

14149/013

RG/184

14688/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 083158

7:13  
 538547  
 7-13  
 1388/13  
 Addl. Registrar of Assurances II  
 Kolkata



M.V. 1578 280

Certified that the Document is admitted to Registration. The Stamp Tax and the ad valorem duty thereon have been paid to the proper authorities.

Signature  
 Assistant Registrar  
 of Assurances II, Kolkata

CONVEYANCE

1. Date: 30<sup>th</sup> October 2013
2. Place: Kolkata
3. Parties

Hahman M. Karim  
 M. Karim - Mahman

22  
 12  
 32  
 30/10

Hahman M. Karim  
 M. Karim

27 SEP 2013

SL. No. 47805 DATE.....

NAME.....

ADD.....

AMT. 5000/ Five thousand only



Amban Bhattacharya



c-8220

BHALCHANDRA HOUSING PRIVATE LIMITED  
Amban Bhattacharya,

Director/Authorised Signatory

*Shah*  
MOUSUMI GHOSH  
LICHTING & PHOTOGRAPHY  
KOLKATA REGIONAL OFFICE



c-8236

Kati Fur Rahman



c-8237

Masjar Rahman



c-8238

Mehraj Mehra



c-8239

Mustafizul Rahman



c-8240

*M. Akbar Rahman*  
(MIDANUR RAHAMAN)

Identified by me  
M. Akbar Rahman,  
MO Abdur Rahman  
s/o Aminul Islam



30 OCT 2013



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

**Endorsement For Deed Number : I - 14688 of 2013**  
**(Serial No. 14149 of 2013 and Query No. 1902L000033854 of 2013)**

**On 30/10/2013**

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

Presented for registration at 19.13 hrs on 30/10/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 30/10/2013 by

1. Latifur Rahaman, son of Late Mahasudar Rahaman , Village:Raigachi, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Masiar Rahaman Alias Rahaman Masiar, son of Late Mahasudar Rahaman , Village:Raigachi, Thana:-Rajarhat, P.O. :-Raajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
3. Meherajun Nehar, wife of Late Fazlur Rahaman , Village:Raigachi, Thana:-Rajarhat, P.O. :-Raajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
4. Md. Mijanur Rahaman Alias Rahaman Mohammad Michanur, son of Late Fazlur Rahaman , Village:Raigachi, Thana:-Rajarhat, P.O. :-Raajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
5. Mohammad Mustafizur Rahaman Alias Mohammad Mustafijur, son of Late Fazlur Rahaman , Village:Raigachi, Thana:-Rajarhat, P.O. :-Raajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
6. Anirban Bhattacharya  
Authorised Signatory, Bhalchandra Housing Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.  
By Profession : Business  
Identified By Md. Abdur Rahaman, son of Aminul Islam, Raigachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.

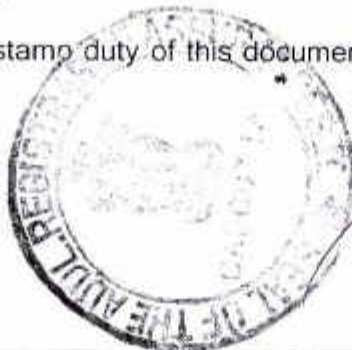
( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-I.

**On 31/10/2013**

**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.-15,76,283/-

Certified that the required stamp duty of this document is Rs.- 78834 /- and the Stamp duty paid as Impresive Rs.- 5000/-



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





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

Endorsement For Deed Number : I - 14688 of 2013  
(Serial No. 14149 of 2013 and Query No. 1902L000033854 of 2013)

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

On 04/11/2013

**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. 17434/- is paid , by the draft number 291300, Draft Date 01/11/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 04/11/2013

( Under Article : A(1) = 17336/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 04/11/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 73834/- is paid , by the draft number 291299, Draft Date 01/11/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 04/11/2013

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



( Dula chandraSaha )  
ADDL. REGISTRAR OF ASSURANCES-II



- 3.1 **Latifur Rahaman**, son of Late Mahasudar Rahaman *alias* Mahamudar Rahaman, residing at Village Raigachi, Post Office Rajarhat, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas (**PAN APEPR8568M**)
- 3.2 **Masiar Rahaman *alias* Rahaman Masiar**, son of Late Mahasudar Rahaman *alias* Mahamudar Rahaman, residing at Village Raigachi, Post Office Rajarhat, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas (**PAN AVCPR4239H**)
- 3.3 **Meherajun Nehar**, wife of Late Fazlur Rahaman *alias* A.M. Fazlur Rahaman *alias* Fajrul, residing at Village Raigachi, Post Office Rajarhat, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas (**PAN ABTPN3102A**)
- 3.4 **Md. Mijanur Rahaman *alias* Rahaman Mohammad Michanur**, son of Late Fazlur Rahaman *alias* A.M. Fazlur Rahaman *alias* Fajrul, residing at Village Raigachi, Post Office Rajarhat, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas (**PAN AJQPR4986D**)
- 3.5 **Mohammad Mustafizur Rahaman *alias* Mohammad Mustafijur**, son of Late Fazlur Rahaman *alias* A.M. Fazlur Rahaman *alias* Fajrul, residing at Village Raigachi, Post Office Rajarhat, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas (**PAN AOTPR2463K**)  
(collectively **Vendors**, includes successors-in-interest)

**And**

- 3.6 **Bhalchandra Housing 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 AAFCB3312G**), represented by its authorized signatory Anirban Bhattacharya, son of Giridhari Bhattacharya, 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 *sahi* (agricultural) measuring 0.6497 (zero point six four nine seven) decimal, more or less equivalent to 6 (six) *chittack* and 13.01 (thirteen point zero one) square feet, more or less [out of 45 (forty five) decimal, more or less equivalent to 1 (one) *bigha* 7 (seven) *cottah* 3 (three) *chittack* and 26.86 (twenty six point eight six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.603, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.603 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And** (2) land classified as *sahi* (agricultural) measuring 0.1176 (zero point one one seven six) decimal, more or less equivalent to 1 (one) *chittack* and 6.23 (six point two





three) square feet, more or less [out of 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], being a portion of R.S./L.R. *Dag* No.606, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 **1<sup>st</sup> Schedule** below and the said *Dag* No.606 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And (3)** land classified as *sali* (agricultural) measuring 0.3208 (zero point three two zero eight) decimal, more or less equivalent to 3 (three) *chittack* and 4.74 (four point seven four) 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], being a portion of R.S./L.R. *Dag* No.610, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 III** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.610 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **And (4)** land classified as *sali* (agricultural) measuring 0.4713 (zero point four seven one three) decimal, more or less equivalent to 4 (four) *chittack* and 25.3 (twenty five point three) square feet, more or less [out of 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], being a portion of R.S./L.R. *Dag* No.612, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 IV** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.612 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**) **And (5)** land classified as *sali* (agricultural) measuring 1.4435 (one point four four three five) decimal, more or less equivalent to 13 (thirteen) *chittack* and 43.79 (forty three point seven nine) square feet, more or less [out of 9 (nine) decimal, more or less 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.628, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 V** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.628 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon (**Fifth Land**), the First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land **aggregating to** land measuring 3.0029 (three point zero zero two nine) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 3.06 (three point zero six) square feet, more or less (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 represent, warrant and covenant regarding title as follows:

5.1.1 **Record of Rights of Vendor No.3.1:** The Vendor No.3.1 is the recorded owner and 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.1239, in respect of (1) land measuring 0.2475 (zero point two four seven five) decimal, more or less, being a portion of R.S./L.R. *Dag* No.603 (2) land measuring 0.0448 (zero point zero four four eight) decimal, more or less, being a portion of R.S./L.R. *Dag* No.606 (3)

A:

3  
 Rahman

M. Rahman

M. Saha

M. Saha

A



✓  
OFA  
30 OCT 2009

land measuring 0.1222 (zero point one two two two) decimal, more or less, being a portion of R.S./L.R. *Dag* No.610 (4) land measuring 0.1833 (zero point one eight three three) decimal, more or less, being a portion of R.S./L.R. *Dag* No.612 and (5) land measuring 0.5499 (zero point five four nine nine) decimal, more or less, being a portion of R.S./L.R. *Dag* No.628, all in *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, District North 24 Parganas (collectively **Recorded Portions Of Vendor No.3.1**).

- 5.1.2 **Ownership of Vendor No.3.1:** In the above mentioned circumstances, the Vendor No.3.1 has become the owner of the Recorded Portions Of Vendor No.3.1, comprised in the Said Property.
- 5.1.3 **Record of Rights of Vendor No.3.2:** The Vendor No.3.2 is the recorded owner and 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.906, in respect of (1) land measuring 0.2475 (zero point two four seven five) decimal, more or less, being a portion of R.S./L.R. *Dag* No.603 (2) land measuring 0.0448 (zero point zero four four eight) decimal, more or less, being a portion of R.S./L.R. *Dag* No.606 (3) land measuring 0.1222 (zero point one two two two) decimal, more or less, being a portion of R.S./L.R. *Dag* No.610 (4) land measuring 0.1833 (zero point one eight three three) decimal, more or less, being a portion of R.S./L.R. *Dag* No.612 and (5) land measuring 0.5499 (zero point five four nine nine) decimal, more or less, being a portion of R.S./L.R. *Dag* No.628, all in *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, District North 24 Parganas (collectively **Recorded Portions Of Vendor No.3.2**).
- 5.1.4 **Ownership of Vendor No.3.2:** In the above mentioned circumstances, the Vendor No.3.2 has become the owner of the Recorded Portions Of Vendor No.3.2, comprised in the Said Property.
- 5.1.5 **Record of Rights of Fazlur Rahaman:** Fazlur Rahaman *alias* A.M. Fazlur Rahaman *alias* Fajrul *alias* Rahaman A.M. Fajrul (**Fazlur Rahaman**) is the recorded owner and 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.745, in respect of (1) land measuring 0.2475 (zero point two four seven five) decimal, more or less, being a portion of R.S./L.R. *Dag* No.603 (**Recorded Portion Of Fazlur Rahaman In Dag No.603**) (2) land measuring 0.0448 (zero point zero four four eight) decimal, more or less, being a portion of R.S./L.R. *Dag* No.606 (**Recorded Portion Of Fazlur Rahaman In Dag No.606**) (3) land measuring 0.1222 (zero point one two two two) decimal, more or less, being a portion of R.S./L.R. *Dag* No.610 (**Recorded Portion Of Fazlur Rahaman In Dag No.610**) (4) land measuring 0.1674 (zero point one six seven four) decimal, more or less, being a portion of R.S./L.R. *Dag* No.612 (**Recorded Portion Of Fazlur Rahaman In Dag No.612**) and (5) land measuring 0.5499 (zero point five four nine nine) decimal, more or less, being a portion of R.S./L.R. *Dag* No.628 (**Recorded Portion Of Fazlur Rahaman In Dag No.628**), all in *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, District North 24 Parganas.
- 5.1.6 **Demise of Fazlur Rahaman:** According to the Legal Heir Certificate dated 26<sup>th</sup> September, 2012 issued by the RBGP No.1, Fazlur Rahaman, a Muslim governed by the Mohammedan Law of inheritance, died *intestate* leaving behind surviving his wife Meherajun Nehar (the Vendor No.3.3 herein), his 3 (three) sons, namely (1) Md. Mijanur Rahaman *alias* Rahaman Mohammad Michanur (the Vendor No.3.4 herein) (2) Mohammad Mustafizur Rahaman *alias* Mohammad Mustafijur (the Vendor No.3.5 herein) and (3) Md. Anisur Rahaman and his only daughter, Farhana Hussain as his

4

Fazlur Rahaman A.M. Fajrul  
M. Nehar.  
Michanur



7  
OFAS  
30 OCT 1983

only legal heirs and heiresses (collectively **Legal Heirs Of Fazlur Rahaman**) who jointly and in diverse shares inherited the right, title and interest of Late Fazlur Rahaman in (1) the Recorded Portion Of Fazlur Rahaman In *Dag* No.603 (2) the Recorded Portion Of Fazlur Rahaman In *Dag* No.606 (3) the Recorded Portion Of Fazlur Rahaman In *Dag* No.610 (4) Recorded Portion Of Fazlur Rahaman In *Dag* No.612 and (5) Recorded Portion Of Fazlur Rahaman In *Dag* No.628.

- 5.1.7 **Shares of Vendor No.3.3:** The Vendor No.3.3, being the wife and one of the Legal Heirs Of Fazlur Rahaman, inherited (1) land measuring 0.0309 (zero point zero three zero nine) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.603 (**Share of Vendor No.3.3 In *Dag* No.603**) (2) land measuring 0.0056 (zero point zero zero five six) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.606 (**Share of Vendor No.3.3 In *Dag* No.606**) (3) land measuring 0.0152 (zero point zero one five two) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.610 (**Share of Vendor No.3.3 In *Dag* No.610**) (4) land measuring 0.0209 (zero point zero two zero nine) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.612 (**Share of Vendor No.3.3 In *Dag* No.612**) and (5) land measuring 0.0687 (zero point zero six eight seven) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.628 (**Share of Vendor No.3.3 In *Dag* No.628**).
- 5.1.8 **Ownership of Vendor No.3.3:** In the above mentioned circumstances, the Vendor No.3.3 has become the owner of (1) the Share of Vendor No.3.3 In *Dag* No.603 (2) the Share of Vendor No.3.3 In *Dag* No.606 (3) the Share of Vendor No.3.3 In *Dag* No.610 (4) the Share of Vendor No.3.3 In *Dag* No.612 and (5) the Share of Vendor No.3.3 In *Dag* No.628, all comprised in the Said Property.
- 5.1.9 **Shares of Vendor No.3.4:** The Vendor No.3.4, being one of the sons and the Legal Heirs Of Fazlur Rahaman, inherited (1) land measuring 0.0619 (zero point zero six one nine) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.603 (**Share of Vendor No.3.4 In *Dag* No.603**) (2) land measuring 0.0112 (zero point zero one one two) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.606 (**Share of Vendor No.3.4 In *Dag* No.606**) (3) land measuring 0.0306 (zero point zero three zero six) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.610 (**Share of Vendor No.3.4 In *Dag* No.610**) (4) land measuring 0.0419 (zero point zero four one nine) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.612 (**Share of Vendor No.3.4 In *Dag* No.612**) and (5) land measuring 0.1375 (zero point one three seven five) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.628 (**Share of Vendor No.3.4 In *Dag* No.628**).
- 5.1.10 **Ownership of Vendor No.3.4:** In the above mentioned circumstances, the Vendor No.3.4 has become the owner of (1) the Share of Vendor No.3.4 In *Dag* No.603 (2) the Share of Vendor No.3.4 In *Dag* No.606 (3) the Share of Vendor No.3.4 In *Dag* No.610 (4) the Share of Vendor No.3.4 In *Dag* No.612 and (5) the Share of Vendor No.3.4 In *Dag* No.628, all comprised in the Said Property.
- 5.1.11 **Shares of Vendor No.3.5:** The Vendor No.3.5, being one of the sons and the Legal Heirs Of Fazlur Rahaman, inherited (1) land measuring 0.0619 (zero point zero six one nine) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.603 (**Share of Vendor No.3.5 In *Dag* No.603**) (2) land measuring 0.0112

5  




*[Handwritten signature]*  
30 OCT 2018

(zero point zero one one two) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.606 (**Share of Vendor No.3.5 In *Dag* No.606**) (3) land measuring 0.0306 (zero point zero three zero six) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.610 (**Share of Vendor No.3.5 In *Dag* No.610**) (4) land measuring 0.0419 (zero point zero four one nine) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.612 (**Share of Vendor No.3.5 In *Dag* No.612**) and (5) land measuring 0.1375 (zero point one three seven five) decimal, more or less, comprised in the Recorded Portion Of Fazlur Rahaman In *Dag* No.628 (**Share of Vendor No.3.5 In *Dag* No.628**).

- 5.1.12 **Ownership of Vendor No.3.5:** In the above mentioned circumstances, the Vendor No.3.5 has become the owner of (1) the Share of Vendor No.3.5 In *Dag* No.603 (2) the Share of Vendor No.3.5 In *Dag* No.606 (3) the Share of Vendor No.3.5 In *Dag* No.610 (4) the Share of Vendor No.3.5 In *Dag* No.612 and (5) the Share of Vendor No.3.5 In *Dag* No.628, all comprised in the Said Property.
- 5.1.13 **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 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

  
Fazlur Rahman

  
M. Kishor

  
M. Kishor



→

30 OCT 2019



prohibitions, acquisitions, requisitions, vesting, *burgadars* 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.

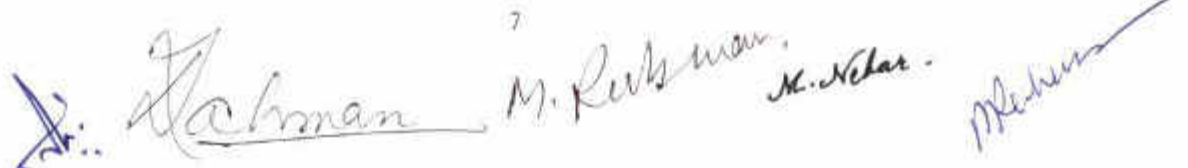
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, 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 from the Vendors.
- 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/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, described in the **2<sup>nd</sup> Schedule** below, comprising of **(1)** the First Land, i.e. land classified as *sali* (agricultural) measuring 0.6497 (zero point six four nine seven) decimal, more or less equivalent to 6 (six) *chittack* and 13.01 (thirteen point zero one) square feet, more or less [out of 45 (forty five) decimal, more or less equivalent to 1 (one) *bigha* 7 (seven) *cottah* 3 (three) *chittack* and 26.86 (twenty six point eight six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.603, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 **1<sup>st</sup> Schedule** below and the said *Dag* No.603 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 0.1176 (zero point one one seven six) decimal, more or less equivalent to 1 (one) *chittack* and 6.23 (six point two three) square feet, more or less [out of 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], being a portion of R.S./L.R. *Dag* No.606, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 **1<sup>st</sup> Schedule** below and the said R.S./L.R. *Dag* No.606 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Land, i.e. land classified as *sali* (agricultural) measuring 0.3208 (zero point three two zero eight) decimal, more or less equivalent to 3 (three) *chittack* and 4.74 (four point seven four) square feet, more or less [out of 2 (two)

7  
  
 The bottom of the page contains several handwritten signatures. From left to right, there is a signature that appears to be 'Habman', followed by 'M. Ravshan', 'M. Nihar', and a large signature that looks like 'Mishra'. There is also a small number '7' written above the 'Habman' signature.



b

30 OCT 1988

decimal, more or less equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.2 (sixteen point two) square feet, more or less], being a portion of R.S./L.R. *Dag* No.610, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 III** of the **1<sup>st</sup> Schedule** below and the said R.S./L.R. *Dag* No.610 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Land, i.e. land classified as *sali* (agricultural) measuring 0.4713 (zero point four seven one three) decimal, more or less equivalent to 4 (four) *chittack* and 25.3 (twenty five point three) square feet, more or less [out of 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], being a portion of R.S./L.R. *Dag* No.612, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 IV** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.612 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon **And (5)** the Fifth Land, i.e. land classified as *sali* (agricultural) measuring 1.4435 (one point four four three five) decimal, more or less equivalent to 13 (thirteen) *chittack* and 43.79 (forty three point seven nine) square feet, more or less [out of 9 (nine) decimal, more or less 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.628, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 V** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.628 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon **aggregating to** land measuring 3.0029 (three point zero zero two nine) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 3.06 (three point zero six) 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.8,57,560/- (Rupees eight lac fifty seven thousand five hundred and sixty) 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.

  
M. Rahman

M. <sup>3</sup> Rahman  
M. Saha

  
M. Saha



AD

30 OCT 2018

- 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 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

  
A  
M. Saha



RECEIVED

30 OCT 2000

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 name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney 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 attorney 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 name 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.

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Land)**

Land classified as *sali* (agricultural) measuring 0.6497 (zero point six four nine seven) decimal, more or less equivalent to 6 (six) *chittack* and 13.01 (thirteen point zero one) square feet, more or less [out of 45 (forty five) decimal, more or less equivalent to 1 (one) *bigha* 7 (seven) *cottah* 3 (three) *chittack* and 26.86 (twenty six point eight six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.603, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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.603 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- |                     |   |
|---------------------|---|
| <b>On the North</b> | : By R.S./L.R. <i>Dag</i> Nos. 604, 605, 606 and P.W.D. Road                                |
| <b>On the East</b>  | : By R.S./L.R. <i>Dag</i> Nos. 558, 559, 560 and by portion of R.S./L.R. <i>Dag</i> No. 561 |
| <b>On the South</b> | : By R.S./L.R. <i>Dag</i> No. 602   |
| <b>On the West</b>  | : By R.S./L.R. <i>Dag</i> Nos. 607 and 608.   |

**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.

10

*M. Rahman*      *M. Rahman*      *M. Behar*      *M. Rahman*



30 OCT 1913



**Part II**  
**(Second Land)**

Land classified as *sahi* (agricultural) measuring 0.1176 (zero point one one seven six) decimal, more or less equivalent to 1 (one) *chittack* and 6.23 (six point two three) square feet, more or less [out of 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], being a portion of R.S./L.R. *Dag* No.606, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 R.S./L.R. *Dag* No.606 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

**On the North** : By P.W.D. Road  
**On the East** : By R.S./L.R. *Dag* No. 605  
**On the South** : By portion of R.S./L.R. *Dag* No. 603  
**On the West** : By portion of R.S./L.R. *Dag* No. 607

**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.

**Part III**  
**(Third Land)**

Land classified as *sahi* (agricultural) measuring 0.3208 (zero point three two zero eight) decimal, more or less equivalent to 3 (three) *chittack* and 4.74 (four point seven four) 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], being a portion of R.S./L.R. *Dag* No.610, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 R.S./L.R. *Dag* No.610 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

**On the North** : By portion of R.S./L.R. *Dag* No. 609  
**On the East** : By portion of R.S./L.R. *Dag* No. 596  
**On the South** : By portion of R.S./L.R. *Dag* No. 596  
**On the West** : By portion of R.S./L.R. *Dag* No. 611

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

**Part IV**  
**(Fourth Land)**

Land classified as *sahi* (agricultural) measuring 0.4713 (zero point four seven one three) decimal, more or less equivalent to 4 (four) *chittack* and 25.3 (twenty five point three) square feet, more or less [out of 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], being a portion of R.S./L.R. *Dag* No.612, recorded in L.R. *Khatian* Nos.745, 906 and 1239,

11

A. Rahman. M. Rakman. M. Akbar. A. Rahman.



100-11770  
BIOLOGICAL

*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.612 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 611  
**On the East** : By portion of R.S./L.R. *Dag* No. 596  
**On the South** : By portion of R.S./L.R. *Dag* No. 595  
**On the West** : By portion of R.S./L.R. *Dag* No. 613

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

**Part V**  
**(Fifth Land)**

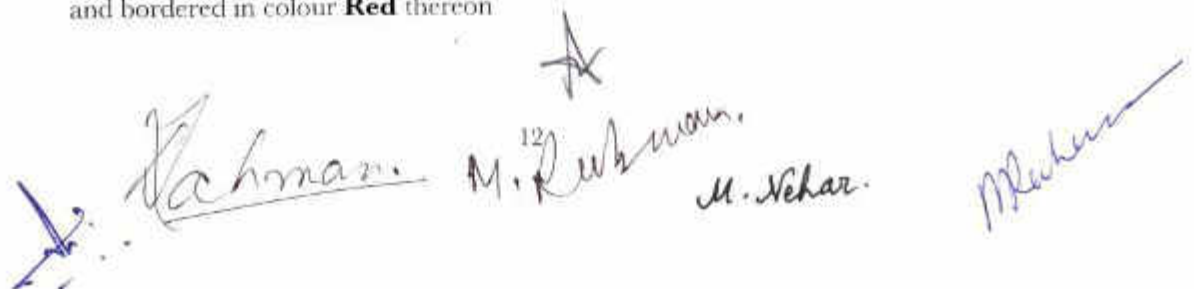
Land classified as *sali* (agricultural) measuring 1.4435 (one point four four three five) decimal, more or less equivalent to 13 (thirteen) *chittack* and 43.79 (forty three point seven nine) square feet, more or less [out of 9 (nine) decimal, more or less equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.628, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 R.S./L.R. *Dag* No.628 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By portion of R.S./L.R. *Dag* No. 625  
**On the East** : By portion of R.S./L.R. *Dag* No. 625  
**On the South** : By portion of R.S./L.R. *Dag* No. 629  
**On the West** : By portions of R.S./L.R. *Dag* Nos. 627 and 629

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

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject Matter of Sale]**

Land classified as *sali* (agricultural) measuring 0.6497 (zero point six four nine seven) decimal, more or less equivalent to 6 (six) *chittack* and 13.01 (thirteen point zero one) square feet, more or less [out of 45 (forty five) decimal, more or less equivalent to 1 (one) *bigha* 7 (seven) *cottah* 3 (three) *chittack* and 26.86 (twenty six point eight six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.603, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 **1<sup>st</sup> Schedule** above and the said *Dag* No.603 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon





30 OCT 2019

Land classified as *sali* (agricultural) measuring 0.1176 (zero point one one seven six) decimal, more or less equivalent to 1 (one) *chittack* and 6.23 (six point two three) square feet, more or less [out of 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], being a portion of R.S./L.R. *Dag* No.606, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 **1<sup>st</sup> Schedule** above and the said R.S./L.R. *Dag* No.606 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 0.3208 (zero point three two zero eight) decimal, more or less equivalent to 3 (three) *chittack* and 4.74 (four point seven four) 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], being a portion of R.S./L.R. *Dag* No.610, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 III** of the **1<sup>st</sup> Schedule** above and the said R.S./L.R. *Dag* No.610 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 0.4713 (zero point four seven one three) decimal, more or less equivalent to 4 (four) *chittack* and 25.3 (twenty five point three) square feet, more or less [out of 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], being a portion of R.S./L.R. *Dag* No.612, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 IV** of the **1<sup>st</sup> Schedule** above and the said *Dag* No.612 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 1.4435 (one point four four three five) decimal, more or less equivalent to 13 (thirteen) *chittack* and 43.79 (forty three point seven nine) square feet, more or less [out of 9 (nine) decimal, more or less 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.628, recorded in L.R. *Khatian* Nos.745, 906 and 1239, *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 V** of the **1<sup>st</sup> Schedule** above and the said R.S./L.R. *Dag* No.628 being delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon

**aggregating to** land measuring 3.0029 (three point zero zero two nine) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 3.06 (three point zero six) 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.


  
 Rahman  
 13  
 M. Rezaul Karim  
 M. Akbar  
 Mubina



1

1945 JAN 15

The details of the Said Property are tabulated below:

<i>Mouza</i>	<i>R.S./ L.R. Dag No.</i>	<i>R.S./ L.R. Khatian Nos.</i>	<i>Nature of Land</i>	<i>Total Area of Dag (In Decimal)</i>	<i>Total Area Sold (In Decimal)</i>	<i>Name of Recorded Owner</i>
Raigachi	603	1239, 906, 745	<i>Sali</i>	45	0.6497	(1) Latifur Rahaman (2) Masiar Rahaman <i>alias</i> Rahaman Masiar and (3) Fazlur Rahaman
Raigachi	606	1239, 906, 745	<i>Sali</i>	4	0.1176	(1) Latifur Rahaman (2) Masiar Rahaman <i>alias</i> Rahaman Masiar and (3) Fazlur Rahaman
Raigachi	610	1239, 906, 745	<i>Sali</i>	2	0.3208	(1) Latifur Rahaman (2) Masiar Rahaman <i>alias</i> Rahaman Masiar and (3) Fazlur Rahaman
Raigachi	612	1239, 906, 745	<i>Sali</i>	3	0.4713	(1) Latifur Rahaman (2) Masiar Rahaman <i>alias</i> Rahaman Masiar and (3) Fazlur Rahaman
Raigachi	628	1239, 906, 745	<i>Sali</i>	9	1.4435	(1) Latifur Rahaman (2) Masiar Rahaman <i>alias</i> Rahaman Masiar and (3) Fazlur Rahaman
<b>Total Area of Land Sold:</b>					<b>3.0029</b>	

## 9. Execution and Delivery

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

*Latifur Rahaman*

(Latifur Rahaman)

*Masiar Rahaman*

(Masiar Rahaman *alias* Rahaman Masiar)

*Meherajun Nehar*

(Meherajun Nehar)

*Md. Mijanur Rahaman*

(Md. Mijanur Rahaman *alias* Rahaman Mohammad Michanur)



✓

30 OCT 2019



Mustafizur Rahman

(Mohammad Mustafizur Rahman *alias* Mohammad Mustafijur)  
[Vendors]

**Bhalchandra Housing Private Limited**

Anirban Bhattacharya

(Anirban Bhattacharya)  
Authorized Signatory  
[Purchaser]

Drafted by me.

Shuvodip Chakraborty..

Advocate

High Court at Calcutta.

**Witnesses:**

Signature MD Abdur Rahman

Name MD ABDUR RAHAMAN

Father's Name Aminul Islam

Address Raigachi, Rajarhat  
24 Pgs (N) Kol - 135.

Signature Sekh Salawat

Name Sekh Salawat

Father's Name Akbar Ali

Address Raigachi, Rajarhat  
24 Pgs (N) Kolkata - 135.



30 OCT 2008

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.8,57,560/- (Rupees eight lac fifty seven thousand five hundred and sixty) towards full and final payment of the Consideration for sale of the Said Property described in the **2<sup>nd</sup> Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No.383433	13.09.2013	Axis Bank Limited, Kolkata Branch	3,27,560/-
Pay Order No.383434	13.09.2013	Axis Bank Limited, Kolkata Branch	3,27,560/-
Pay Order No.383435	13.09.2013	Axis Bank Limited, Kolkata Branch	40,488/-
Pay Order No.383437	13.09.2013	Axis Bank Limited, Kolkata Branch	80,976/-
Pay Order No.383436	13.09.2013	Axis Bank Limited, Kolkata Branch	80,976/-
<b>Total:</b>			<b>8,57,560/-</b>

  
(Latifur Rahaman)


  
(Masiar Rahaman *alias* Rahaman  
Masiar)

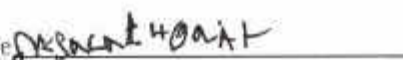
  
(Meherajun Nehar)

  
(Md. Mijanur Rahaman *alias* Rahaman  
Mohammad Michanur)

  
(Mohammad Mustafizur Rahaman *alias* Mohammad Mustafijur)  
[Vendors]

**Witnesses:**

Signature 

Signature 

Name MD. ABDUR RAHAMAN.

Name Sekh Salamat.

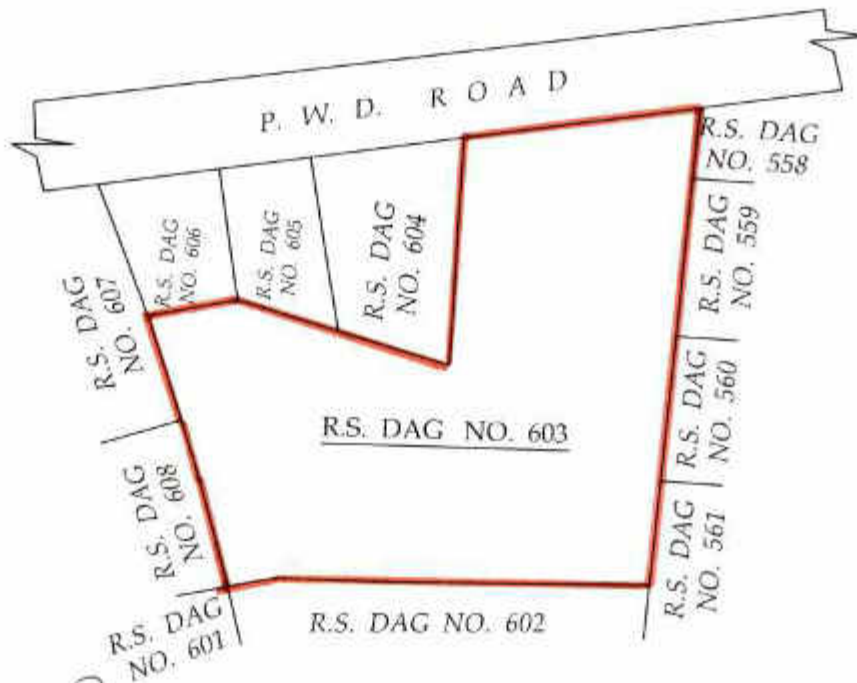


15-1-1950

1950

SITE PLAN OF R.S./L.R. DAG NO.- 603, L.R. KHATIAN NO.-745, 906 & 1239, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 603 is 45 DECIMAL



Latifer Rahman.  
 Masjude Rahman.  
 Meherajun nehar.

BHALCHANDRA HOUSING PRIVATE LIMITED  
 Himam Bhattacharya  
 Director / Authorized Signatory

Mustafizur Rahman.  
 A. Rahman.

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.6497 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 45 DECIMAL OF R.S./L.R. DAG NO.- 603.

SHOWN THUS :-

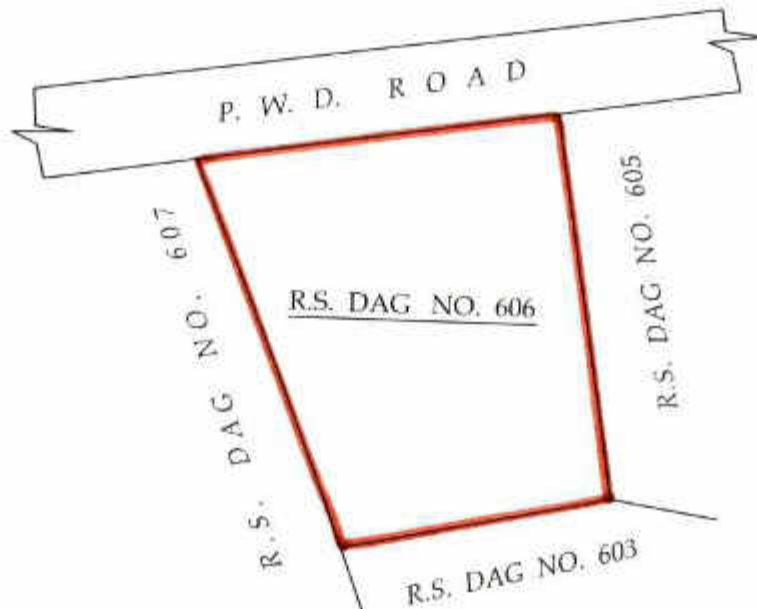


✓

10 OCT 1910
-------------

SITE PLAN OF R.S./L.R. DAG NO.- 606, L.R. KHATIAN NO.-745, 906 & 1239, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 606 is 4 DECIMAL



Latifur Rahman  
Mariam Rahman  
Meherajin Nehar.

BHALCHANDRA HOUSING PRIVATE LIMITED  
Anjan Bhattacharya  
Director / Authorized Signatory

Muhammad Zahid  
Zahid

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.1176 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 4 DECIMAL OF R.S./L.R. DAG NO.- 606.

SHOWN THIS :-

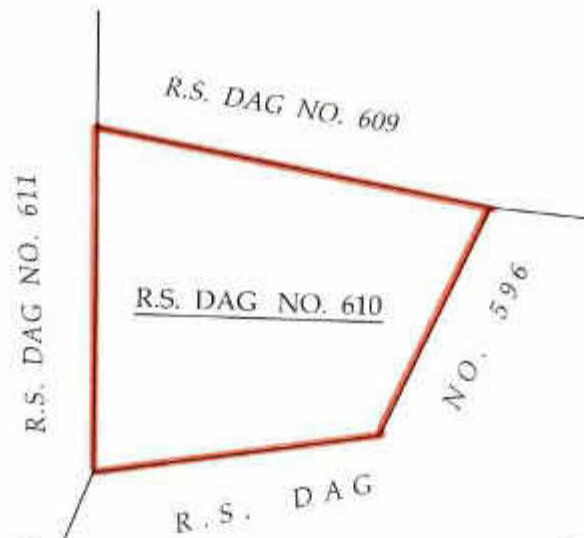


2017-18



SITE PLAN OF R.S./L.R. DAG NO.- 610, L.R. KHATIAN NO.-745, 906 & 1239, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 610 is 2 DECIMAL



Latifer Rahman.  
Masium Rahman.  
Meherajun Nehar.

BHALCHANDRA HOUSING PRIVATE LIMITED  
Anirban Bhattacharya

Mustafizur Rahman  
Anirban

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.3208 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 2 DECIMAL OF R.S./L.R. DAG NO.- 610.

SHOWN THUS :-



↪

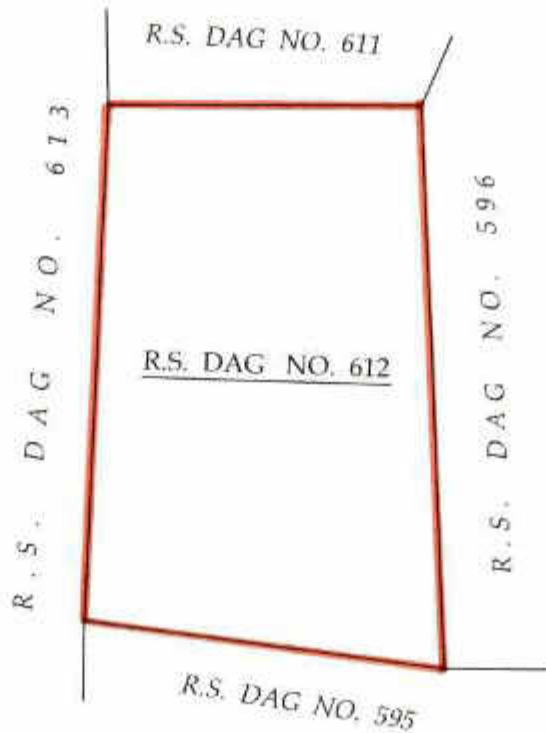
30 OCT 2018

SITE PLAN OF R.S./L.R. DAG NO.- 612, L.R. KHATIAN NO.-745, 906 & 1239, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 612 is 3 DECIMAL



N.T.S.



Latifur Rahman  
 Masiar Rahman  
 Meherajun Nehar

CHALCHANDRA HOUSING FRONTE LIMITED  
 Anban Bhattacharya  
 Director / Authorized Signatory

Murtazizur Rahman

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.4713 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 3 DECIMAL OF R.S./L.R. DAG NO.- 612.

SHOWN THIS:-

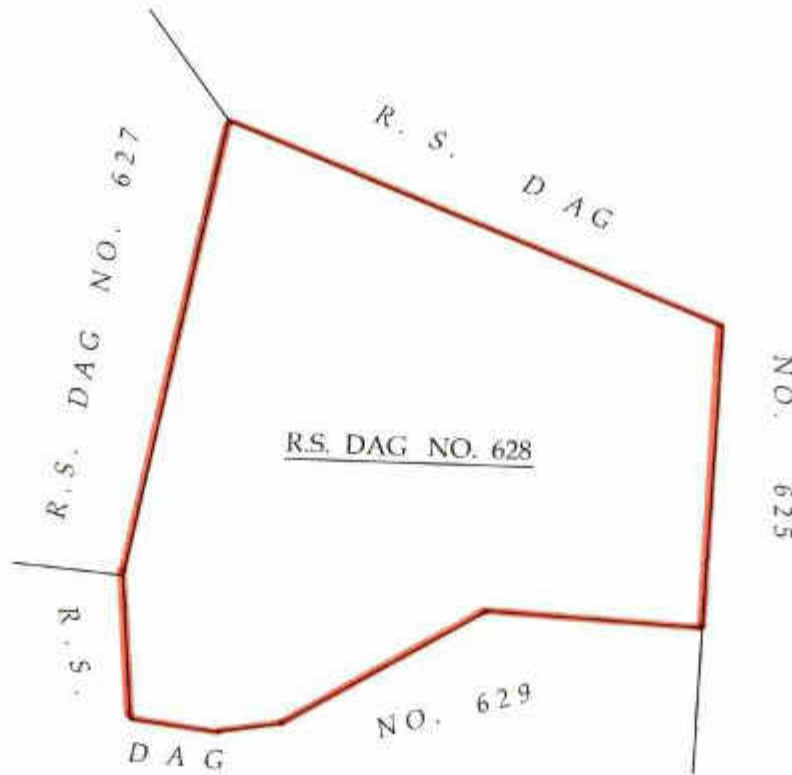


✓



SITE PLAN OF R.S./L.R. DAG NO.- 628, L.R. KHATIAN NO.-745, 906 & 1239, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 628 is 9 DECIMAL



Latifur Rahman.  
Mossior Rahman.  
Mehrajun nehar.

Mustafizur Rahman.  
*[Signature]*

BHALCHANDRA HOUSING PRIVATE LIMITED  
*[Signature]*  
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 1.4435 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 9 DECIMAL OF R.S./L.R. DAG NO.- 628.

SHOWN THUS :-



REGISTRAR  
30 OCT 1958

## SPECIMEN FORM TEN FINGER PRINTS

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



*Ambar  
Bhattacharya*

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



*Katiraj  
Rahman*

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



*Masique  
Rahman*

















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



30 OCT 2010



## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Meharajun Mehar</i>					
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
	 <i>A. Rahman</i>					
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
	 <i>Mustafizur Rahman</i>					
		Little (Left Hand)	Ring (Left Hand)	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)



39-11-19

APC 19



Dated this 30<sup>th</sup> day of October, 2013

**Between**

**Latifur Rahaman & Ors.  
... Vendors**

**And**

**Bhalchandra Housing Private Limited  
... Purchaser**

**CONVEYANCE**

Portions of  
R.S./L.R. Dag Nos. 603, 606, 610, 612 and 628  
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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 44  
Page from 405 to 431  
being No 14688 for the year 2013.



(Dulal chandra Saha) 06-November-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal