

07 AUG 2019

SL. NO. 34794 DATE

NAME

ADD

AMT 5000 (Five Thousand only)



Jadranath Ghosh



e-6790

JOGRAJ ENCLAVE PRIVATE LIMITED

Jadranath Ghosh

Director / Authorised Signatory



e-6791

Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

LT19 Sekander Ali
by the fee of Sunil Kumar Debnath



e-6792

Saranamoy



e-6793

Sunil Kumar Debnath

Sunil Kumar Debnath
S/o Monotosh Debnath
Raigochi Chatakhal
Rajarhat, Kol-700135
Professional

ADDITIONAL RECEIPT
OF ASSURANCE
20 AUG 2019



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

Endorsement For Deed Number : I - 12019 of 2013
(Serial No. 11567 of 2013 and Query No. 1902L000026782 of 2013)

On 20/08/2013

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

Presented for registration at 17.40 hrs on :20/08/2013, at the Private residence by Indranath Ghosh, Claimant.

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

Execution is admitted on 20/08/2013 by

1. Sekender Ali Alias Sekender Ali Molla, son of Late Kachimuddin , Raigachi Chotopol, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Usman Ali Alias Ali Usman, son of Late Kachimuddin , Raigachi Chotopol, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
3. Mahiuddin Molla Alias Molla Mahiuddin, son of Late Kachimuddin , Raigachi Chotopol, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
4. Indranath Ghosh
Director/ A Signatory, Jograj Enclave Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016,
By Profession : Others
Identified By Sunil Kumar Debnath, son of Monotosh Debnath, Raigachi Chotopol, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Professionals.

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

On 21/08/2013

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.-18,61,816/-

Certified that the required stamp duty of this document is Rs.- 93111 /- and the Stamp duty paid as: Impresive Rs.- 5000/-



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

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

23/08/2013 13:43:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 12019 of 2013
(Serial No. 11567 of 2013 and Query No. 1902L000026782 of 2013)

On 23/08/2013

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. 20569/- is paid , by the draft number 335050, Draft Date 21/08/2013, Bank Name State Bank of
India, DALHOUSIE SQUARE, received on 23/08/2013

(Under Article : A(1) = 20471/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 23/08/2013)

Deficit stamp duty

Deficit stamp duty Rs. 881*1/- is paid , by the draft number 335049, Draft Date 21/08/2013, Bank :
State Bank of India, DALHOUSIE SQUARE, received on 23/08/2013

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



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

- 3.1 **Sekender Ali alias Sekender Ali Molla alias Molla Sekender Ali**, son of Late Kachimuddin alias Kochhimuddin Molla alias Kochimuddin Ali, residing at Village Raigachi Chotopol, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas
- 3.2 **Usman Ali alias Ali Usman**, son of Late Kachimuddin alias Kochhimuddin Molla alias Kochimuddin Ali, residing at Village Raigachi Chotopol, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas
- 3.3 **Mahiuddin Molla alias Molla Mahiuddin alias Mohiuddin Ali**, son of Late Kachimuddin alias Kochhimuddin Molla alias Kochimuddin Ali, residing at Village Raigachi Chotopol, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas
(collectively **Vendors**, includes successors-in-interest)

And

- 3.4 **Jograj Enclave 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 AADCJ0134A**), represented by its authorized signatory Indranath Ghosh, son of Sri 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:

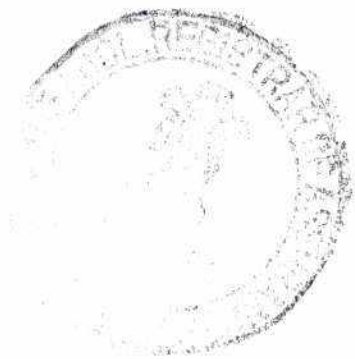
4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *danga* (high land) measuring 1 (one) decimal, more or less equivalent to 9 (nine) *chittack* and 30.6 (thirty point six) square feet, more or less [out of 2 (two) decimal, more or less equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.2 (sixteen point two) square feet, more or less, out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 598, recorded in L.R. *Khatian* No.181, *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 **Part I** of the **1st Schedule** below and the said *Dag* No. 598 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) And (2) land classified as *sali* (agricultural) measuring 3 (three) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.8 (one point eight) square feet, more or less [out of 6 (six) decimal, more or less equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less, out of 23 (twenty three) decimal, more or less equivalent to 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 28.8 (twenty eight point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 644, recorded in L.R. *Khatian* No.181, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 644 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**), the First Land and the Second Land **aggregating to** land measuring 4 (four) decimal, more or less equivalent to 2

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ADDITIONAL REGISTRATION
OF ASSURANCES H, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z
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(two) *cottah* 6 (six) *chittack* and 32.4 (thirty two point four) square feet, more or less, more fully described in the **2nd Schedule** below (collectively **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

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 **Deed of Gift to Amena Khatun alias Amena Bibi:** By a Deed of Gift in Bengali language (*Hiba-bil-ivaz*) dated 28th February, 1973, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No.I, being Deed No.1532 for the year 1973, Kachimuddin *alias* Kochhimuddin Molla *alias* Kochimuddin Ali gifted and transferred to Amena Khatun *alias* Amena Bibi (**Amena Bibi**) *inter alia* **(1)** land measuring 1.8 (one point eight) decimal, more or less [out of 9 (nine) decimal, more or less], being a portion of C.S. *Dag* No.568 corresponding to R.S./L.R. *Dag* No. 598, recorded in C.S. *Khatian* No.249/1 and **(2)** land measuring 4.6 (four point six) decimal, more or less [out of 23 (twenty three) decimal, more or less], being a portion of C.S. *Dag* No.615 corresponding to R.S./L.R. *Dag* No.644, recorded in C.S. *Khatian* No.174, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, District 24 Parganas (presently North 24 Parganas) (collectively **Mother Land**).

5.1.2 **Record of Rights of Amena Bibi:** Amena Bibi got her 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.181, in respect of the entirety of the Mother Land.

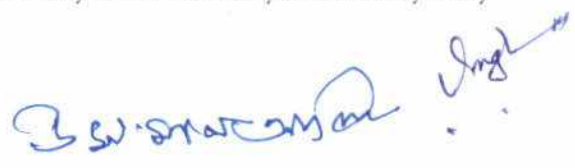
5.1.3 **Sale to Vendors:** By a Deed of Sale in Bengali language (*Saqf Kobala*) dated 29th July, 1992, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 163, at Pages 125 to 130, being Deed No.7456 for the year 1992, Amena Bibi sold, conveyed and transferred to **(1)** Sekender Ali *alias* Sekender Ali Molla *alias* Molla Sekender Ali (the Vendor No.3.1 herein) **(2)** Usman Ali *alias* Ali Usman (the Vendor No.3.2 herein) and **(3)** Mahiuddin Molla *alias* Molla Mahiuddin *alias* Mohiuddin Ali (the Vendor No.3.3 herein) *inter alia* the entirety of the Mother Land, free from all encumbrances and for the consideration mentioned therein.

5.1.4 **Absolute Ownership of Vendors:** In the above mentioned circumstances, the Vendors have become the joint and absolute owners 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 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.







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- 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 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 Vendors 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 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:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3rd floor, Lenin Sarani, Kolkata-700013 and Rabia Bibi, wife of Yakub, of Raigachi Chotopol, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas have been claiming possessory right over the Said

Signature of Vendor

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Signature of Purchaser



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OF ASSURANCES, KERALA
20 AUG 2014

Property but by virtue of commercial negotiation and amicable settlement, they have agreed to surrender/release 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 **2nd Schedule** below, comprising of **(1)** the First Land, i.e. land classified as *danga* (high land) measuring 1 (one) decimal, more or less equivalent to 9 (nine) *chittack* and 30.6 (thirty point six) square feet, more or less [out of 2 (two) decimal, more or less equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.2 (sixteen point two) square feet, more or less, out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 598, recorded in L.R. *Khatian* No.181, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No. 598 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Land, i.e. land classified as *sali* (agricultural) measuring 3 (three) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.8 (one point eight) square feet, more or less [out of 6 (six) decimal, more or less equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less, out of 23 (twenty three) decimal, more or less equivalent to 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 28.8 (twenty eight point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 644, recorded in L.R. *Khatian* No.181, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 644 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **aggregating to** land measuring 4 (four) decimal, more or less equivalent to 2 (two) *cottah* 6 (six) *chittack* and 32.4 (thirty two point four) square feet, more or less **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.13,62,736/- (Rupees thirteen lac sixty two thousand seven hundred and thirty six) 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







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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, indemnify 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 Purchaser 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.

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the 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

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20 AUG 2018



AGRICULTURAL REGISTRY
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20 AUG 2010

On the South : By portions of R.S./L.R. *Dag* Nos.596 and 597

On the West : By R.S./L.R. *Dag* No. 599

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the First Land and appurtenances and inheritances for access and user thereof.

Part II
(Second Land)

Land classified as *sali* (agricultural) measuring 3 (three) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.8 (one point eight) square feet, more or less [out of 6 (six) decimal, more or less equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less, out of 23 (twenty three) decimal, more or less equivalent to 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 28.8 (twenty eight point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 644, recorded in L.R. *Khatian* No.181, *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.644 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : By R.S./L.R. *Dag* No. 643

On the East : By portions of R.S./L.R. *Dag* Nos.639 and 650

On the South : By R.S./L.R. *Dag* No.649 and by portion of R.S./L.R. *Dag* No.645

On the West : By R.S./L.R. *Dag* No. 1041

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Second Land and appurtenances and inheritances for access and user thereof.

2nd Schedule
(Said Property)

Land classified as *danga* (high land) measuring 1 (one) decimal, more or less equivalent to 9 (nine) *chittack* and 30.6 (thirty point six) square feet, more or less [out of 2 (two) decimal, more or less equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.2 (sixteen point two) square feet, more or less, out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 598, recorded in L.R. *Khatian* No.181, *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, more fully described in **Part I** of the **1st Schedule** above and the said *Dag* No. 598 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 3 (three) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.8 (one point eight) square feet, more or less [out of 6 (six) decimal, more or less equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6

5/25/2019

B. S. Saha

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(three point six) square feet, more or less, out of 23 (twenty three) decimal, more or less equivalent to 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 28.8 (twenty eight point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 644, recorded in L.R. *Khatian* No.181, *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, more fully described in **Part II** of the **1st Schedule** above and the said *Dag* No. 644 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon

aggregating to land measuring 4 (four) decimal, more or less equivalent to 2 (two) *cottah* 6 (six) *chittack* and 32.4 (thirty two point four) square feet, more or less

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.

The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	R.S./ L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	598	181	<i>Danga</i>	9	1.00	Amena Khatun <i>alias</i> Amena Bibi
Raigachi	644	181	<i>Sali</i>	23	3.00	
Total Area of Land Sold:					4.00	

9. Execution and Delivery

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

*Drafted by me
&
Atinkumar Mondal
Advocate*



*L.T. I of Sekender Ali
by the pen of
Sunil Kumar Deb Nath.*

Usman Ali

(Sekender Ali *alias* Sekender Ali
Molla *alias* Molla Sekender Ali)

(Usman Ali *alias* Ali Usman)

Mahiuddin Molla

(Mahiuddin Molla *alias* Molla Mahiuddin *alias* Mohiuddin Ali)
[Vendors]



ADDITIONAL REGISTRAR
OF ASSURANCES II, KOLKATA
20 AUG 2019

Read over and explained the contents of this document by me to (1) Sekender Ali *alias* Sekender Ali Molla *alias* Molla Sekender Ali (2) Usman Ali *alias* Ali Usman and (3) Mahiuddin Molla *alias* Molla Mahiuddin *alias* Mohiuddin Ali in Bengali language, who after understanding the meaning and purport of this document, put their respective LTIs/signatures in my presence.

Signature Sunil Kumar Deb Nath.

Jograj Enclave Private Limited

Indranath Ghosh.
(Indranath Ghosh)
Authorized Signatory
[Purchaser] ✓

Witnesses:

Signature <u>SIK NOOR ISLAM</u>	Signature <u>Mohiuddin Molla.</u>
Name <u>SIK NOOR ISLAM.</u>	Name <u>MOHIUDDIN MOLLA</u>
Father's Name <u>yousuf ali</u>	Father's Name <u>chariuddin</u>
Address <u>Raigreehi</u> <u>POPS Rugur. huti</u> <u>K2 700135</u>	Address <u>Longul pada. nautia.</u> <u>gache. Borast Kal. 700135</u>



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
20 AUG 2019

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.13,62,736/- (Rupees thirteen lac sixty two thousand seven hundred and thirty six) 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.)
Pay Order No.002573	19.08.2013	Axis Bank Limited, Nimta Branch, Kolkata	4,54,245/-
Pay Order No.002574	19.08.2013	Axis Bank Limited, Nimta Branch, Kolkata	4,54,245/-
Pay Order No.002575	19.08.2013	Axis Bank Limited, Nimta Branch, Kolkata	4,54,246/-
Total:			13,62,736/-



LTI of
Sekender Ali
by the pen of

Sunil Kumar Deb Nath.

(Handwritten signature of Usman Ali)

(Sekender Ali alias Sekender Ali
Molla alias Molla Sekender Ali)

(Usman Ali alias Ali Usman)

(Handwritten signature of Mahiuddin Molla)

(Mahiuddin Molla alias Molla Mahiuddin alias Mohiuddin Ali)
[Vendors]

Read over and explained the contents of this document by me to (1) Sekender Ali alias Sekender Ali Molla alias Molla Sekender Ali (2) Usman Ali alias Ali Usman and (3) Mahiuddin Molla alias Molla Mahiuddin alias Mohiuddin Ali in Bengali language, who after understanding the meaning and purport of this document, put their respective LTIs/signatures in my presence.

Signature _____

Witnesses:

Signature Sikandar Islam Signature Mohiuddin Molla

Name Sikandar Islam Name MOHUDDIN MOLLA

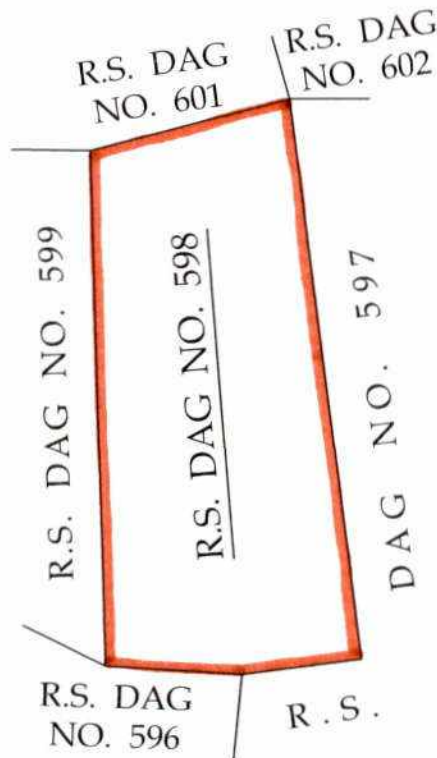


ADDITIONAL REGISTRAR
OF ASSURANCES, KARNATAKA
20 AUG 2019

PLAN-A

SITE PLAN OF R.S./L.R. DAG NO.- 598, L.R. KHATIAN NO.- 181, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 598 is 09 DECIMAL



LTI of
Sakendar Ali
by the pen of
Sunil Kumar Deb Nath.

JOGRAJ ENCLAVE PRIVATE LIMITED

Indranath Ghosh.

Director / Authorised Signatory

Handwritten signature

Handwritten signature

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 1.0000 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 09 DECIMAL OF R.S./L.R. DAG NO.- 598.

SHOWN THUS :-

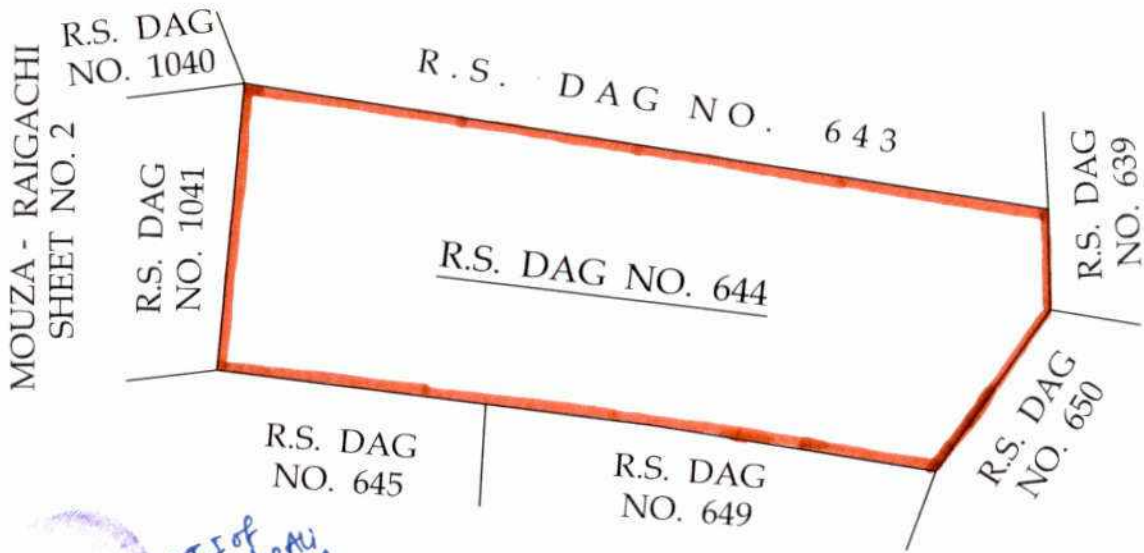




ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
20 AUG 2019

SITE PLAN OF R.S./L.R. DAG NO.- 644, L.R. KHATIAN NO.- 181, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 644 is 23 DECIMAL



MOUZA - RAIGACHI
SHEET NO. 2

R.S. DAG
NO. 1040

R.S. DAG
NO. 1041

R.S. DAG NO. 643

R.S. DAG NO. 644

R.S. DAG
NO. 639

R.S. DAG
NO. 650

R.S. DAG
NO. 645

R.S. DAG
NO. 649



LT. I of
Sakendrasahi
by the pen of

Sunil Kumar Deb Nath.

[Handwritten signature]

JOGRAJ ENCLAVE PRIVATE LIMITED

[Handwritten signature]
Director / Authorised Signatory

[Handwritten signature]

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 3.0000 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 23 DECIMAL OF R.S./L.R. DAG NO.- 644.

SHOWN THUS :-






































ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
20 AUG 2019

SPECIMEN FORM FOR TEN FINGER PRINTS

































Sl. No.	Signature of the Presentant, Executant/s and/or Vendor/s and Purchaser/s
---------	--

					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
<p><i>Indrasenath Chohra</i></p>					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
<p><i>Indrasenath Chohra</i></p>					
	Thumb	Fore	Middle (Right Hand)	Ring	Little
					
	Little	Ring	Middle (Left Hand)	Fore	Thumb
<p><i>Indrasenath Chohra</i></p>					
	Thumb	Fore	Middle (Right Hand)	Ring	Little



ADDITIONAL REGISTER
OF ASSURANCES-II, KOLKATA
20 AUG 2019

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>L.T.I. of Salendrar Ali by the pen of Sunil Kumar Deb Nath.</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



REGISTRAR
OF ASSAM, KOLKATA
20 AUG 2019

Dated this 20th day of August, 2013

Between

**Sekender Ali *alias* Sekender Ali Molla *alias* Molla Sekender Ali and Ors.
... Vendors**

And

**Jograj Enclave Private Limited
... Purchaser**

CONVEYANCE

Portions of
R.S./L.R. Dag Nos. 598 & 644
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 67

Registered in Book - I
CD Volume number 35
Page from 5782 to 5800
being No 12019 for the year 2013.




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