

6419/11

27145



पश्चिम बंगाल WEST BENGAL

1803/11

A 032257

1629/20



SA 13, 867/2

Certified that the Document is submitted to Registrar, The Signature Sheet and the endorsement thereon enclosed in this document as per the Document.

DAN 7

17.8.11

CONVEYANCE

1. Date: 12th August 2011
2. Place: Kolkata
3. Parties:
 - 3.1 Rafique Ahmed alias Rafique Ahmed Siddique, son of Late Ukil Ahmed Siddique, residing at 45, Prince Anwar Shah Road, Kolkata-700033, Police Station Jadavpur
(Vendor, includes successors-in-interest)

Rafique

Sk. Jakes Ali

71-250
32-100

And

- 3.2 **Relation Group**, a partnership firm, having its office at Post Office Bonhooghly, Village Balarampur, Kolkata-700103, Police Station Sonarpur, represented by its partner namely (1) **Dinabandhu Naru**, son of Late Haripada Naru, residing at Post Office Bonhooghly, Village Balarampur, Kolkata-700103, Police Station Sonarpur, (2) **Sk. Jakir Ali**, son of Sk. Asraf Ali, residing at Post Office Bonhooghly, Village Uzaradanga, Kolkata-700103, Police Station Sonarpur (3) **Musa Laskar**, son of Late Mujib Laskar, residing at Post Office Bonhooghly, Village Pachim Sripur, Kolkata-700031, Police Station Sonarpur (4) **Bapi Kumar Dhali**, son of Late Sudhir Chandra Dhali, residing at Post Office Boral, Village Boral, Kolkata-700154, Police Station Sonarpur (5) **Abed Ali Mistry**, son of Late Alhi Bux Mistry, residing at Post Office Bonhooghly, Village Paschimnischindipur, Furbo Para-I, Kolkata-700103, Police Station Sonarpur and (6) **Partho Dutta Bhounik**, son of Late Digendra Dutta Bhounik, residing at Post Office Boral, Village Boral, Majher Para, Kolkata-700154, Police Station Sonarpur
- 3.3 **Recast Dealmark Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 1st floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata-700075, Police Station Jadavpur East (PAN AAFCR1995K)
- 3.4 **Recast Tie Up Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 1st floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata-700075, Police Station Jadavpur East (PAN AAFCR2014K)
- 3.5 **Recast Tracom Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 1st floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata-700075, Police Station Jadavpur East (PAN AAFCR1993R)
- 3.6 **Recast Vinimay Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 1st floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata-700075, Police Station Jadavpur East (PAN AAFCR2012R)
- 3.7 **Recent Tie Up Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 1st floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata-700075, Police Station Jadavpur East (PAN AAFCR2015J)
- 3.8 **Recent Vinimay Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 1st floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata-700075, Police Station Jadavpur East (PAN AAFCR2010P)
- 3.9 **Reform Vinimay Private Limited**, a company incorporated under the provisions of Companies Act, 1956, having its registered office at 1st floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata-700075, Police Station Jadavpur East (PAN AAFCR1998E)

Rahman

2

Sk. Jakir Ali

Paschimnischintapur, J.L. No.60, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part VI** of the **1st Schedule** below (**Sixth Property**) **And** (7) 2 (two) decimal, more or less, comprised in R.S. *Dag* No. 440, L.R. *Dag* No.555, recorded in L.R. *Khatian* No. 550, *Mouza* Paschimnischintapur, J.L. No.60, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part VII** of the **1st Schedule** below (**Seventh Property**), the First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property, the Sixth Property and the Seventh Property **totalling** to land measuring 115.50 (one hundred fifteen point five zero) decimal **together with** 12 (twelve) RT shed structures each measuring about 100 (one hundred) square feet, collectively measuring about 1200 (one thousand and two hundred) square feet, more or less, all more fully and collectively described in the **2nd Schedule** below and demarcated in colour **Red** on **Plan** attached hereto **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrance.

5. **Background, Representations, Warranties and Covenants**

5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

5.1.1 **First Purchase by Vendor:** By a Deed of Conveyance dated 10th June, 1960, registered in the Office of the District Sub-Registrar, Baruipur, in Book No. I, Volume No. 73, at Pages 88 to 92, being Deed No. 5701 for the year 1960, the Vendor along with Khalil Ahmed jointly purchased (i) land measuring 58 (fifty eight) decimal, more or less, comprised in R.S. *Dag* No. 722, corresponding L.R. *Dag* No.942, R.S. *Khatian* No. 193, *Mouza* Boral, J.L. No.61, Police Station Sonarpur, District South 24 Parganas (**First Larger Property**) **And** (ii) land measuring 31 (thirty one) decimal, more or less, comprised in R.S. *Dag* No. 723, L.R. *Dag* No.944, recorded in R.S. *Khatian* No. 193, *Mouza* Boral, J.L. No.61, Police Station Sonarpur, District South 24 Parganas (**Second Larger Property**) **And** (iii) land measuring 11 (eleven) decimal, more or less, comprised in R.S. *Dag* No. 724, L.R. *Dag* No.943, recorded in R.S. *Khatian* No. 193, *Mouza* Boral, J.L. No.61, Police Station Sonarpur, District South 24 Parganas (**Third Larger Property**) **And** (iv) land measuring 53 (fifty three) decimal, more or less, comprised in R.S. *Dag* No. 725, L.R. *Dag* No.945, recorded in R.S. *Khatian* No. 193, *Mouza* Boral, J.L. No.61, Police Station Sonarpur, District South 24 Parganas (**Fourth Larger Property**) from Sarbanu Bibi, Abdul Juman Molla, Abdul Samad Molla, Abdul Sovan Molla, Bairan Bibi and Asiran Bibi.

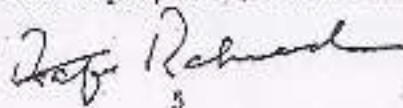
5.1.2 **Second Purchase by Vendor:** By a Deed of Conveyance dated 9th September, 1960, registered in the Office of the District Sub-Registrar, Baruipur, in Book No. I, Volume No. 98, at Pages 46 to 52, being Deed No. 8360 for the year 1960, the Vendor along with Khalil Ahmed jointly purchased (i) land measuring 42.50 (forty two point five zero) decimal, more or less, comprised in R.S. *Dag* No. 446, L.R. *Dag* No.554, recorded in R.S. *Khatian* No. 76/77, *Mouza* Paschimnischintapur, J.L. No.60, Police Station Sonarpur, District South 24 Parganas (**Fifth Larger Property**) **And** (ii) land measuring 43 (forty three) decimal, more or less, comprised in R.S. *Dag* No. 447, L.R. *Dag* No.555, recorded in R.S. *Khatian* No. 76/77, *Mouza* Paschimnischintapur, J.L. No.60, Police Station Sonarpur, District South 24 Parganas (**Sixth Larger Property**) **And** (iii) land measuring 4.5 (four point five zero) decimal, more or less, comprised in R.S. *Dag* No. 448, L.R. *Dag* No.556, recorded in R.S. *Khatian* No. 76/77, *Mouza* Paschimnischintapur, J.L. No.60, Police Station Sonarpur, District South 24 Parganas (**Seventh Larger Property**) from Saifita Bibi and Sahida Khatoun.

Rahul

4
Sk. Jakir Ali

Paschimnischintapur, J.L. No.60, Police Station Sonarpur, District South 24 Parganas (Seventh Larger Property) from Safina Bibi and Sahida Khatun.

- 5.1.3 **Ownership of Vendor:** In the aforesaid circumstances, the Vendor has become the owner of $\frac{1}{2}$ (half) share in the First Larger Property, the Second Larger Property, the Third Larger Property, the Fourth Larger Property, the Fifth Larger Property, the Sixth Larger Property and the Seventh Larger Property, totalling to land measuring 115.50 (one hundred fifteen point five zero) decimal, being the Said Property, comprising of the First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property, the Sixth Property and the Seventh Property.
- 5.1.4 **Mutation:** The Vendor has mutated his name in the records of the Land Revenue Settlements vide L.R. Khatian Nos. 1008 and 550.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants 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 the Municipal Authority or Government or any 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.
- 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 Purchasers.
- 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 taxes 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, vestings, bargainers 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.


3

Sd/- Jafar Rahman

- 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 **Agreement to Sell and Purchase:** The Vendor has approached the Purchasers and offered to sell the Said Property to the Purchasers and the Purchasers, based on the representation, warranty and covenant mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), have agreed to purchase the Said Property from the Vendor.

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully and collectively described in the **2nd Schedule** below, comprising of the **(1) First Property**, i.e. land measuring 29 (twenty nine) decimal, more or less, comprised in R.S. *Dag* No. 722, L.R. *Dag* No.942, recorded in L.R. *Khatian* No. 1008, *Mouza* Boral, J.L. No.61, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part I** of the **1st Schedule** below **And (2) the Second Property**, i.e. land measuring 15.50 (fifteen point five zero) decimal, more or less, comprised in R.S. *Dag* No. 723, L.R. *Dag* No.944, recorded in L.R. *Khatian* No. 1008, *Mouza* Boral, J.L. No.61, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part II** of the **1st Schedule** below **And (3) the Third Property** i.e. land measuring 5.50 (five point five zero) decimal, more or less, comprised in R.S. *Dag* No. 724, L.R. *Dag* No.943, recorded in L.R. *Khatian* No. 1008, *Mouza* Boral, J.L. No.61, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part III** of the **1st Schedule** below **And (4) the Fourth Property** i.e. land measuring 26.50 (twenty six point five zero) decimal, more or less, comprised in R.S. *Dag* No. 725, L.R. *Dag* No.945, recorded in L.R. *Khatian* No. 1008, *Mouza* Boral, J.L. No.61, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part IV** of the **1st Schedule** below **And (5) the Fifth Property** i.e. land measuring 15 (fifteen) decimal, more or less, comprised in R.S. *Dag* No. 446, L.R. *Dag* No.554, recorded in L.R. *Khatian* No. 550, *Mouza* Paschimnischintapur, J.L. No.60, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part V** of the **1st Schedule** below **And (6) the Sixth Property** i.e. land measuring 22 (twenty two) decimal, more or less, comprised in R.S. *Dag* No. 447, L.R. *Dag* No.555, recorded in L.R. *Khatian* No. 550, *Mouza* Paschimnischintapur, J.L. No.60, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part VII** of the **1st Schedule** below **And (7) the Seventh Property** i.e. land measuring 2 (two) decimal, more or less, comprised in R.S. *Dag* No. 448, L.R. *Dag* No.556, recorded in L.R. *Khatian* No. 550, *Mouza* Paschimnischintapur, J.L. No.60, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part VII** of the **1st Schedule** below **totalling to land measuring 115.50 (one hundred**

Rab...

S.K. Jais' Ai

fifteen point five zero) decimal **together with** 12 (twelve) RT shed structures each measuring about 100 (one hundred) square feet, collectively measuring about 1200 (one thousand and two hundred) square feet, more or less demarcated in colour **Red** on **Plan** attached hereto **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrance.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.29,00,000/- (Rupees twenty nine lac) paid by the Purchasers 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, *debtors*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bagdadars* 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:

8.2.1 **Indemnification:** indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title and the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at Vendor's own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.2.2 **Transfer of Property Act:** all obligation and duty 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 and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.

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 Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.

Rahad

SK. Jakis Ai

- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and their 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 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 Purchasers, 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.
- 8.6 **Indemnity:** 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 Purchasers and Purchasers' assigns and/or Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and Purchasers' assigns and/or Purchasers' successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue.
- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchasers are fully entitled to mutate their names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 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 cost of the Purchasers and/or Purchasers' successors-in-interest, 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 measuring 29 (twenty nine) decimal, more or less, comprised in R.S. *Dag* No. 722, L.R. *Dag* No. 942, recorded in L.R. *Khatia* No. 1008, *Mouza* Boral, J.L. No. 61, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas and the said *dag* is butted and bounded as follows:

On the North	: By R.S. <i>Dag</i> No. 719
On the East	: By Kalu Khan Municipal Road
On the South	: By R.S. <i>Dag</i> Nos. 724, 725 and 447
On the West	: By R.S. <i>Dag</i> Nos. 717 and 716

Part II
(Second Property)

Land measuring 15.50 (fifteen-point five zero) decimal, more or less, comprised in R.S. *Dag* No. 723, L.R. *Dag* No. 944, recorded in L.R. *Khatia* No. 1008, *Mouza* Boral, J.L.

Rahman

S.K. Jais An

No.61, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas and the said *dag* is butted and bounded as follows:

- On the North** : By R.S. *Dag* No. 722
On the East : By Kalu Khan Municipal Road
On the South : By R.S. *Dag* No. 723
On the West : By R.S. *Dag* No. 722

Part III
(Third Property)

Land measuring 5.50 (five point five zero) decimal, more or less, comprised in R.S. *Dag* No. 724, L.R. *Dag* No.943, recorded in L.R. *Khatian* No. 1008, *Mouza* Boral, J.L. No.61, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas and the said *dag* is butted and bounded as follows:

- On the North** : By R.S. *Dag* No. 723
On the East : By R.S. *Dag* No. 722
On the South : By R.S. *Dag* No. 447
On the West : By R.S. *Dag* Nos. 711, 712 and 713

Part IV
(Fourth Property)

Land measuring 26.50 (twenty six point five zero) decimal, more or less, comprised in R.S. *Dag* No. 725, L.R. *Dag* No.945, recorded in L.R. *Khatian* No. 1008, *Mouza* Boral, J.L. No.61, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas and the said *dag* is butted and bounded as follows:

- On the North** : By R.S. *Dag* No. 722
On the East : By Kalu Khan Municipal Road
On the South : By R.S. *Dag* No. 447
On the West : By R.S. *Dag* No. 722

Part V
(Fifth Property)

Land measuring 15 (fifteen) decimal, more or less, comprised in R.S. *Dag* No. 446, L.R. *Dag* No.554, recorded in L.R. *Khatian* No. 550, *Mouza* Paschimnischintapur, J.L. No.60, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas and the said *dag* is butted and bounded as follows:

- On the North** : By R.S. *Dag* No. 447
On the East : By R.S. *Dag* No. 445
On the South : By R.S. *Dag* Nos. 435, 436, 445 and 644
On the West : By R.S. *Dag* Nos. 443, 444 and 716

Rajpur

Sq. Jakisai

**Part VII
(Sixth Property)**

Land measuring 22 (twenty two) decimal, more or less, comprised in R.S. Dag No. 447, L.R. Dag No. 555, recorded in L.R. Khata No. 550, Mouza Paschimnischintapur, J.L. No. 60, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas and the said dag is butted and bounded as follows:

- | | |
|---------------------|--------------------------|
| On the North | : By Dags of Mouza Boral |
| On the East | : By R.S. Dag No. 448 |
| On the South | : By R.S. Dag No. 446 |
| On the West | : By Dags of Mouza Boral |

**Part VII
(Seventh Property)**

Land measuring 2 (two) decimal, more or less, comprised in R.S. Dag No. 448, L.R. Dag No. 556, recorded in L.R. Khata No. 550, Mouza Paschimnischintapur, J.L. No. 60, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas and the said dag is butted and bounded as follows:

- | | |
|---------------------|-------------------------------|
| On the North | : By R.S. Dag No. 725 |
| On the East | : By Kalu Khan Municipal Road |
| On the South | : By R.S. Dag No. 446 |
| On the West | : By R.S. Dag No. 447 |

**2nd Schedule
(Said Property)**

Land measuring (1) 29 (twenty nine) decimal, more or less, comprised in R.S. Dag No. 722, L.R. Dag No. 942, recorded in L.R. Khata No. 1008, Mouza Boral, J.L. No. 61, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part I** of the **1st Schedule** above **And** (2) 15.50 (fifteen point five zero) decimal, more or less, comprised in R.S. Dag No. 723, L.R. Dag No. 944, recorded in L.R. Khata No. 1008, Mouza Boral, J.L. No. 61, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part II** of the **1st Schedule** above **And** (3) 5.50 (five point five zero) decimal, more or less, comprised in R.S. Dag No. 724, L.R. Dag No. 943, recorded in L.R. Khata No. 1008, Mouza Boral, J.L. No. 61, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part III** of the **1st Schedule** above **And** (4) 26.50 (twenty six point five zero) decimal, more or less, comprised in R.S. Dag No. 725, L.R. Dag No. 945, recorded in L.R. Khata No. 1008, Mouza Boral, J.L. No. 61, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part IV** of the **1st Schedule** above **And** (5) 15 (fifteen) decimal, more or less, comprised in R.S. Dag No. 446, L.R. Dag No. 554, recorded in L.R. Khata No. 550, Mouza Paschimnischintapur, J.L. No. 60, Police Station Sonarpur, within Ward No. 33 of Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the **Part V** of the **1st Schedule** above **And** (6) 22 (twenty two) decimal, more or less, comprised in R.S. Dag No. 447, L.R. Dag No. 555, recorded in L.R. Khata No. 550, Mouza Paschimnischintapur, J.L. No. 60, Police Station Sonarpur, within Ward No. 33 of

Revised 10

SK. Jakir Ali

Rajpur-Sonarpur Municipality, District South 24 Parganas, more fully described in the Part VII of the 1st Schedule above, totalling to land measuring 115.50 (one hundred fifteen point five zero) decimal together with 12 (twelve) RT shed structures each measuring about 100 (one hundred) square feet, collectively measuring about 1200 (one thousand and two hundred) square feet, more or less, demarcated in colour Red on Plan attached hereto.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

The details of the Said Property are tabulated below:

Mouza	L.R. Dag No.	L.R. Khatian No.	Total Area of Dag (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Boral	942	1008	208	29.00	Rafique Ahmed
Boral	944	1009	31	15.50	Rafique Ahmed
Boral	943	1009	11	5.50	Rafique Ahmed
Boral	945	1008	53	26.50	Rafique Ahmed
Paschimni schintapur	554	550	89	15.00	Rafique Ahmed
Paschimni schintapur	555	550	86	22.00	Rafique Ahmed
Paschimni schintapur	556	550	9	2.00	Rafique Ahmed

Rafique Ahmed
Sd/- Rafique Ahmed

9. Execution and Delivery

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

Rafique Ahmed
PAN - AXJPA 8419K

Rafique Ahmed
[Vendor]

Dinabandhu Nara
(Dinabandhu Nara)
Partner AHVPM 3700M

SK. Jakir Ali
(Sk. Jakir Ali)
Partner AIAPA 9134M

Musa Laskar
(Musa Laskar)
Partner A2MPL 3885E

Bapi Kumar Dhali
(Bapi Kumar Dhali)
Partner AFA PD 7036G

Abed Ali Mistry
(Abed Ali Mistry)
Partner AOZPM 1242

Partho Dutta Bhoomik
(Partho Dutta Bhoomik)
Partner AJAPD 6628E

Relation Group

*Drafted by
Sujata Ghosh Advocate
High Court of Calcutta*

SK. Jakir Ali
Sk. Jakir Ali

Recast Dealmark Private Limited, Recast Tie Up Private Limited, Recast Tracom Private Limited, Recast Vinimay Private Limited, Recent Tie Up Private Limited, Recent Vinimay Private Limited, Reform Vinimay Private Limited, Revert Barter Private Limited, Revert Commosales Private Limited, Revert Dealmark Private Limited and Revert Tie Up Private Limited

(Director)

[Purchasers]

Witnesses:

Signature Bela Ahmed
Name BELA AHMED
Father's Name Hakimur
Address Hugsonyji

Signature P. Mondal
Name Puja Mondal
Father's Name D. Mondal
Address 7C, K-S. Roy Road,
Kolkata - 700001

Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs. 29,00,000/- (Rupees twenty nine lac) towards full and final payment of the consideration for sale of the Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Bank Pay Order No. 034973	12.08.2011	AXIS BANK LIMITED	29,00,000/-

Rafique Ahmed

Rafique Ahmed
[Vendor]

Witnesses:

Signature *BAL AHAMAD*

Signature *P. Mondal*

Name *BAL AHAMAD*

Name *Puja Mondal*



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

Endorsement For Deed Number : J - 07145 of 2011
(Serial No. 06419 of 2011)

On 12/08/2011

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

Presented for registration at 16.30 hrs on :12/08/2011, at the Private residence by Sk Jakir Ali, one of the Claimants.

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

Execution is admitted on 12/08/2011 by

- 1. Rafique Ahmed Alias Rafique Ahmed Siddique, son of Lt Ukil Ahmed Siddique, 45, Pr Anwar Shah Road, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700033, By Caste Muslim, By Profession :-Others



Additional Registrar
of Assurances-I, Kolkata
17 AUG 2011

(Ashok Bandyopadhyay)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Endorsement Page 1 of 4



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

Endorsement For Deed Number : I - 07145 of 2011
(Serial No. 06419 of 2011)

2. Sk Jakir Ali
 Partner, Relation Group, Village:Balarampur, Thana:Sonarpur, District:South 24-Parganas, WEST BENGAL, India, P.O. :-Bonhooghly Pin :-700103.
- Director, Recast Dealmerk Pvt. Ltd., 1st Floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075.
- Director, Recast Tie Up Pvt. Ltd., 1st Floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075.
- Director, Recast Tracom Pvt. Ltd., 1st Floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075.
- Director, Recast Vinimay Pvt. Ltd., 1st Floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075.
- Director, Recent Tie Up Pvt. Ltd., 1st Floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075.
- Director, Recent Vinimay Pvt. Ltd., 1st Floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075.
- Director, Reform Vinimay Pvt. Ltd., 1st Floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075.
- Director, Revert Barter Pvt. Ltd., 1st Floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075.
- Director, Revert Commosales Pvt. Ltd., 1st Floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075.
- Director, Revert Dealmark Pvt. Ltd., 1st Floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075.
- Director, Revert Tie Up Pvt. Ltd., 1st Floor, Unnayan Commercial Center, 1050/1, Survey Park, Kolkata, Thana:-Purba Jadabpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700075.
- . By Profession : Others



Additional Registrar
 of Assurances-I, Kolkata
 17 AUG 2011

(-Ashok Bandyopadhyay)
ADDE-REGISTRAR OF ASSURANCE-I OF KOLKATA
 EndorsementPage 2 of 4

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

Endorsement For Deed Number : 1 - 07145 of 2011
(Serial No. 06419 of 2011)

3. Dinobandhu Naru
Partner, Relation Group, Village:Balarampur, Thana:-Sonarpur, District:-South 24-Parganas, WEST
BENGAL, India, P.O. :-Bonhooghly Pin :-700103.
By Profession : Others
 4. Musa Laskar
Partner, Relation Group, Village:Balarampur, Thana:-Sonarpur, District:-South 24-Parganas, WEST
BENGAL, India, P.O. :-Bonhooghly Pin :-700103.
By Profession : Others
 5. Bapi Kumar Dhali
Partner, Relation Group, Village:Balarampur, Thana:-Sonarpur, District:-South 24-Parganas, WEST
BENGAL, India, P.O. :-Bonhooghly Pin :-700103.
By Profession : Others
 6. Abed Ali Mistry
Partner, Relation Group, Village:Balarampur, Thana:-Sonarpur, District:-South 24-Parganas, WEST
BENGAL, India, P.O. :-Bonhooghly Pin :-700103.
By Profession : Others
 7. Partho Dutta Bhounik
Partner, Relation Group, Village:Balarampur, Thana:-Sonarpur, District:-South 24-Parganas, WEST
BENGAL, India, P.O. :-Bonhooghly Pin :-700103.
By Profession : Others
- Identified By Belal Ahmad, son of Rafiq Ahmed, Hatora Siman Behar, BIHAR, India, P.O. :- , By
Caste: Muslim, By Profession: Business.

(Ashok Bandyopadhyay)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

On 16/08/2011

Payment of Fees:

Amount By Cash

Rs. 103883/-, on 16/08/2011

(Under Article : A(1) = 103785/- , E = 14/- , J = 55/- , M(a) = 25/- , M(b) = 4/- on 16/08/2011)

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.-9435867/-

Certified that the required stamp duty of this document is Rs.- 660531 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 655550/- Is paid 23224813/08/2011 State Bank of India, DALHOUSIE SQUARE,
of Assurances-I, Kolkata



(Ashok Bandyopadhyay)

ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

17/08/2011 12:34:00

Endorsement Page 3 of 4

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

Endorsement For Deed Number : I - 07145 of 2011
(Serial No. 06419 of 2011)

(Ashok Bandyopadhyay)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

On 17/08/2011

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 1898.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 17/08/2011

Payment of Fees:

Exempted (on 17/08/2011)

(Ashok Bandyopadhyay)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA



17 AUG 2011

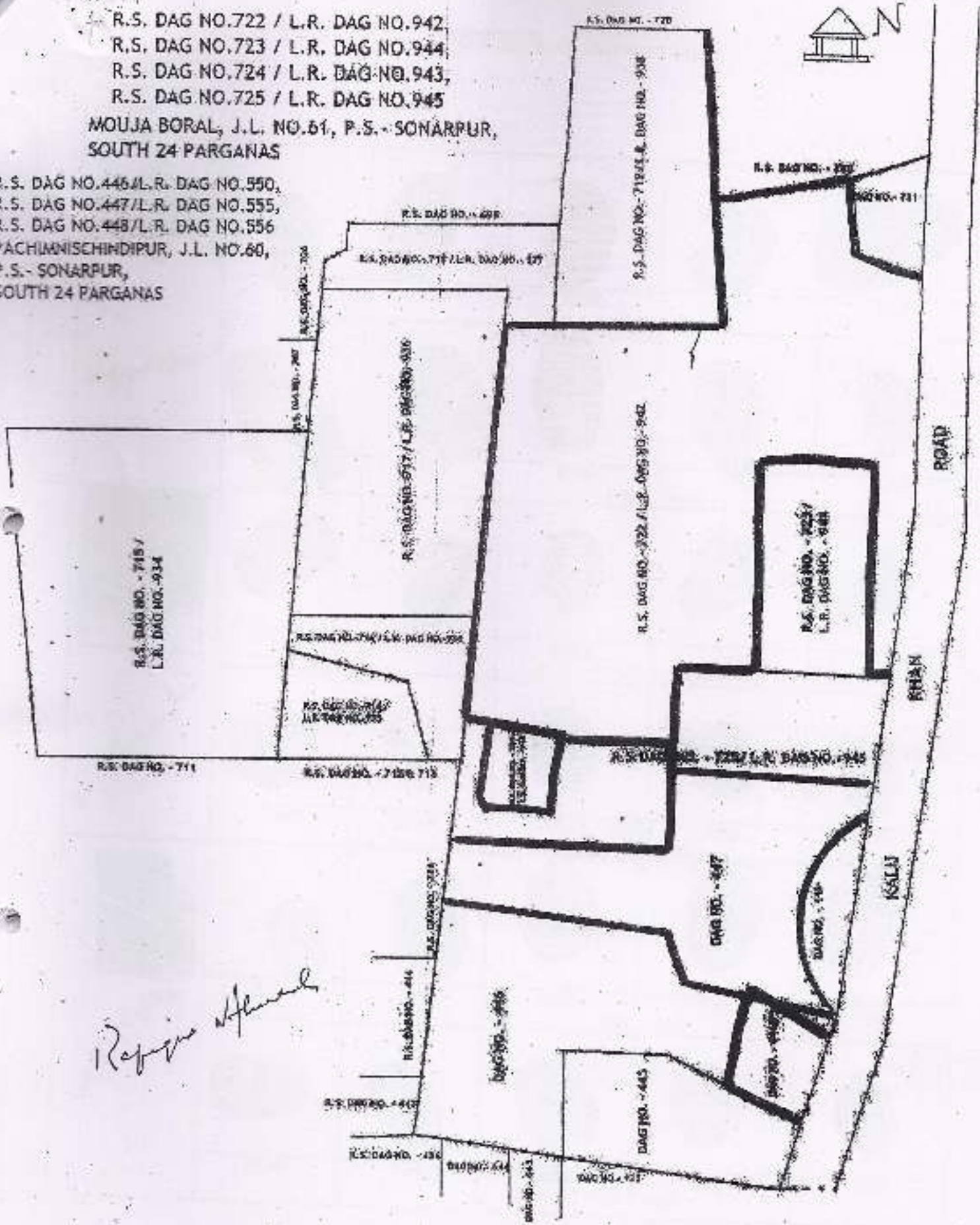
(Ashok Bandyopadhyay)
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA

17/08/2011 12:34:00

EndorsementPage 4 of 4

R.S. DAG NO.722 / L.R. DAG NO.942,
 R.S. DAG NO.723 / L.R. DAG NO.944,
 R.S. DAG NO.724 / L.R. DAG NO.943,
 R.S. DAG NO.725 / L.R. DAG NO.945
 MOUJA BORAL, J.L. NO.51, P.S. - SONARPUR,
 SOUTH 24 PARGANAS







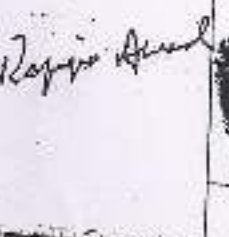











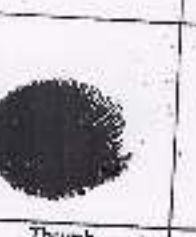














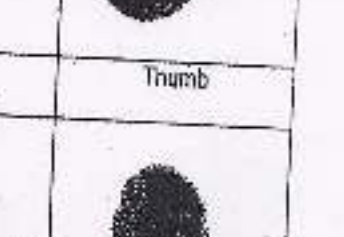
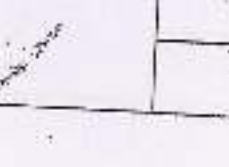
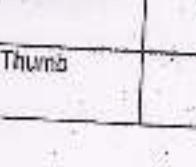
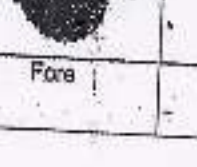
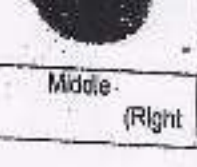
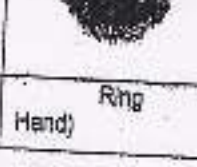

R.S. DAG NO.446/L.R. DAG NO.550,
 R.S. DAG NO.447/L.R. DAG NO.555,
 R.S. DAG NO.448/L.R. DAG NO.556
 PACHHINISCHINDIPUR, J.L. NO.60,
 P.S. - SONARPUR,
 SOUTH 24 PARGANAS



Refuge Ahmed

SK. Jaki An

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Rajiv Arora</i>					
			Ring	Middle	Fore	Thumb
						
			Fore	Middle	Ring	Little
						
			Little	Ring	Middle	Fore
	<i>Sy. Jagan Ahir</i>					
			Thumb	Fore	Middle	Ring
						
			Little	Ring	Middle	Fore
	<i>24/12/2011 (14/5)</i>					
			Thumb	Fore	Middle	Ring
						
			Thumb	Fore	Middle	Ring

SPECIMEN FORM TEN FINGER PRINTS

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



*Parthasarathi
M.C.C.*



*Hirebashe
Nair.*



*Prasanna
M.C.C.*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



SPECIMEN FORM TEN FINGER PRINTS

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



Rajni Kinnal Dholi

Little	Ring	Middle	Fore	Thumb

Thumb	Fore	Middle	Ring	Little

Little	Ring	Middle	Fore	Thumb

Thumb	Fore	Middle	Ring	Little

Little	Ring	Middle	Fore	Thumb

Thumb	Fore	Middle	Ring	Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 10980 to 11004
being No 07145 for the year 2011.



(Ashok Bandopadhyay) 17-August-2011
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal