees to the Said Will i.e. Pradip Kumar Nath *alias* Pradip Nath, Kashinath Nath and Asok Kumar Nath *alias* Ashok Nath (Vendor herein) have jointly decided to transfer the Mother Property to the Purchaser along with the other legal heirs of Harendra Kumar Nath. Now the Vendor reiterates and confirms that even if he has larger share in Mother Property as per the Said Will but he is participating and executing this conveyance as per his inheritance in the Mother Property forgoing his rights conferred in the Said Will and he further reiterates and confirms that even if the Said Will got probated, by execution hereof the Vendor releases and relinquishes all his right, title and interest in all present and future share (which may be derived through the probate of the Said Will) in the Mother Property as well as the Said Property in favour of the Purchaser in perpetuity.
- 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:** *Khas*, vacant, peaceful and physical possession of the Said Property have been handed over 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

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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 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 him, 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.

1st Schedule
Part I
(First Property)

Land classified as *sali* (agricultural) measuring 1.0829 (one point zero eight two nine) decimal [equivalent to 0.6563 (zero point six five six three) *cottah*], more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No. 500, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 500 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and being butted and bounded as follows:

On the North : By R.S./L.R. *Dag* No. 478
On the East : By R.S./L.R. *Dag* Nos. 494 and 495

Asok Kumar Nath



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ADDITIONAL REGISTRAR
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3 8 AUG 2018

- On the South** : By R.S./L.R. *Dag* No. 499
On the West : By R.S./L.R. *Dag* Nos. 501/716 and 478

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 First Property and appurtenances and inheritances for access and user thereof.

Part II
(Second Property)

Land classified as *sali* (agricultural) measuring 0.7219 (zero point seven two one nine) decimal [equivalent to 0.4375 (zero point four three seven five) *cottah*], more or less, out of 26 (twenty six) decimal, being a portion of R.S./L.R. *Dag* No. 503, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 503 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and being butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 502
On the East : By R.S./L.R. *Dag* No. 504
On the South : By R.S./L.R. *Dag* No. 509
On the West : By R.S./L.R. *Dag* No. 509

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 Second Property and appurtenances and inheritances for access and user thereof.

Part III
(Third Property)

Land classified as *sali* (agricultural) measuring 1.0417 (one point zero four one seven) decimal [equivalent to 0.6313 (zero point six three one three) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 532, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 532 is delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon and being butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 536
On the East : By R.S./L.R. *Dag* Nos. 533/717 and 533
On the South : By R.S./L.R. *Dag* No. 528
On the West : By R.S./L.R. *Dag* No. 531

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 Third Property and appurtenances and inheritances for access and user thereof.



Asok Kumar Nath
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Part IV
(Fourth Property)

Land classified as *sali* (agricultural) measuring 0.4443 (zero point four four four three) decimal [equivalent to 0.2693 (zero point two six nine three) *cottah*], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 533, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 533 is delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon and being butted and bounded as follows:

On the North : By R.S./L.R. *Dag* No. 533/717
On the East : By R.S./L.R. *Dag* No. 477
On the South : By R.S./L.R. *Dag* No. 528
On the West : By R.S./L.R. *Dag* No. 532

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 Fourth Property and appurtenances and inheritances for access and user thereof.

2nd Schedule
(Said Property)
(Subject Matter of Conveyance)

Land classified as *sali* (agricultural) measuring 1.0829 (one point zero eight two nine) decimal [equivalent to 0.6563 (zero point six five six three) *cottah*], more or less, out of 39 (thirty nine) decimal, being a portion of R.S./L.R. *Dag* No. 500, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and described in **Part I** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.7219 (zero point seven two one nine) decimal [equivalent to 0.4375 (zero point four three seven five) *cottah*], more or less, out of 26 (twenty six) decimal, being a portion of R.S./L.R. *Dag* No. 503, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and described in **Part II** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 1.0417 (one point zero four one seven) decimal [equivalent to 0.6313 (zero point six three one three) *cottah*], more or less, out of 25 (twenty five) decimal, being a portion of R.S./L.R. *Dag* No. 532, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and described in **Part III** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.4443 (zero point four four four three) decimal [equivalent to 0.2693 (zero point two six nine three) *cottah*], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 533, recorded in L.R. *Khatian* No. 846, *Mouza* Bhatenda, J.L. No. 28, Police Station Rajarhat, within the jurisdiction of Rajarhat Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat (formerly

Asok Kumar Nath

Asok



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ADDITIONAL REGISTRAR
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18 AUG 2015

Bidhannagar), District North 24 Parganas and described in **Part IV** of the **1st Schedule** above

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.

The details of the Said Property are tabulated below:

Mouza	R.S./ L.R. Dag No.	L.R. Khatia n No.	Nature of Land	Total Area of Dag (In Decimal)	Total Area to be Sold (In Decimal)	Total Area to be Sold (In Cottah)
Bhatenda	500	846	Sali	39	1.0829	0.6563
Bhatenda	503	846	Sali	26	0.7219	0.4375
Bhatenda	532	846	Sali	25	1.0417	0.6313
Bhatenda	533	846	Sali	16	0.4443	0.2693
Total Area of Land Sold:					3.2908	1.9944

Asok Kumar Nath

Asok



A handwritten signature in black ink, consisting of a stylized, cursive letter 'A' followed by a long horizontal stroke that curves upwards at the end.

ADDITIONAL REGISTRAR
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9. Execution and Delivery

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

Asok Kumar Nath

[Asok Kumar Nath *alias* Ashok Nath]
[Vendor]

Booster Hirise Private Limited

Anirban Bhattacharya.

~~Director~~/Authorised Signatory

[Authorized Signatory]
[Purchaser]

Drafted by:

Shuvodip Chakraborty
(Shuvodip Chakraborty)
F/184/14

Witnesses:

Signature <u><i>Asit Nath</i></u>	Signature <u><i>Deep Bose</i></u>
Name <u>ASIT NATH</u>	Name <u>DEEP BOSE</u>
Father's Name <u><i>Makham Lal Nath</i></u>	Father's Name <u><i>Rongit Bose</i></u>
Address <u><i>Bahadurpur - Rajerhat</i></u>	Address <u><i>Rajerhat</i></u>
<u><i>PO - Rajerhat - eol-135</i></u>	<u><i>Kal-135</i></u>



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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
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Receipt and Memo of Consideration

Received from the withinnamed Purchaser the withinmentioned sum of **Rs.42,25,000/- (Rupees forty two lac and twenty five thousand)** towards full and final payment of the consideration for sale of the Said Property described in the **2ndSchedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No. 408548 (Part)	08.07.2015	Axis Bank Limited	42,25,000/-

Asok Kumar Nath

[Asok Kumar Nath *alias* Ashok Nath]
[Vendor]

Witnesses:

Signature *Asit Nath*

Name ASIT NATH

Signature *Deep Bera*

Name DEEP Bera

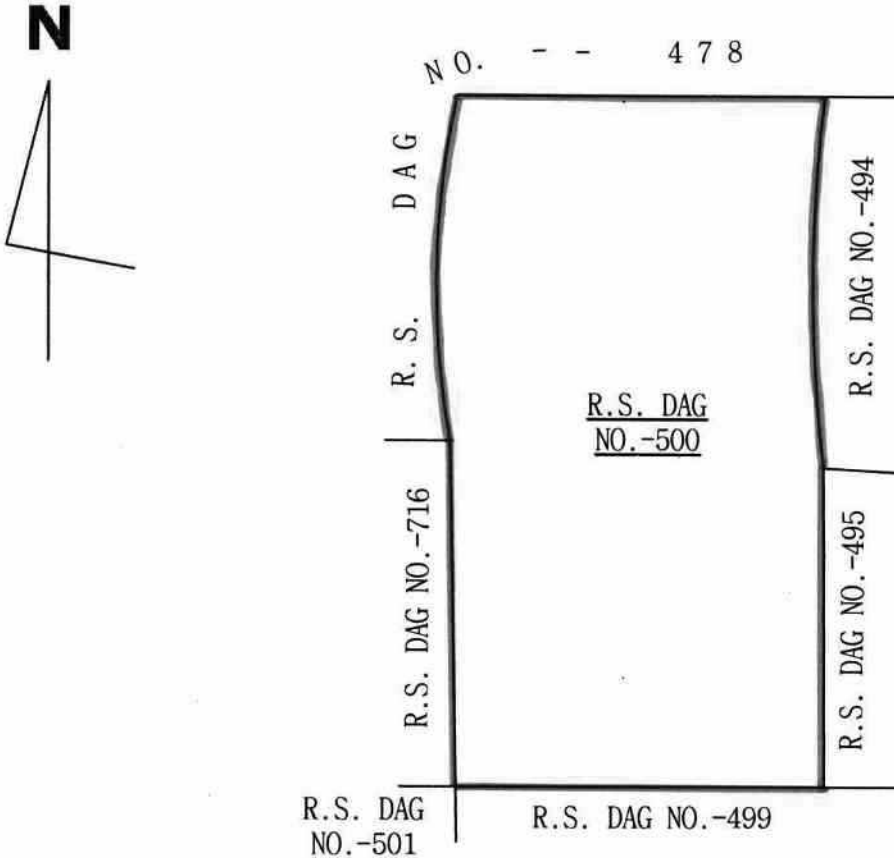


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18 AUG 2019

Plan A

SITE PLAN OF R.S./L.R. DAG NO.- 500, L.R. KHATIAN NO.- 846,
MOUZA - BHATENDA, J.L. NO.- 28, P.S.- RAJARHAT, UNDER
RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET, DIST.-
NORTH 24 PARGANAS.

TOTAL AREA OF DAG NO.500 is 39 DECIMAL



Asok Kumar Nath

NAME & SIGNATURE OF THE VENDOR/S. :

Booster Hirise Private Limited
Anirban Bhattacharya
Director/Authorised Signatory

LEGEND : 1.0829 DECIMAL OUT OF 39 DECIMAL SALI LAND IN R.S/L.R.
DAG NO.- 500.

SHOWN THUS :



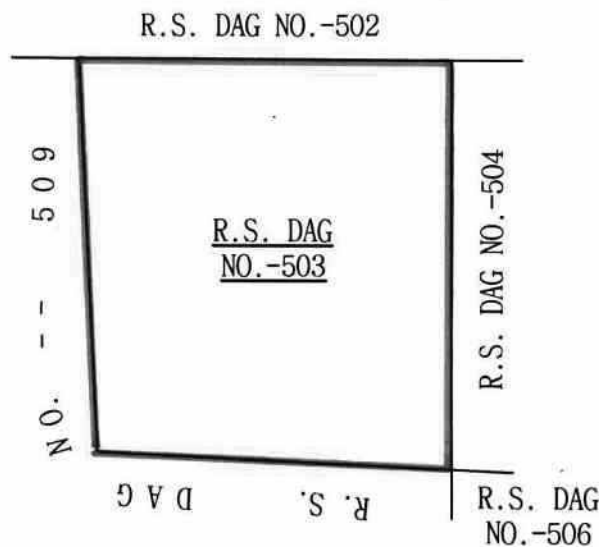
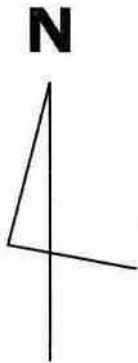
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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
18 AUG 2015

Plan B

SITE PLAN OF R.S./L.R. DAG NO.- 503, L.R. KHATIAN NO.- 846,
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.503 is 26 Decimal



Asok Kumar Nath

NAME & SIGNATURE OF THE VENDOR/S. :

Booster Hirise Private Limited
Anil Kumar Bhowmik
Director/Authorised Signatory

LEGEND : 0.7219 DECIMAL OUT OF 26 DECIMAL SALI LAND IN R.S/L.R.
DAG NO.- 503.

SHOWN THUS :

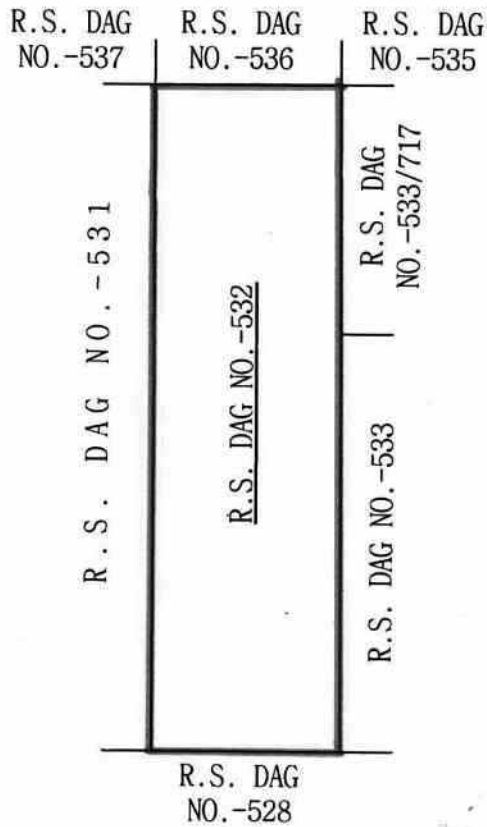
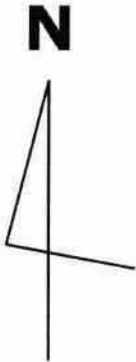


ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
38 AUG 2013

Plan C

SITE PLAN OF R.S./L.R. DAG NO.- 532, L.R. KHATIAN NO.-846,
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.532 is 25 Decimal



Asok Kumar Nath

NAME & SIGNATURE OF THE VENDOR/S. :

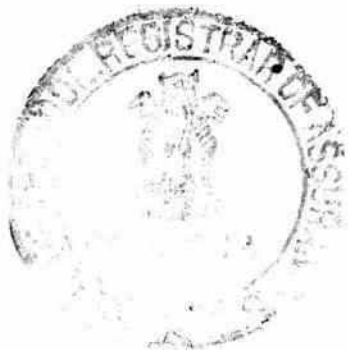
Booster Hirise Private Limited

Amitan Bhattacharya

Director/Authorised Signatory

LEGEND : 1.0417 DECIMAL OUT OF 25 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 532.

SHOWN THUS :



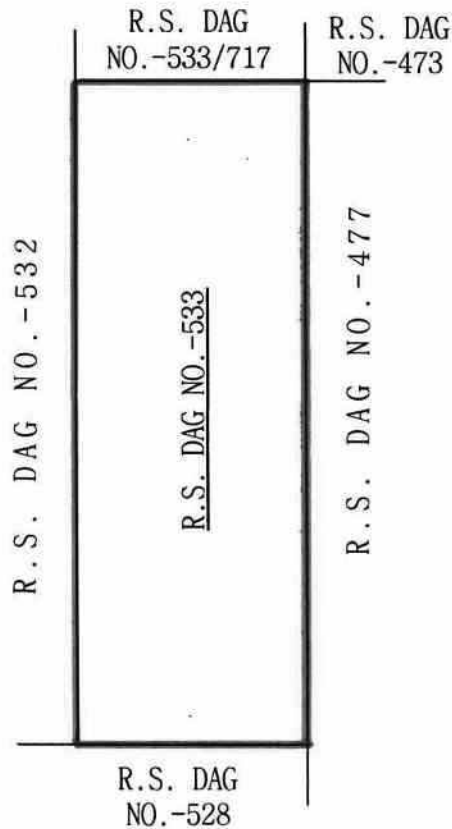
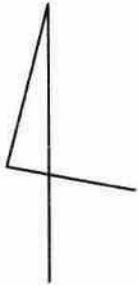
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
18 AUG 2015

Plan D

SITE PLAN OF R.S./L.R. DAG NO.- 533, L.R. KHATIAN NO.- 846,
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.533 is 16 Decimal

N



Asoke Kumar Nath

Booster Hirise Private Limited

Aniban Bhattacharya
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

LEGEND : 0.4443 DECIMAL OUT OF 16 DECIMAL SALI LAND IN R.S./L.R.
DAG NO.- 533.























SHOWN THUS :



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

18 AUG 2015

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Anubans Bhattacharya</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Asok Kumar Nath</i>					
		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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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

18 AUG 2015

Seller, Buyer and Property Details

A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Anirban Bhattacharya, Authorized Signatory Authorized Signatory, Booster Hirise Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Asok Kumar Nath (Alias: Ashok Nath) Son of Late Harendra Kumar Nath Village Bhatenda, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJQPN5130M, Status : Individual Date of Execution : 18/08/2015 Date of Admission : 18/08/2015 Place of Admission of Execution : Pvt. Residence

Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Booster Hirise Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AOLPB2357J, Status : Organization Represented by representative as given below:-</p>
1(1)	<p>Anirban Bhattacharya, Authorized Signatory Authorized Signatory, Booster Hirise Private Limited 1st Floor, 111, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AOLPB2357J, Status : Representative Date of Execution : 18/08/2015 Date of Admission : 18/08/2015 Place of Admission of Execution : Pvt. Residence</p>

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Nizam Uddin Molla (Alias Name: Nizamuddin Mondal) Son of Lal Mohammad Mondal Village Mohammadpur, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,</p>	<p>Asok Kumar Nath, Anirban Bhattacharya</p>	

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda</p>	<p>RS Plot No:- 500 , RS Khatian No:- 846</p>	<p>1.0829 Dec</p>	<p>13,90,316/-</p>	<p>13,90,316/-</p>	<p>Proposed Use: Bastu, ROR: Shali</p>



Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 503 , RS Khatian No:- 846	0.7219 Dec	9,26,834/-	9,26,834/-	Proposed Use: Bastu, ROR: Shali
L3	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 532 , RS Khatian No:- 846	1.0417 Dec	13,37,420/-	13,37,420/-	Proposed Use: Bastu, ROR: Shali
L4	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda	RS Plot No:- 533 , RS Khatian No:- 846	0.4443 Dec	5,70,430/-	5,70,430/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Asok Kumar Nath	Booster Hirise Private Limited	1.0829	100
L2	Asok Kumar Nath	Booster Hirise Private Limited	0.7219	100
L3	Asok Kumar Nath	Booster Hirise Private Limited	1.0417	100
L4	Asok Kumar Nath	Booster Hirise Private Limited	0.4443	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Jautush Chaudhuri
Address	7C, Kiran Shankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL
Applicant's Status	Advocate

Office of the A.R.A. - II KOLKATA, District: Kolkata
Endorsement For Deed Number : I - 190209607 / 2015

Query No/Year	19020000624017/2015	Serial no/Year	1902008912 / 2015
Deed No/Year	I - 190209607 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Anirban Bhattacharya	Presented At	Private Residence
Date of Execution	18-08-2015	Date of Presentation	18-08-2015

Remarks

On 08/09/2015

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 of Indian Stamp Act 1899.



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 18/08/2015

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

Presented for registration at 18:23 hrs on : 18/08/2015, at the Private residence by Anirban Bhattacharya ..

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 42,25,000/-

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

Execution is admitted on 18/08/2015 by

Asok Kumar Nath, Alias Ashok Nath, Son of Late Harendra Kumar Nath, Village Bhatenda, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business

Indetified by Nizam Uddin Molla, Alias Nizamuddin Mondal, Son of Lal Mohammad Mondal, Village Mohammadpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

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

Execution is admitted on 18/08/2015 by

Anirban Bhattacharya Authorized Signatory, Booster Hirise Private Limited

Indetified by Nizam Uddin Molla, Alias Nizamuddin Mondal, Son of Lal Mohammad Mondal, Village Mohammadpur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 31/08/2015

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46,562/- (A(1) = Rs 46,464/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 46,562/-

Description of Draft

1. Rs 46,562/- is paid, by the Draft(8554) No: 348017000428, Date: 21/08/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,53,520/- and Stamp Duty paid by Draft Rs 2,53,520/-, by Stamp Rs 10/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 36551, Purchased on 11/11/2014, Vendor named M Ghosh.

Description of Draft

1. Rs 2,53,520/- is paid, by the Draft(8554) No: 348016000428, Date: 21/08/2015, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.



(Ashoke Kumar Biswas)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2015, Page from 128913 to 128942

being No 190209607 for the year 2015.



Ashoke Kumar Biswas

Digitally signed by ASHOKE KUMAR
BISWAS

Date: 2015.09.28 11:09:32 +05:30

Reason: Digital Signing of Deed.

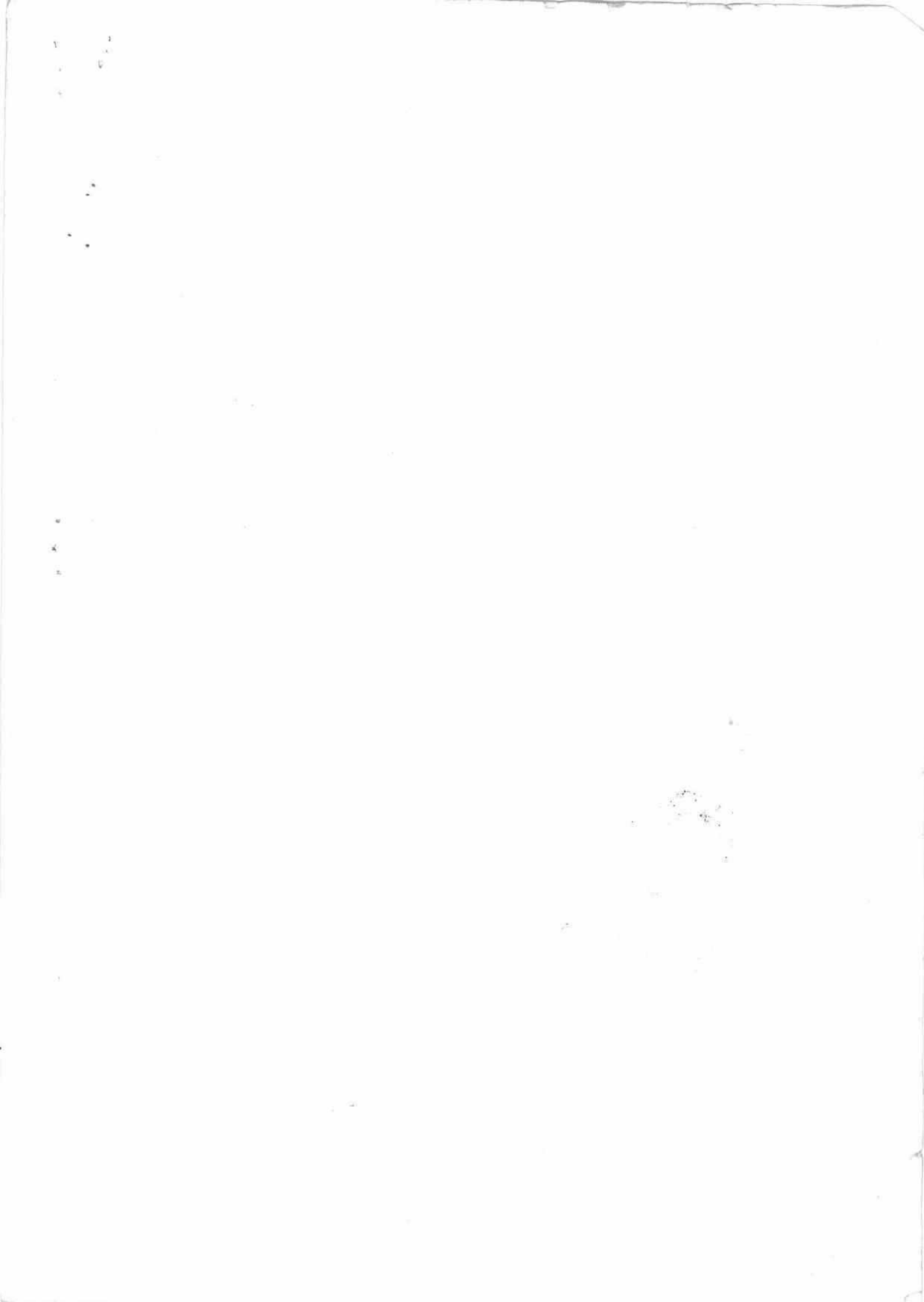
(Ashoke Kumar Biswas) 28-09-2015 11:09:31

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)



Dated this 18th day of August, 2015

Between

Asok Kumar Nath *alias* Ashok Nath
... Vendor

And

Booster Hirise Pvt. Ltd.
... Purchaser

CONVEYANCE



3.2908 (three point two nine zero eight) Decimal
Portion of
R.S./L.R. Dag Nos. 500, 503, 532 & 533
Mouza Bhatenda
Police Station Rajarhat
District North 24 Parganas

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
18 AUG 2015

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