

09958/2013

R6/153

10360/2013



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 929379 A 929379

6.40
 21/8/13
 6-40
 Additional Registrar of Assurance II
 Kolkata
 17/7/13

no. 2038384

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



12/7/13

CONVEYANCE

1. Date: 17th July, 2013
2. Place: Kolkata
3. Parties

शुभिना एवंगत

Indira Nath Choudhary

200.00
 200.00
 400.00
 12/10/13

शुभिना एवंगत
 नाहिना एवंगत

अनुपम कुमार
 अशुभिन एवंगत

71298

SAHA & RAY
Advocates

3A/1, 3rd Floor, Hastings Chambers
7C, Kiran Shankar Roy Road

NAME..... Kolkata - 700001
 ADD.....
 RS.....
16 JUL 2013
SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-

Indranath Ghosh,



e-5853

BOOSTER REALESTATE PRIVATE LIMITED

Indranath Ghosh

Director / Authorised Signatory



e-5855

শ্যামিনা কবিতা



e-5856

সুনীল কুমার



e-5857

মুহাম্মদ মাহমুদুল হক



e-5858

মাহমুদুল হক

Mohiuddin Molla

Charuddin

Lanjul pada. Madhgalan

Barrister - Kol - 700035

Beskel

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
17 JUL 2013

16 JUL 2013

16 JUL 2013





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

Endorsement For Deed Number : I - 10360 of 2013
(Serial No. 09958 of 2013 and Query No. 1902L000021360 of 2013)

On 17/07/2013

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

Presented for registration at 18.40 hrs on :17/07/2013, at the Private residence by Indranath Ghosh, Claimant.

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

Execution is admitted on 17/07/2013 by

1. Hasina Begam, wife of Late Abdul Samad Munshi , Raigachi, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Muslim, By Profession : Others
2. Abul Kalam, son of Late Abdul Samad Munshi , Raigachi, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Muslim, By Profession : Others
3. Munshi Abul Hasan, son of Late Abdul Samad Munshi , Raigachi, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Muslim, By Profession : Others
4. Najima Khatun, daughter of Late Abdul Samad Munshi , Raigachi, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Muslim, By Profession : Others
5. Indranath Ghosh
Authorised Signatory, Booster Realestate Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others
Identified By Mohiuddin Molla, son of - , Langalpota, Matiagacha, Kol, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

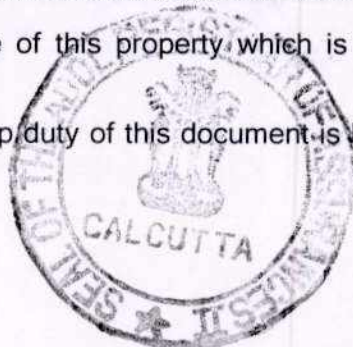
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 18/07/2013

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.-20,36,362/-

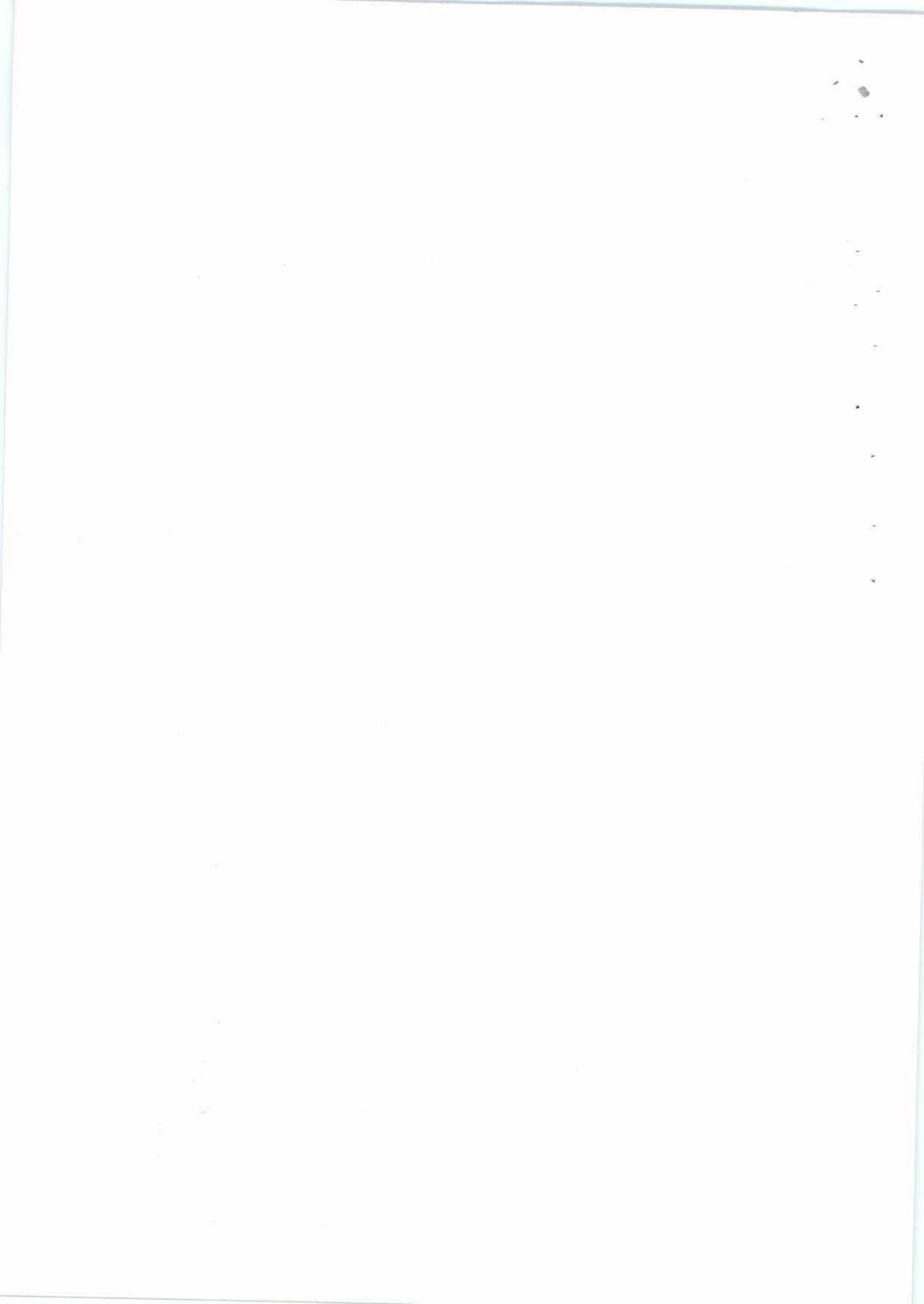
Certified that the required stamp duty of this document is Rs.- 101838 /- and the Stamp duty paid as: Impresive Rs.- 5000/-



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

19/07/2013 12:50:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 10360 of 2013
(Serial No. 09958 of 2013 and Query No. 1902L000021360 of 2013)

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

On 19/07/2013

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

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

Payment of Fees:

Amount by Draft

Rs. 22494/- is paid , by the draft number 322794, Draft Date 18/07/2013, Bank Name State Bank of
India, Brabourne Road, received on 19/07/2013

(Under Article : A(1) = 22396/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 19/07/2013)

Deficit stamp duty

Deficit stamp duty Rs. 96838/- is paid , by the draft number 322795, Draft Date 18/07/2013, Bank :
State Bank of India, Brabourne Road, received on 19/07/2013

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



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

19/07/2013 12:50:00

EndorsementPage 2 of 2



- 3.1 **Hasina Begam**, wife of Late Abdul Samad Munshi *alias* Abdul Chamad *alias* Abdus Samad *alias* Abdul Samad, residing at Village Raigachi, Post Office Rajarhat, Kolkata-700136, Police Station Rajarhat, District North 24 Parganas
- 3.2 **Abul Kalam**, son of Late Abdul Samad Munshi *alias* Abdul Chamad *alias* Abdus Samad *alias* Abdul Samad, residing at Village Raigachi, Post Office Rajarhat, Kolkata-700136, Police Station Rajarhat, District North 24 Parganas
- 3.3 **Munshi Abul Hasan**, son of Late Abdul Samad Munshi *alias* Abdul Chamad *alias* Abdus Samad *alias* Abdul Samad, residing at Village Raigachi, Post Office Rajarhat, Kolkata-700136, Police Station Rajarhat, District North 24 Parganas
- 3.4 **Najima Khatun**, daughter of Late Abdul Samad Munshi *alias* Abdul Chamad *alias* Abdus Samad *alias* Abdul Samad, residing at Village Raigachi, Post Office Rajarhat, Kolkata-700136, Police Station Rajarhat, District North 24 Parganas
(**Vendors**, include successors-in-interest)

And

- 3.2 **Booster Realestate Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AASCS5677E**), represented by its authorised signatory, **Indranath Ghosh**, son of Bijoy Ghosh, of 99A, Park Street, Kolkata-700016, Police Station Park Street
(**Purchaser**, includes successors-in-interest).

Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 5.25 (five point two five) decimal equivalent to 3 (three) *cottah* 2 (two) *chittack* and 36.86 (thirty six point eight six) square feet, more or less, out of 21 (twenty one) decimal, more or less, equivalent to 12 (twelve) *cottah* 11 (eleven) *chittack* and 12.52 (twelve point five two) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 653, recorded in R.S./L.R. *Khatiam* No. 517, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *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. 653 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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
17 JUL 2019

- 5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Abdul Samad Munshi alias Abdul Chamad alias Abdus Samad alias Abdul Samad:** Abdul Samad Munshi alias Abdul Chamad alias Abdus Samad alias Abdul Samad (**Abdul Samad**) was the recorded owner of land measuring 21 (twenty one) decimal, more or less, being a portion of R.S./L.R. *Dag* No. 653, recorded in L.R. *Khatian* No. 517, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, District North 24 Parganas (**Abdul Samad's Land**).
- 5.1.2 **Demise of Abdul Samad :** As per the Certificate dated 17th January, 2013 issued by the RBGP No.I, on or about 17th November, 2012, Abdul Samad, a Muslim governed by the Mohammedan Law, died *intestate* leaving behind surviving his wife, Hasina Begam, 2 (two) sons, namely (1) Abul Kalam and (2) Munshi Abul Hasan (**Munshi**) and his only daughter, Najima Khatun (collectively the Vendors herein) as his only legal heirs and heiresses (collectively **Legal Heirs Of Abdul Samad**) who jointly and in diverse shares inherited the right, title and interest of Late Abdul Samad in Abdul Samad's Land.
- 5.1.3 **Absolute Ownership of Vendors:** In the above mentioned circumstances, the Vendors have become the joint and absolute owners of the Said Property.
- 5.2 **Representations, Warranties and Covenants by Vendors:** The Vendors represent, warrant and covenant as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do 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 Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

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ADDITIONAL REGISTRAR
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17 JUL 2019

- 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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pioneer Prodev Private Limited:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3rd 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 Purchaser. The Vendors shall have no responsibility or obligation in this regard.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 5.25 (five point two five) decimal equivalent to 3 (three) *cottah* 2 (two) *chittack* and 36.86 (thirty six point eight six) square feet, more or less, out of 21 (twenty one) decimal, more or less, equivalent to 12 (twelve) *cottah* 11 (eleven) *chittack* and 12.52 (twelve point five two) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 653, recorded in R.S./L.R. *Khatian* No. 517, *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.653 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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.20,32,791/- (Rupees twenty lac thirty two thousand seven hundred and ninety one)



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নাথের সাক্ষর







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paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendors' under this Conveyance and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue or not complied with at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's 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 Purchaser's successors-in-interest and/or assigns by reason of the aforesaid.

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 Vendors 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, in respect of which demand has been made and is in the knowledge of the Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

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শ্রী

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ADDITIONAL SECRETARY
OF ASSISTANCE-II, KOLKATA
17 JUL 2019

- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers 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 Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the Vendors 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 Vendors hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's names in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorneys of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of any land held or owned by the Vendors contiguous to the Said Property being and remaining agricultural and (b) appoint the Purchaser as the constituted attorneys of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the names of the Purchaser and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, 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, 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 5.25 (five point two five) decimal equivalent to 3 (three) *cottah* 2 (two) *chittack* and 36.86 (thirty six point eight six) square

আব্দুল হকিম

6

শ্রীমতি নবোদয়
নাটিকালী আত্ম

স্বাক্ষর

আব্দুল হকিম



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feet, more or less, out of 21 (twenty one) decimal, more or less, equivalent to 12 (twelve) *cottah* 11 (eleven) *chittack* and 12.52 (twelve point five two) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 653, recorded in R.S./L.R. *Khatian* No. 517, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said *Dag* No. 653 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By portions of R.S./L.R. *Dag* Nos. 646, 647, 648 and 650
On the East : By R.S./L.R. *Dag* No. 651
On the South : By portions of R.S./L.R. *Dag* No. 652
On the West : By R.S./L.R. *Dag* No. 654

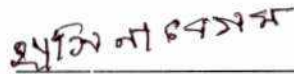
Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property.

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 the Recorded Owner
Raigachi	653	517	<i>Sali</i>	21.00	5.25	Abdul Chamad
Total Area of Land Sold:					5.25	

9. Execution and Delivery

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



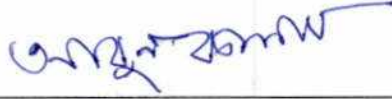
(Hasina Begam)

Read over and explained the contents of this document by me to Hasina Begam in Bengali language, who after understanding the meaning and purport of this document, put her LTI/signature in my presence.

Signature SK. Abdul Wasim



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17 JUL 2013



(Abul Kalam)

Read over and explained the contents of this document by me to Abul Kalam in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

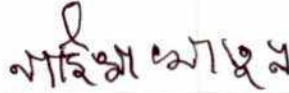
Signature SK. Abdul Wasim



(Munshi Abul Hasan)

Read over and explained the contents of this document by me to Munshi Abul Hasan in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature SK. Abdul Wasim



(Najima Khatun)

Read over and explained the contents of this document by me to Abul Kalam in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature SK. Abdul Wasim



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17 JUL 2013

Indranath Ghosh

(Indranath Ghosh)
(Authorised Signatory)
(Booster Realestate Private Limited)
[Purchaser]

Drafted by me:

Adatta

Abhishek Datta, Advocate

Witnesses:

Signature Mohiuddin Molla

Name MOHIUDDIN MOLLA

Father's Name Chaniuddin

Address Largat path.

PO, Matia gachhi PS Barasat.
Kat. 700135

Signature Sik Noor Isam

Name SIK NOOR ISAM

Father's Name Yousaf Ali

Address Raigachi

PO & PS Rajurhat
K2 700135



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OF ASSURANCES-II, KOLKATA
17 JUL 2019

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.20,32,791/- (Rupees twenty lac thirty two thousand seven hundred and ninety one) 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.)
By Pay Order No. "002486"	15.07.2013	Axis Bank Ltd.	7,11,476/-
By Pay Order No. "002485"	15.07.2013	Axis Bank Ltd.	2,54,099/-
By Pay Order No. "002487"	15.07.2013	Axis Bank Ltd.	7,11,477/-
By Pay Order No. "002488"	15.07.2013	Axis Bank Ltd.	3,55,739/-
		Total:	20,32,791/-

শ্যামিনা বেগম

(Hasina Begam)

Read over and explained the contents of this document by me to Hasina Begam in Bengali language, who after understanding the meaning and purport of this document, put her LTI/signature in my presence.

Signature SK. Abdul Wasim

আবুল কলাম

(Abul Kalam)

Read over and explained the contents of this document by me to Abul Kalam in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature SK. Abdul Wasim



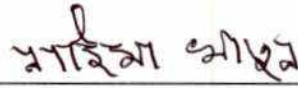
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
17 JUL 2013



(Munshi Abul Hasan)

Read over and explained the contents of this document by me to Munshi Abul Hasan in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature SK. Abdul Wagim



(Najima Khatun)

Read over and explained the contents of this document by me to Abul Kalam in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature SK. Abdul Wagim

[Vendors]

Read over and explained the contents of this document by me to Abul Kalam in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature SK. Abdul Wagim

Witnesses:

Signature Mohiuddin Molla Signature SK NOOR ISLAM

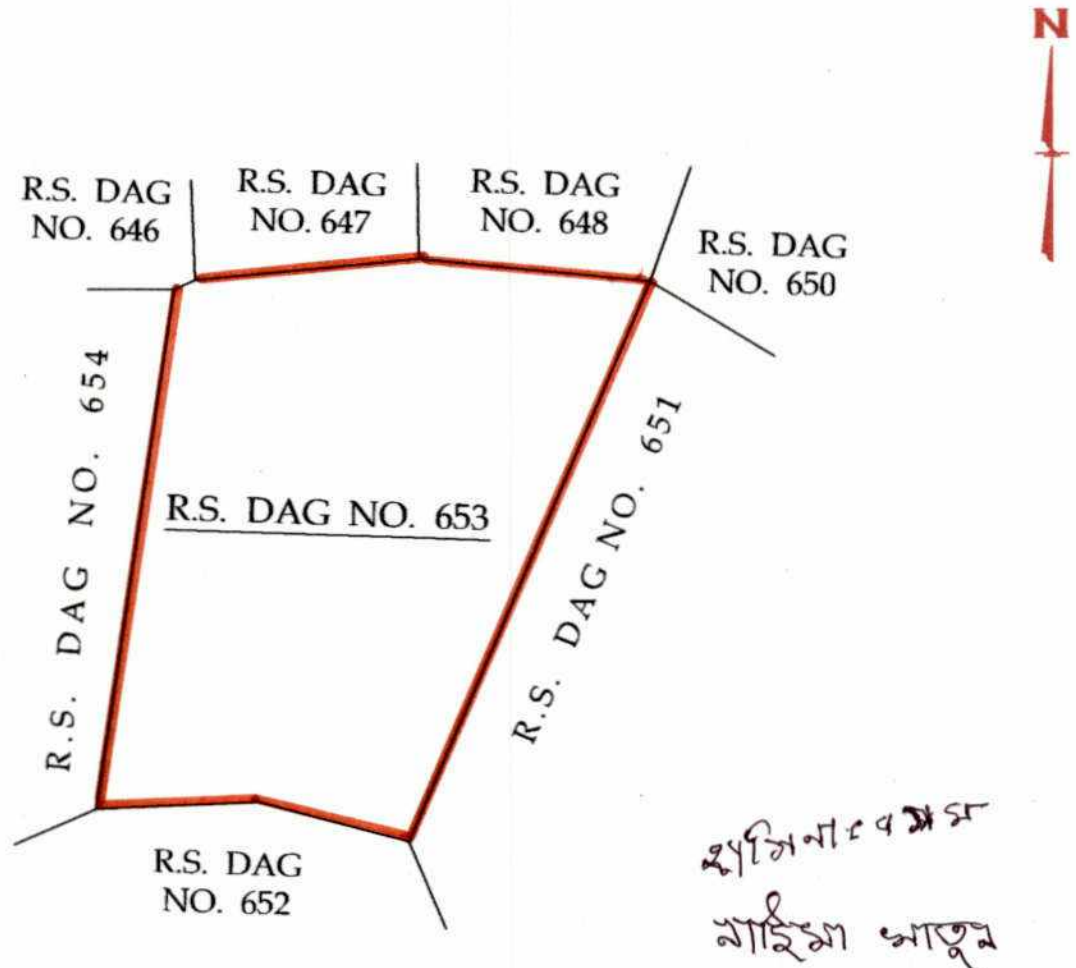
Name MOHIUDDIN MOLLA Name SK NOOR ISLAM



17 JUL 2013

SITE PLAN OF R.S./L.R. DAG NO.- 653, L.R. KHATIAN NO.- 517, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 653 is 21 DECIMAL



BOOSTER REALESTATE PRIVATE LIMITED

Indranath Ghosh
Director / Authorised Signatory

স্বাক্ষরিত
স্বাক্ষরিত

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 5.25 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 21 DECIMAL OF R.S./L.R. DAG NO.- 653 .












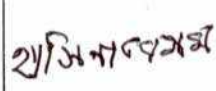























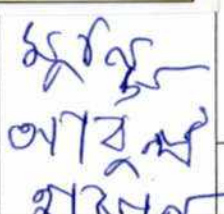
SHOWN THUS :-



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA.
17 JUL 2019

SPECIMEN FORM TEN FINGER PRINTS























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

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



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
17 JUL 2019

SPECIMEN FORM TEN FINGER PRINTS

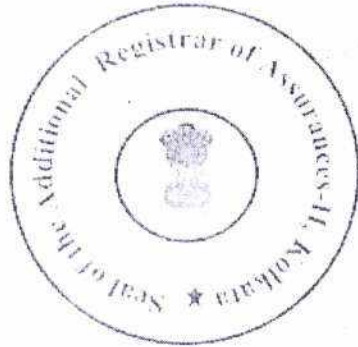
Sl. No.	Signature of the executants and/or purchaser Presentants					
	<p style="font-size: 1.2em; margin: 0;">ವಾಗ್ವಿಮ ಎಮ್.ಎ.</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p style="font-size: 1.2em; margin: 0;">Indra Nath Chosh</p>					
		Little	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




5
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
17 JUL 2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 31
Page from 2632 to 2649
being No 10360 for the year 2013.




(Dulal chandra Saha) 20-July-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

Dated this 17th day of July, 2013

Between

**Hasina Begam & Ors.
... Vendors**

And

**Booster Realestate Private Limited
... Purchaser**

CONVEYANCE

Portion of
R.S./L.R. Dag No. 653
Mouza Raigachi
District North 24 Parganas

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