

00920/2013

RG-108

1138/2013



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

59AA 996088

12/13/13
A-15

Additional Registrar of Assurances II
Kolkata



M.V. 2172-118

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

Additional Registrar of Assurances II, Kolkata

[Handwritten signature]

C.No-187/13

[Handwritten initials]

CONVEYANCE

1. Date: 22nd January 2013

[Handwritten signature]

2. Place: Kolkata

3. Parties

3.1 **Lutfar Rahaman alias Rahaman Lutfar**, son of Late Ajjar Rahman, residing at Village Raigachi Pashchim Para, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (PAN BHZPR8754D)
(Vendor, includes successors-in-interest)

[Handwritten signature]

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57252

Sl. No. DATE 15 DEC 2012

NAME

ADD

AMT.



Pradip Kumar Reddy



c-420

RASBERRY ENCLAVE PVT. LTD.
MACKENZIE BARTER PVT LTD.
TIFFANY BARTER PVT LTD.

Pradip Kumar Reddy

AUTHORIZED SIGNATORY

Mousumi Ghosh

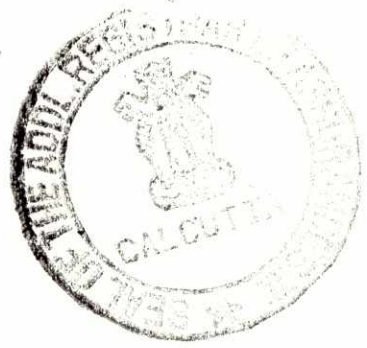
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



c-421

হাবিবুর রহমান

Habibur Rahman
s/o Lutfar Rahaman
vill - Raigachi
p. s. Rajarhit
24 Pavagam (SI)
Student



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
22 JAN 2013



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

Endorsement For Deed Number : I - 01138 of 2013
(Serial No. 00920 of 2013)

On 22/01/2013

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

Presented for registration at 16.15 hrs on :22/01/2013, at the Private residence by Pradip Kumar Kedia ,Claimant.

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

Execution is admitted on 22/01/2013 by

1. Lutfar Rahaman Alias Rahaman Lutfar, son of Late Ajjar Rahaman , Raigachi Paschim Para, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Pradip Kumar Kedia
Authorised Signatory, Rasberry Enclave Pvt Ltd, 27, Brabourne Road, Kol, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
Authorised Signatory, Mackenzie Barter Pvt Ltd, 27, Brabourne Road, Kol, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
Authorised Signatory, Tiffany Barter Pvt Ltd, 27, Brabourne Road, Kol, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Others
Identified By Habibur Rahaman, son of Lutfar Rahaman, Raigachi, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Student.

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

On 28/01/2013

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.-21,72,119/-

Certified that the required stamp duty of this document is Rs.- 108626 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

On 30/01/2013

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



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

30/01/2013 15:04:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 01138 of 2013
(Serial No. 00920 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. 23990/- is paid , by the draft number 752777, Draft Date 24/01/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 30/01/2013

(Under Article : A(1) = 23892/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 30/01/2013)

Deficit stamp duty

Deficit stamp duty Rs. 108626/- is paid , by the draft number 752776, Draft Date 24/01/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 30/01/2013

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



(Dulal chandraSaha)

ADDL. REGISTRAR OF ASSURANCES-II

And

- 3.2 **Rasberry Enclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Brabourne Road, Kolkata-700001, Police Station Hare Street, represented by its authorized signatory Pradip Kumar Kedia, son of Late Nand Kishore Kedia, of 28, Barrackpore Trunk Road, Kolkata-700002, Police Station Cossipore
- 3.3 **Mackenzie Barter Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Brabourne Road, Kolkata-700001, Police Station Hare Street, represented by its authorized signatory Pradip Kumar Kedia, son of Late Nand Kishore Kedia, of 28, Barrackpore Trunk Road, Kolkata-700002, Police Station Cossipore
- 3.4 **Tiffany Barter Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Brabourne Road, Kolkata-700001, Police Station Hare Street, represented by its authorized signatory Pradip Kumar Kedia, son of Late Nand Kishore Kedia, of 28, Barrackpore Trunk Road, Kolkata-700002, Police Station Cossipore
(collectively **Purchasers**, includes successors-in-interest).

Vendor and Purchasers, collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 5.6000 (five point six zero zero zero) decimal equivalent to 3 (three) *cottah* 6 (six) *chittack* and 18.61 (eighteen point six one) square feet, more or less [out of 28 (twenty eight) decimal equivalent to 16 (sixteen) *cottah* 15 (fifteen) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 643, recorded in L.R. *Khatian* No. 1270, *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. 643 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 **Ownership of Mohammad Rahamatullah:** Mohammad Rahamatullah was the sole and absolute owner of land classified as *sali* (agricultural) measuring 28 (twenty eight) decimal equivalent to 16 (sixteen) *cottah* 15 (fifteen) *chittack* and 23 (twenty three) square feet, more or less], comprised in C.S. *Dag* No.614 corresponding to R.S./L.R. *Dag* No.643, recorded in R.S. *Khatian* No. 274, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, District North 24 Parganas (**Mother Property**).

25.3.23

Pradip

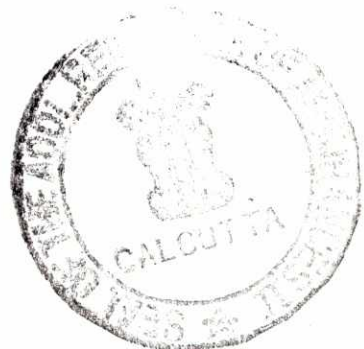
ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
22 JAN 2013



- 5.1.2 **Sale to Vendor:** By a Deed of Sale in Bengali language (*Kobala*) dated 22nd June, 1973, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No.I, Volume No. 98, at Pages 128 to 130, being Deed No. 4822 for the year 1973, Mohammad Rahamatullah sold, conveyed and transferred to the Vendor the entirety of the Mother Property, for the consideration mentioned therein.
- 5.1.3 **Record of Rights of Vendor:** The Vendor got his name recorded in L.R. *Khatian* No.1270 of the Land Reforms Settlement in respect of the Mother Property.
- 5.1.4 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the Mother Property and consequently that of the Said Property which is a portion of and comprised in the Mother Property.
- 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.
- 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, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

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ADDITIONAL REGISTRAR
OF ASSOCIATED COMPANIES, KOLKATA
22 JAN 2013

- 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 from the Vendor.
- 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/release 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, described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 5.6000 (five point six zero zero zero) decimal equivalent to 3 (three) *cottah* 6 (six) *chittack* and 18.61 (eighteen point six one) square feet, more or less [out of 28 (twenty eight) decimal equivalent to 16 (sixteen) *cottah* 15 (fifteen) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 643, recorded in L.R. *Khatian* No. 1270, *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. 643 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.15,27,255/- (Rupees fifteen lac twenty seven thousand two hundred and fifty five) 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.

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ADDITIONAL REGISTRAR
OF ASSAM, CALCUTTA
22 JAN 2013

- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 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 and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, 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 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 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' 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 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as

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ADDITIONAL REGISTRAR
OF ADMINISTRATIVE S. N. KOLKATA
22 JAN 2013

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 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)

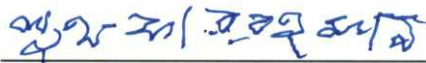
Land classified as *sali* (agricultural) measuring 5.6000 (five point six zero zero zero) decimal equivalent to 3 (three) *cottah* 6 (six) *chittack* and 18.61 (eighteen point six one) square feet, more or less [out of 28 (twenty eight) decimal equivalent to 16 (sixteen) *cottah* 15 (fifteen) *chittack* and 23 (twenty three) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 643, recorded in L.R. *Khatian* No. 1270, *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. 643 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* Nos. 641 and 642
- On the East** : By portion of R.S./L.R. *Dag* No. 639
- On the South** : By R.S./L.R. *Dag* No. 644
- On the West** : By R.S./L.R. *Dag* No. 1040

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.

9. Execution and Delivery

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



(Lutfar Rahaman *alias* Rahaman Lutfar)
[Vendor]



4

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
22 JAN 2013

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

Signature SK Noor Islam

**Raspberry Enclave Private Limited
Mackenzie Barter Private Limited
Tiffany Barter Private Limited**

Pradip Kumar Kedia
**(Pradip Kumar Kedia)
Authorized Signatory
[Purchasers]**

Witnesses:

Signature SK Noor Islam

Name SK. Noor Islam
Habibur Rah

Father's Name Yousaf Ali

Address Raigachi P.S. Rayachhat
24 Parganas (N)

Signature Habibur Rahaman

Name Habibur Rahaman

Father's Name Lutfar Rahaman

Address VII Raigachi P.S. Rayachhat
24 Parganas (N)



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ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
22 JAN 2013

Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.15,27,255/- (Rupees fifteen lac twenty seven thousand two hundred and fifty five) towards full and final payment of the Consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

| Mode | Date | Bank | Amount (Rs.) |
|------------------------------------|------------|-----------------------------------|--------------------|
| Manager's Cheque No. 199836 (Part) | 18.01.2013 | HDFC Bank, Stephen House, Kolkata | 15,27,255/- |
| Total: | | | 15,27,255/- |


 (Lutfar Rahaman *alias* Rahaman Lutfar)
 [Vendor]

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

Signature SK Noor Islam

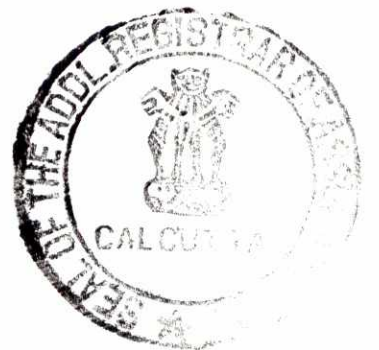
Witnesses:

Signature SK Noor Islam

Name SK Noor Islam

Signature Habebus Rahaman

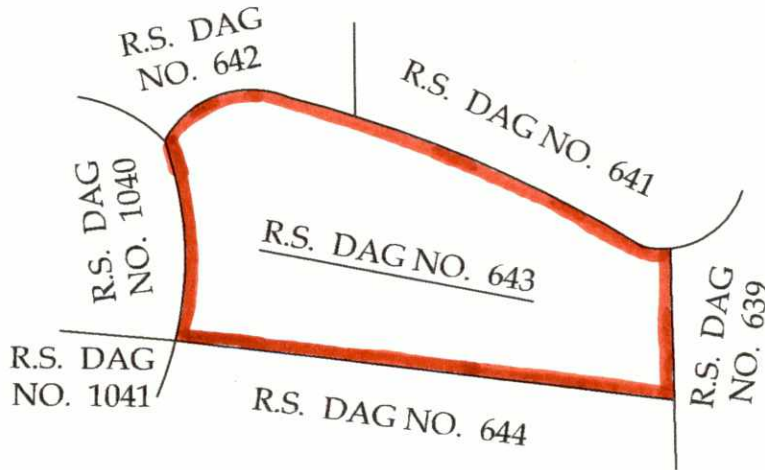
Name Habebus Rahaman



ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
22 JAN 2013

SITE PLAN OF R.S./L.R. DAG NO.- 643, L.R. KHATIAN NO.-1270, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 643 is 28 DECIMAL



RASBERRY ENCLAVE PVT. LTD.
MACKENZIE BARTER PVT. LTD.
TIFFANY BARTER PVT. LTD.

Pradip Kumar Kedi

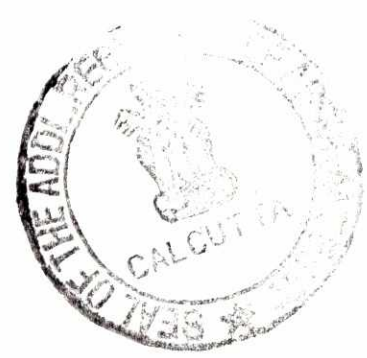
AUTHORIZED SIGNATORY

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NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 5.6000 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 28 DECIMAL OF R.S./L.R. DAG NO.- 643 .

















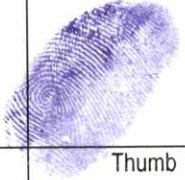





SHOWN THIS :- 



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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
22 JAN 2013

SPECIMEN FORM TEN FINGER PRINTS

| Sl. No. | Signature of the executants and/or purchaser Presentants | | | | | | |
|--|--|---|---|--|---|---|--|
|  | <p>Pradip Kumar Kedis</p> |  |  |  |  |  | |
| | | Little | Ring | Middle (Left Hand) | Fore | Thumb | |
| | |  |  |  |  |  | |
| | | Thumb | Fore | Middle (Right Hand) | Ring | Little | |
|  | <p>అవతారిక కెడెస్</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 | |

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ADDITIONAL REGISTRAR
OF ASSURANCE CO., KOLKATA
22 JAN 2013



Dated this 22nd day of January, 2013

Between

**Lutfar Rahaman *alias* Rahaman Lutfar
... Vendor**

And

**Raspberry Enclave Private Limited & Ors.
... Purchasers**

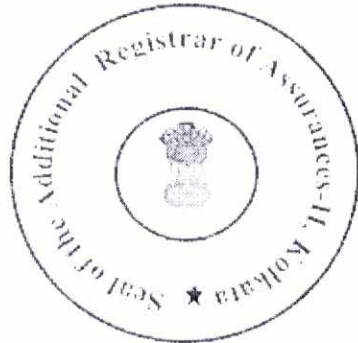
CONVEYANCE

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

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 7095 to 7108
being No 01138 for the year 2013.



(Dulal chandraSaha) 01-February-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal