

11035/2013

RG/167

11588(2013)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 931046

A 931046

2508/13  
5-3

10/8/13  
Additional Registrar of Assurance II  
Kolkata



no. 2327 269

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

Additional Registrar of Assurances-II, Kolkata

14/8/13

3431/13  
3(1) - 257  
3(2) - 150

10/8/13

CONVEYANCE

1. Date: 10th day of August, 2013
2. Place: Kolkata
3. Parties

Jagannath Ghosh.

पश्चिम बंगाल राज्य सरकार

Sl. No. 34730 DATE

07 AUG 2013

NAME

ADD

AMT 5000 (Five Thousand only)



Jaganath Ghosh,



e-6489

JOGRAJ PROJECTS PRIVATE LIMITED

Jaganath Ghosh

Director / Authorised Signatory

Ghosh

MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

JOGRAJ COMPLEX PRIVATE LIMITED

Jaganath Ghosh

Director / Authorised Signatory



e-6490

গিগঞ্জ ও বাণিজ্যিক

Abulhasan Rashid

Gor Sunar Ali Hazra  
Rajesh  
Rajshankar  
KQ-135

ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
10 AUG 2013





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

**Endorsement For Deed Number : I - 11588 of 2013**  
**(Serial No. 11035 of 2013 and Query No. 1902L000025086 of 2013)**

**On 10/08/2013**

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

Presented for registration at 17.32 hrs on :10/08/2013, at the Private residence by Indranath Ghosh, Claimant.

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

Execution is admitted on 10/08/2013 by

1. Jinnat Ali Hajra Alias Hajra Jinnatali, son of Rostom Ali Hazra , Raigachi Paschimpara ( Hazra Para ), Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Indranath Ghosh  
Authorised Signatory, Jograj Projects Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
  
Authorised Signatory, Jograj Complex Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
By Profession : Others  
  
Identified By Harunal Rasid, son of Jinnat Ali Hazra, Raigachi, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Others.

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

**On 12/08/2013**

**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.-23,27,269/-

Certified that the required stamp duty of this document is Rs.- 116383 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

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

**On 14/08/2013**

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



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

14/08/2013 16:00:00

Endorsement Page 1 of 2





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

**Endorsement For Deed Number : I - 11588 of 2013**  
**(Serial No. 11035 of 2013 and Query No. 1902L000025086 of 2013)**

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. 25695/- is paid , by the draft number 334783, Draft Date 08/08/2013, Bank Name State Bank of  
India, DALHOUSIE SQUARE, received on 14/08/2013

( Under Article : A(1) = 25597/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 14/08/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 111383/- is paid , by the draft number 334780, Draft Date 08/08/2013, Bank :  
State Bank of India, DALHOUSIE SQUARE, received on 14/08/2013

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



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





- 3.1 **Jinnat Ali Hajra alias Hajra Jinnatali alias Jinnat Ali Hazra**, son of Rostom Ali Hazra alias Rostom Ali alias Rostam, residing at Village Raigachi Paschimpara (Hazra Para), Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ADAPH0234J**)  
(Vendor, includes successors-in-interest)

And

- 3.2 **Jograj Projects Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AADCJ0136C**), represented by its authorized signatory Indranath Ghosh, son of Sri Bijoy Ghosh, of 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.3 **Jograj Complex Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AADCJ0133H**), represented by its authorized signatory Indranath Ghosh, son of Sri Bijoy Ghosh, of 99A, Park Street, Kolkata-700016, Police Station Park Street  
(collectively **Purchasers**, includes successors-in-interest).

Vendor and Purchasers 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 5 (five) decimal equivalent to 3 (three) *cottah* and 18 (eighteen) square feet, more or less [out of 30 (thirty) decimal, more or less equivalent to 18 (eighteen) *cottah* 2 (two) *chittack* and 17.93 (seventeen point nine three) square feet, more or less, out of 40 (forty) decimal equivalent to 1 (one) *bigha* 4 (four) *cottah* 3 (three) *chittack* and 39 (thirty nine) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 645, recorded in L.R. *Khatian* No.602, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayat* (**RBGP No.I**), Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in the **Schedule** below and the said *Dag* No. 645 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) 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, free from all encumbrances.

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

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchasers regarding title:
- 5.1.1 **Purchase by Karim Baksh:** By a Deed of Sale in Bengali language (*Saaf Kobala*) dated 12<sup>th</sup> January, 1979, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No. I, Volume No. 10, at Pages 249 to 251, being Deed No. 151 for the



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year 1979, Karim Baksh purchased from Jaheda Khatun land measuring 8.33 (eight point three three) decimal, more or less, being a portion of R.S. *Dag* No.645, recorded in R.S. *Khatian* No.151, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, District 24 Parganas (presently North 24 Parganas), free from all encumbrances and for the consideration mentioned therein (**Karim Baksh's Land**).

- 5.1.2 **Purchase by Moharam Bibi And Anr.:** By a Deed of Sale in Bengali language (*Saaf Kobala*) dated 21<sup>st</sup> January, 1980, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No. I, Volume No. 3, at Pages 122 to 124, being Deed No. 341 for the year 1980, (1) Moharam Bibi and (2) Karim Baksh (collectively **Moharam Bibi And Anr.**) jointly purchased from (1) Aminul Islam (2) Mafidul Islam (3) Momena Khatun Bibi and (4) Serina Bibi land measuring 21 (twenty one) decimal, more or less, being a portion of R.S. *Dag* No.645, recorded in R.S. *Khatian* No.151, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, District 24 Parganas (presently North 24 Parganas), free from all encumbrances and for the consideration mentioned therein (**Moharam Bibi And Anr.'s Land**).
- 5.1.3 **Ownership of Moharam Bibi And Anr.:** In the above mentioned circumstances, Moharam Bibi And Anr. became the joint and absolute owners of (1) Karim Baksh's Land and (2) Moharam Bibi And Anr.'s Land (collectively **Mother Land**).
- 5.1.4 **Sale to Vendor:** By a Deed of Sale in Bengali language (*Saaf Kobala*) dated 24<sup>th</sup> November, 1980, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No. I, Volume No. 143, at Pages 244 to 246, being Deed No. 8542 for the year 1980, Moharam Bibi And Anr. jointly sold, conveyed and transferred to Jinnat Ali Hajra *alias* Hajra Jinnatali *alias* Jinnat Ali Hazra (the Vendor herein) the entirety of the Mother Land, free from all encumbrances and for the consideration mentioned therein.
- 5.1.5 **Record of Rights of Vendor:** The Vendor got his name recorded in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, in L.R. *Khatian* No.602, in respect of the entirety of the Mother Land.
- 5.1.6 **Absolute Ownership of Vendor:** In the above mentioned circumstances, the Vendor has become the sole and absolute owner of the Mother Land and consequently that of the Said Property which is a portion of and comprised in the Mother Land.
- 5.2 **Representations, Warranties and Covenants by Vendor:** The Vendor represents, warrants and covenants 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 Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling & 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.



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- 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 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 now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *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 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 Purchasers is that the Vendor shall sell the Said Property to the Purchasers, 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 Purchasers 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 (collectively **Representations**).
- 6.2 **Surrender of Rights by Pioneer Prodev Private Limited:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3<sup>rd</sup> floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender such claims in favour of the Purchasers. The Vendor shall have no responsibility or obligation in this regard.

## 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 described in the **Schedule** below, being land classified as





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*sali* (agricultural) measuring 5 (five) decimal equivalent to 3 (three) *cottah* and 18 (eighteen) square feet, more or less [out of 30 (thirty) decimal, more or less equivalent to 18 (eighteen) *cottah* 2 (two) *chittack* and 17.93 (seventeen point nine three) square feet, more or less, out of 40 (forty) decimal equivalent to 1 (one) *bigha* 4 (four) *cottah* 3 (three) *chittack* and 39 (thirty nine) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 645, recorded in L.R. *Khatian* No.602, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, the said *Dag* No.645 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **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, free from all encumbrances.

- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.23,27,269/- (Rupees twenty three lac twenty seven thousand two hundred and sixty nine) 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, *wakfs*, 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:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendor under this Conveyance and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue or not complied with 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 Purchasers and/or the Purchasers' successors-in-interest and/or assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and/or assigns by reason of the aforesaid.



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- 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 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, in respect of which demand has been made and is in the knowledge of the Vendor, 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.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' 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 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 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 Vendor hold and own any land contiguous to the Said Property and such land 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 everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (1) the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) 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 and (2) the Vendor is fully aware that the Purchasers shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchasers 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 any land held or owned by the Vendor contiguous to the Said Property being and remaining agricultural and (b) 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 names of the Purchasers and conversion of the nature of use and classification



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thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchasers.

- 8.7 **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 Purchasers and/or their 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.

**Schedule  
(Said Property)**

Land classified as *sali* (agricultural) measuring 5 (five) decimal equivalent to 3 (three) *cottah* and 18 (eighteen) square feet, more or less [out of 30 (thirty) decimal, more or less equivalent to 18 (eighteen) *cottah* 2 (two) *chittack* and 17.93 (seventeen point nine three) square feet, more or less, out of 40 (forty) decimal equivalent to 1 (one) *bigha* 4 (four) *cottah* 3 (three) *chittack* and 39 (thirty nine) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 645, recorded in L.R. *Khatian* No.602, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said *Dag* No. 645 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No.1041 and by portion of R.S./L.R. *Dag* No.644
- On the East** : By portion of R.S./L.R. *Dag* No.649
- On the South** : By R.S./L.R. *Dag* Nos.646, 647 and 1048
- On the West** : By portions of R.S./L.R. *Dag* No.1042 and 1047

**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.

The details of the Said Property are tabulated below:

<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (Decimal)	Total Area Sold (Decimal)	Name of Recorded Owner
Raigachi	645	602	<i>Sali</i>	40.00	5.00	Jinnat Ali Hajra <i>alias</i> Hajra Jinnatali <i>alias</i> Jinnat Ali Hazra
<b>Total Area of Land Sold:</b>					<b>5.00</b>	

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OF ASSURANCES-II, KOLKATA  
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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.

*Jinnat Ali Hajra*

**(Jinnat Ali Hajra alias Hajra Jinnatali alias Jinnat Ali Hazra)  
[Vendor]**

Read over and explained the contents of this document by me to Jinnat Ali Hajra alias Hajra Jinnatali alias Jinnat Ali Hazra in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature *Harunul Rasid*

**Jograj Projects Private Limited  
Jograj Complex Private Limited**

*Indranath Ghosh*

**(Indranath Ghosh)  
Authorized Signatory  
[Purchaser]**

*Drafted by me,  
Asim Kumar Mondal  
Advocate*

**Witnesses:**

Signature *Harunul Rasid*

Signature *Mohiuddin Molla*

Name *HARUNAL RASID*

Name *MOHIUDDIN MOLLA*

Father's Name *JINNAT ALI HAJRA*

Father's Name *Chauddin*

Address *RAKACHI*

Address *Longal pota, Motiaghata*

*RAJARHAT K-9-135*

*Burasat Kal- 70035*



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**Receipt And Memo of Consideration**

Received from the within named Purchasers the within mentioned sum of Rs.23,27,269/- (Rupees twenty three lac twenty seven thousand two hundred and sixty nine) 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.)
Pay Order No.380339 (Part)	08.08.2013	Axis Bank Limited, Kolkata Branch	23,27,269/-
<b>Total:</b>			<b>23,27,269/-</b>

জিনাত আলি হাজরা

**(Jinnat Ali Hajra alias Hajra Jinnatali alias Jinnat Ali Hazra)**  
**[Vendor]**

Read over and explained the contents of this document by me to Jinnat Ali Hajra alias Hajra Jinnatali alias Jinnat Ali Hazra in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature \_\_\_\_\_

*Harunul Rasid*

**Witnesses:**

Signature \_\_\_\_\_

*Harunul Rasid*

Signature \_\_\_\_\_

*Mohiuddin Molla*

Name \_\_\_\_\_

*HARUNAL RASID*

Name \_\_\_\_\_

*MOHAUDDIN MOLLA*



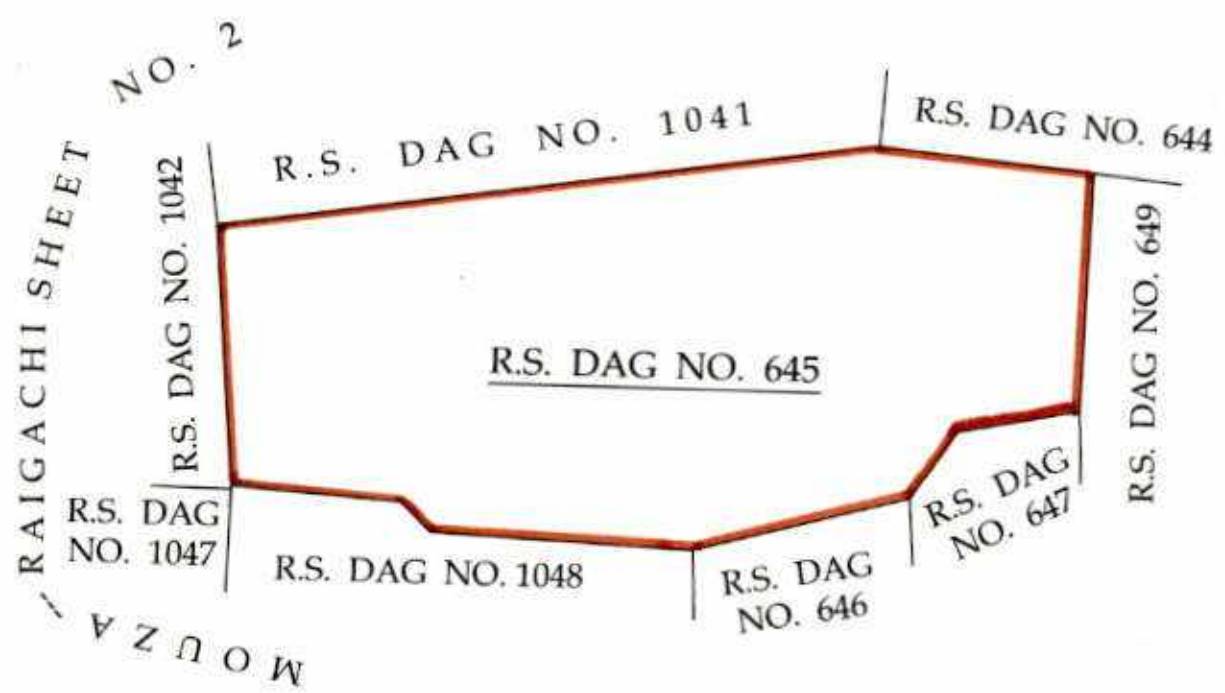
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*[Faint, illegible handwritten text]*

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OF ASSURANCES, KOLKATA  
10 AUG 2019

SITE PLAN OF R.S./L.R. DAG NO.- 645, L.R. KHATIAN NO.- 602, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 645 is 40 DECIMAL



JOGRAJ PROJECTS PRIVATE LIMITED  
*Indramath Choudhary*  
Director / Authorised Signatory

JOGRAJ COMPLEX PRIVATE LIMITED  
*Indramath Choudhary*  
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S : *Indramath Choudhary*

LEGEND : 5.0000 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 40 DECIMAL OF R.S./L.R. DAG NO.- 645 .


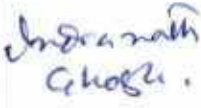



















SHOWN THIS :- 





ADDITIONAL REGISTRAR  
OF ASSURANCES KOLKATA  
10 AUG 2019

## SPECIMEN FORM TEN FINGER PRINTS

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



2  
ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
10 AUG 2019






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 34  
Page from 4191 to 4205  
being No 11588 for the year 2013.



  
(Dulal chandra Saha) 16-August-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal





Dated this 10<sup>th</sup> day of August, 2013

**Between**

**Jinnat Ali Hajra *alias* Hajra Jinnatali *alias* Jinnat Ali Hazra**  
**... Vendor**

**And**

**Jograj Projects Private Limited & Anr.**  
**... Purchasers**

**CONVEYANCE**

Portion of  
R.S./L.R. Dag No. 643  
Mouza Raigachi  
District North 24 Parganas

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