

03951/2014

R9/212

4059/2014



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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 Regd. Registrar of Assurances & Kolkata
 29/3/14
 M.N. 15514901



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

[Signature]
 Additional Registrar
 of Assurances & Kolkata

CONVEYANCE

1. Date: 29th March 2014
2. Place: Kolkata
3. Parties

Sk. Roushan Minhaj
 3777558 212014

Sk Roushan mehebub

Sk. Roushan Minhaj
 3777558 212014

Sk Roushan mehebub

32
 3335
 825

9/03

134197

Anirban Bhattacharya



e-2230

MAGNITUDE REAL ESTATE PRIVATE LIMITED

Anirban Bhattacharya

Chartered/Authorized Signatory



e-2231

31/11/2013



e-2232

Sk. Roushan Minhaj



e-2233

Sk. Roushan Mehebb

SAHA & RAY
Advocates
3A/1, 3rd Floor, Hastings Chambers
7C, Kurashukar Key Road
Kolkata - 700001

NAME.....
ADD.....
RS.....
11 NOV 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K: S: H: Road, Koi-1

11 NOV 2013
11 NOV 2013



Sk. Roushan Mehebb
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..... KOLKATA
8 9 2013



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

Endorsement For Deed Number : I - 04059 of 2014
(Serial No. 03951 of 2014 and Query No. 1902L000006922 of 2014)

On 29/03/2014

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

Presented for registration at 18.22 hrs on :29/03/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 29/03/2014 by

1. Salma Khatoon Alias Salma Khattoon, wife of Late Sk Mofijul Islam , Kajjial Para, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Sk Roushan Minhaj Alias Sk Roushan Minahaj, son of Late Sk Mofijul Islam , Rekjuani, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
3. Sk Roushan Mehehub, son of Late Sk Mofijul Islam , Rekjuani, Rajarhat, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
4. Anirban Bhattacharya
Authorised Signatory, Magnitude Realestate Pvt Ltd, 2nd Floor, 109, Park Street, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others

Identified By Sk Noor Islam, son of Yousuf Ali, Raigachi, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

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

On 31/03/2014

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.-15,51,497/-

Certified that the required stamp duty of this document is Rs.- 77595 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

On 01/04/2014

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

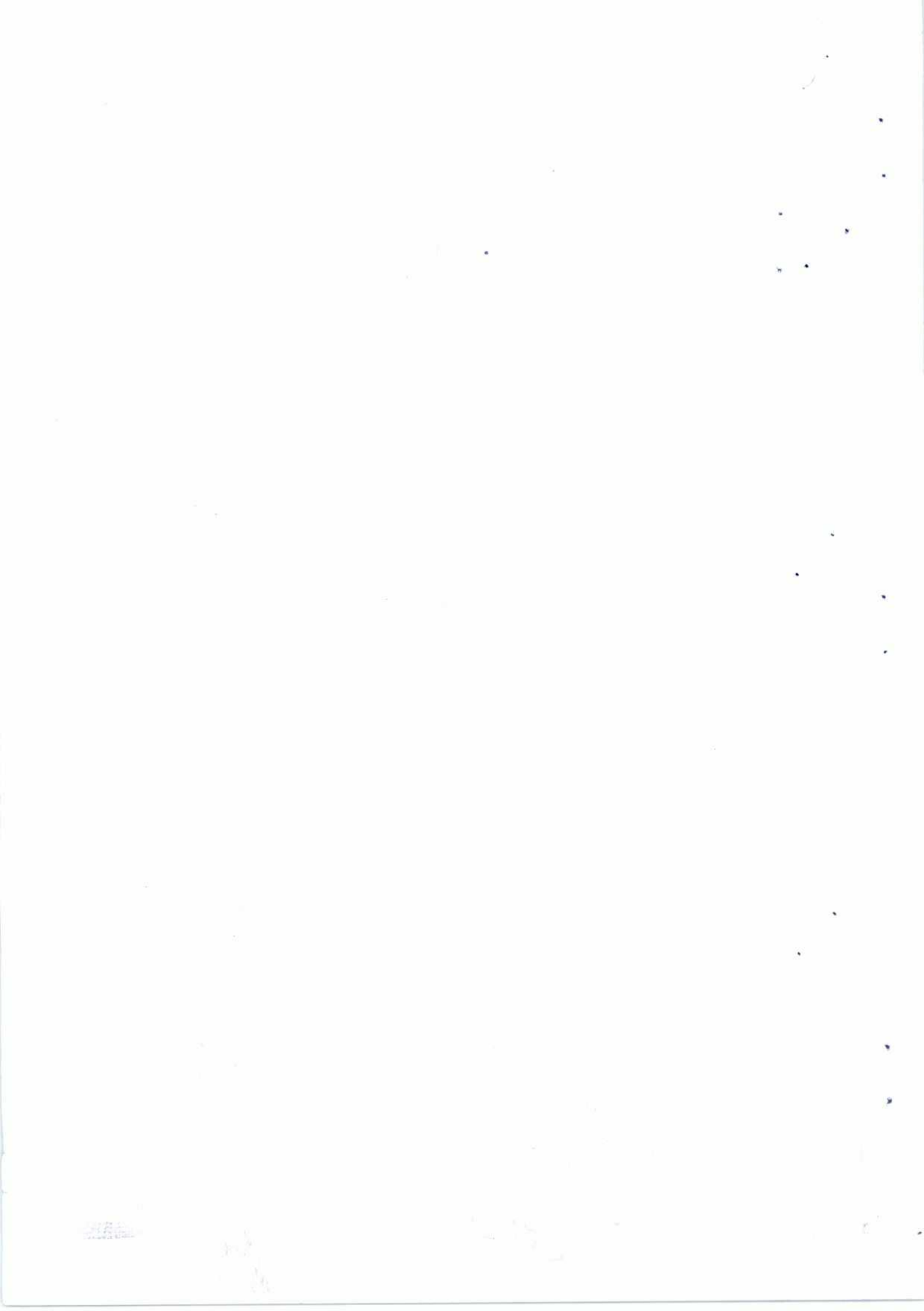
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899



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

01/04/2014 13:30:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 04059 of 2014
(Serial No. 03951 of 2014 and Query No. 1902L000006922 of 2014)

Payment of Fees:

Amount by Draft

Rs. 17159/- is paid , by the draft number 295984, Draft Date 31/03/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 01/04/2014

(Under Article : A(1) = 17061/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 01/04/2014)

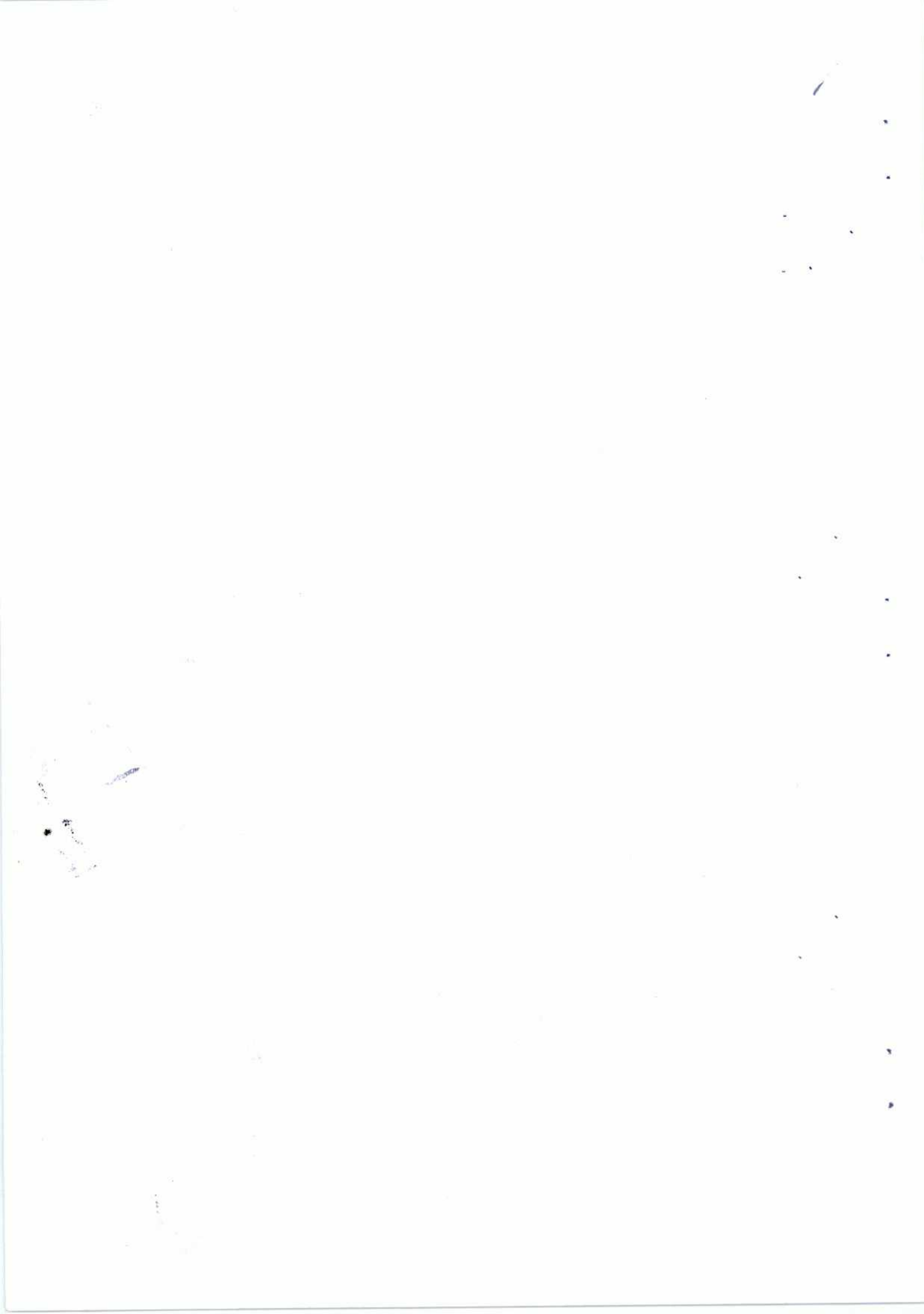
Deficit stamp duty

Deficit stamp duty Rs. 77595/- is paid , by the draft number 295983, Draft Date 31/03/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 01/04/2014

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



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 2 of 2



- 3.1 **Salma Khatoon alias Salma Khattoon**, wife of Late Sk. Mofijul Islam *alias* Mofijul Islam Sk *alias* Sekh Mofijul Islam, residing at Kajjial Para, Rajarhat, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas (**PAN DBWPK4065H**)
- 3.2 **Sk. Roushan Minhaj alias Sk. Roushan Minahaj alias Minraj Sk. Roushan**, son of Late Sk. Mofijul Islam *alias* Mofijul Islam Sk *alias* Sekh Mofijul Islam, residing at Rekjuani, Rajarhat, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas (**PAN CEPPM9735K**)
- 3.3 **Sk. Roushan Mehebab**, son of Late Sk. Mofijul Islam *alias* Mofijul Islam Sk *alias* Sekh Mofijul Islam, residing at Rekjuani, Rajarhat, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas (**PAN CKNPM2175F**)

(collectively **Vendors**, includes successors-in-interest)

And

- 3.4 **Magnitude Real Estate 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 AAICM7914N**), 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:** Land classified as *sali* (agricultural) measuring 3.3333 (three point three three three three) decimal equivalent to 2 (two) *cottah* and 11.95 (eleven point nine five) square feet, more or less [out of 10 (ten) decimal equivalent to 6 (six) *cottah* and 36 (thirty six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.646, recorded in L.R. *Khatian* No. 1371, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*. Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Schedule** below and the said *Dag* No.646 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and 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.

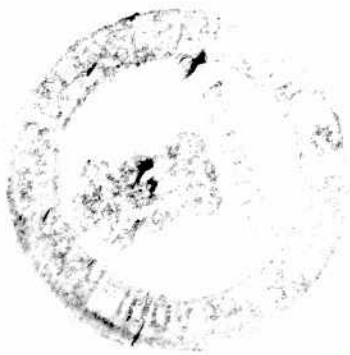
5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

Sk. Roushan Minhaj

2 31/07/2025

sk Roushan mehebab



Handwritten text in a rectangular box, possibly a signature or a note. The text is faint and difficult to read, but appears to include the words "AC" and "POST".

- 5.1.1 **Ownership of Mother Property:** Sheikh Sahadat Hossain was the sole and absolute owner of *inter alia* land classified as *sali* (agricultural) measuring 10 (ten) decimal, more or less, comprised in R.S./L.R. *Dag* No.646, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, District North 24 Parganas (**Mother Property**).
- 5.1.2 **Sale of Mother Property:** By a Deed of Sale in Bengali language (*Kobala*) dated 23rd April, 1959, registered in the Office of the Sub-Registrar, Cossipore, Dum Dum, in Book No. I, Volume No.41, at Pages 159 to 162, being Deed No.3265 for the year 1959, Sheikh Sahadat Hossain sold to Sakera Khatoon *alias* Sakeya Khatoon, *inter alia* the entirety of the Mother Property.
- 5.1.3 **Mutation:** Sakera Khatoon *alias* Sakeya Khatoon got her name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.1371, in respect of *inter alia* the entirety of the Mother Property.
- 5.1.4 **Gift of Mother Property:** By a Deed of Gift in Bengali language (*Daan Patra*) dated 17th September, 2007, registered in the Office of the District Sub-Registrar II, North 24 Parganas at Barasat, in Book No. I, CD Volume No.8, at Pages 14249 to 14259, being Deed No.07864 for the year 2008, Sakera Khatoon *alias* Sakeya Khatoon, out of her natural love and affection, gifted *inter alia* the entirety of the Mother Property to her 3 (three) sons, namely, (1) Sheikh Rofiqul Islam (2) Sk. Mofijul Islam *alias* Mofijul Islam Sk. *alias* Sekh Mofijul Islam and (3) Seikh Nazrul Islam, each having 1/3rd (one third) share and/or interest therein.
- 5.1.5 **Demise of Sk. Mofijul Islam *alias* Mofijul Islam Sk *alias* Sekh Mofijul Islam:** On 5th April, 2013, Sk. Mofijul Islam *alias* Mofijul Islam Sk *alias* Sekh Mofijul Islam, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate*, leaving behind him surviving his only wife, Salma Khatoon *alias* Salma Khattoon (the Vendor No. 3.1 herein) and his 2 (two) sons, namely, (1) Sk. Roushan Minhaj *alias* Sk. Roushan Minahaj *alias* Minraj Sk. Roushan (the Vendor No. 3.2 herein) and (2) Sk. Roushan Mehebab (the Vendor No. 3.3 herein) (collectively **Legal Heirs Of Mofijul**), as his sole legal heiress and heirs, who jointly inherited the 1/3rd (one third) share and/or interest of Late Sk. Mofijul Islam *alias* Mofijul Islam Sk. *alias* Sekh Mofijul Islam in the Mother Property, each having diverse shares and/or interest therein.
- 5.1.6 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the 1/3rd (one third) share and/or interest of Late Sk. Mofijul Islam *alias* Mofijul Islam Sk. *alias* Sekh Mofijul Islam in the Mother Property which is defined as the Said Property in Clause 4.1 above and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances 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 Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.



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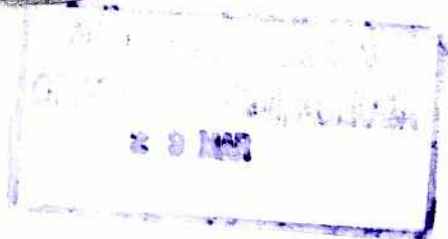
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected 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 free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the 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.
- 6.2 **Surrender of Rights by Pioneer Prodev:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3rd floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender/release such claims in favour of the Purchaser. The Vendors shall have no responsibility or obligation in this regard.

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31/07/2024

sk. Roushan Minhaj



7. Transfer

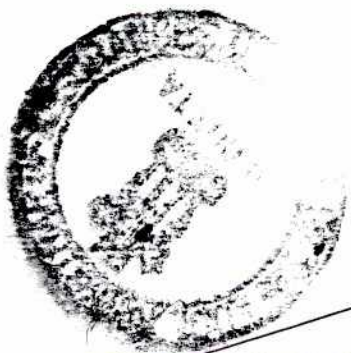
- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below i.e. land classified as *sali* (agricultural) measuring 3.3333 (three point three three three three) decimal equivalent to 2 (two) *cottah* and 11.95 (eleven point nine five) square feet, more or less [out of 10 (ten) decimal equivalent to 6 (six) *cottah* and 36 (thirty six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.646, recorded in L.R. *Khatian* No. 1371, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Schedule** below and the said *Dag* No.646 is delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and 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.12,09,982/- (Rupees twelve lac nine thousand nine hundred and eighty two) 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, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the 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 by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue 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 covenants 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

Sk Roushan Mehebut
3/12/2018

Sk. Roushan Minhay



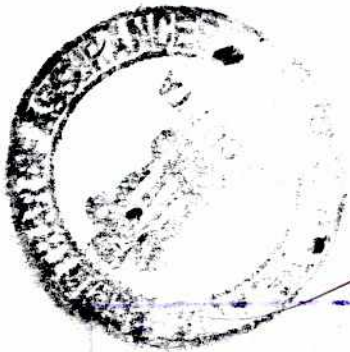
ADDITIONAL POSTAGE
NECESSARY IF MAILED
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Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendors provided such claims or demands do not pertain to the period on and from the date of this Conveyance.

- 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:** The Vendors have handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, 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 balance portion of the *Dags* (from which the Said Property has been carved out) is land-locked and do not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation:** 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 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 the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining 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. Notwithstanding such grant of powers and authorities, the Vendors undertake to

SK Roushan mehebub
31/05/2025

Sr. Roushan Minhaj



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 and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, 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 and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule
(Said Property)**

Land classified as *sali* (agricultural) measuring 3.3333 (three point three three three) decimal equivalent to 2 (two) *cottah* and 11.95 (eleven point nine five) square feet, more or less [out of 10 (ten) decimal equivalent to 6 (six) *cottah* and 36 (thirty six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.646, recorded in L.R. *Khatian* No. 1371, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said R.S./L.R. *Dag* No.646 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By land belonging to R.S./L.R. *Dag* No.645
On the East : By land belonging to R.S./L.R. *Dag* No.647
On the South : By land belonging to R.S./L.R. *Dag* Nos.653 and 654
On the West : By land belonging to R.S./L.R. *Dag* No.1048

Together with all title, benefits, easements, authorities, claims, demands, usufructs and 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.

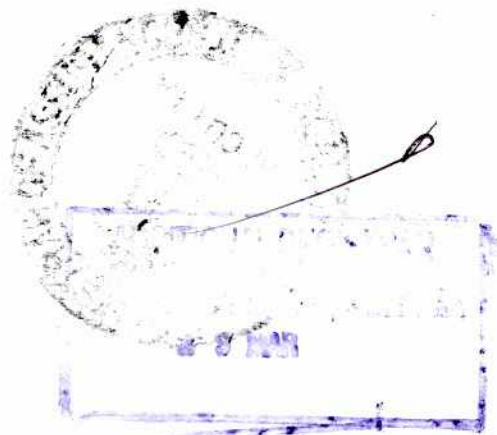
The details of the Said Property are tabulated below:

Mouza	R.S./ L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Area of Dag (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	646	1371	<i>Sali</i>	10	3.3333	Sakera Khaton <i>alias</i> Sakeya Khaton
Total Area of Land Sold:					3.3333	

S.K. Roushan Minhas

✓

সকরোশান মিনহাস
S K Roushan Minhas



9. Execution and Delivery

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

Sk. Roushan Minhaj

Read over and explained the contents of this document in vernacular by me personally to the Vendor, who, after understanding the meaning and purport hereof have put /her /signature in my presence.

সালমা খাতুন
Salma Khatoon alias Salma Khattoon

Sk. Roushan Minhaj
Sk. Roushan Minhaj alias Sk. Roushan Minhaj alias Minraj Sk. Roushan

Sk. Roushan Meheub
Sk. Roushan Meheub

[Vendors]

Magnitude Realestate Private Limited

Ainam Bhattacharya
Authorized Signatory

[Purchaser]

Drafted by:

Susanta Bhattacharya

Susanta Bhattacharya, Advocate

Witnesses:

Signature Sk. Noor Islam
Name SK NOOR ISLAM
Father's Name Yousuf Ali
Address Raigachi, P.O. Rajshahi

Signature Mohiuddin Molla
Name Mohiuddin Molla
Father's Name Charuddin
Address Langul pote, Matiaqueer, Barasat Kal-700135



Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.12,09,982/- (Rupees twelve lac nine thousand nine hundred and eighty two) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount	Favouring
Pay Order No. 390071	07.03.2014	Axis Bank, Kolkata Branch	Rs.1,51,248/-	Salma Khattoon <i>alias</i> Salma Khattoon
Pay Order No. 390072	07.03.2014	Axis Bank, Kolkata Branch	Rs.5,29,367/-	Sk. Roushan Minhaj <i>alias</i> Sk. Roushan Minahaj <i>alias</i> Minraj Sk. Roushan
Pay Order No. 390073	07.03.2014	Axis Bank, Kolkata Branch	Rs.5,29,367/-	Sk. Roushan Mehebab
Total:			Rs. 12,09,982/-	

Read over and explained the contents of this document in vernacular by me personally to the Vendor, who, after understanding the meaning and purport hereof have put /her /signature in my presence.

Sk. Roushan Minhaj

Salma Khattoon

Salma Khattoon *alias* Salma Khattoon

Sk. Roushan Minhaj

Sk. Roushan Minhaj *alias* Sk. Roushan
Minahaj *alias* Minraj Sk. Roushan

Sk Roushan mehebab

Sk. Roushan Mehebab

[Vendors]

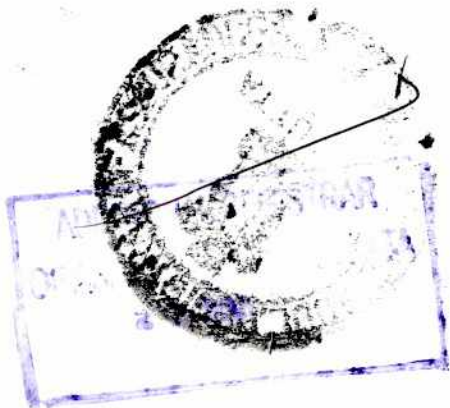
Witnesses:

Signature *Sk Nur Jahan*

Name SK NOOR ISLAM

Signature *Molla*

Name MOHAMMUDIN MOLLA



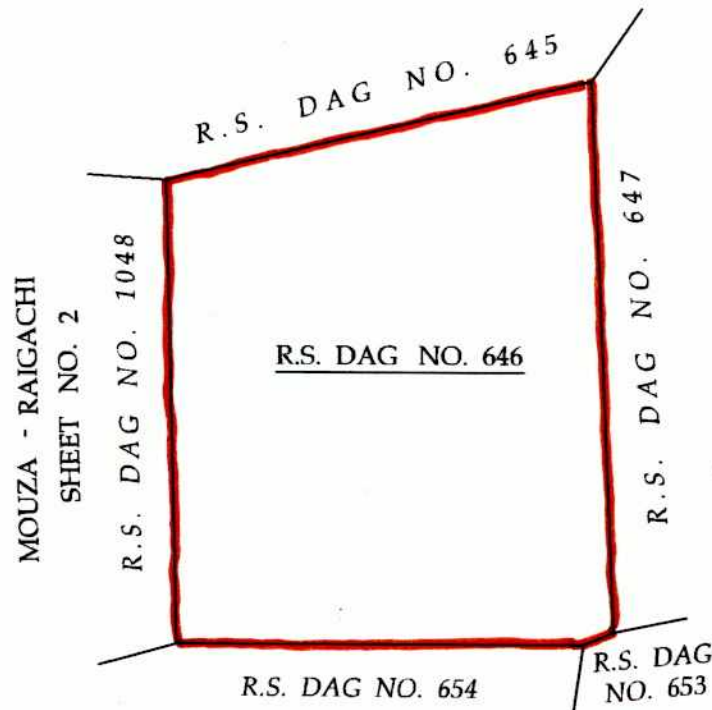
PLAN

SITE PLAN OF R.S./L.R. DAG NO.- 646, L.R. KHATIAN NO.-1371, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.



N.T.S.

TOTAL AREA OF DAG NO. 646 is 10 DECIMAL



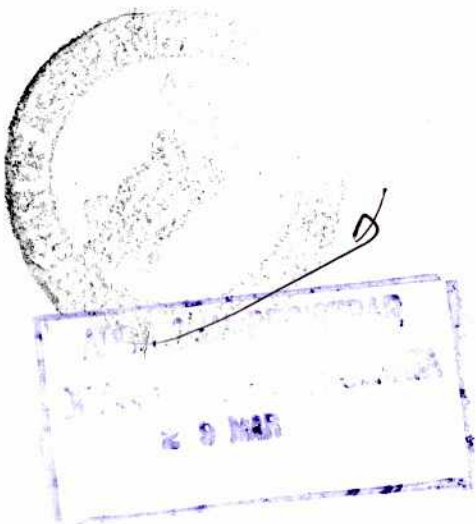
স্বাক্ষর
Sk. Roushan Minhaj
Sk. Roushan mehebab

MAGNITUDE REAL ESTATE PRIVATE LIMITED
Arinban Bhattacharya
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 3.3333 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 10 DECIMAL OF R.S./L.R. DAG NO.- 646.

SHOWN THUS :-






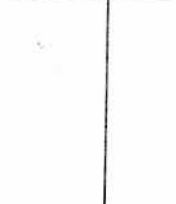
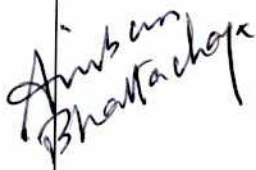




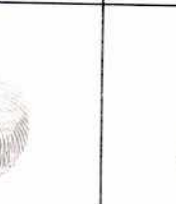























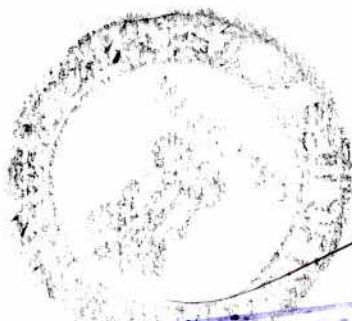
STAMP

STAMP

20 MAR
































SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



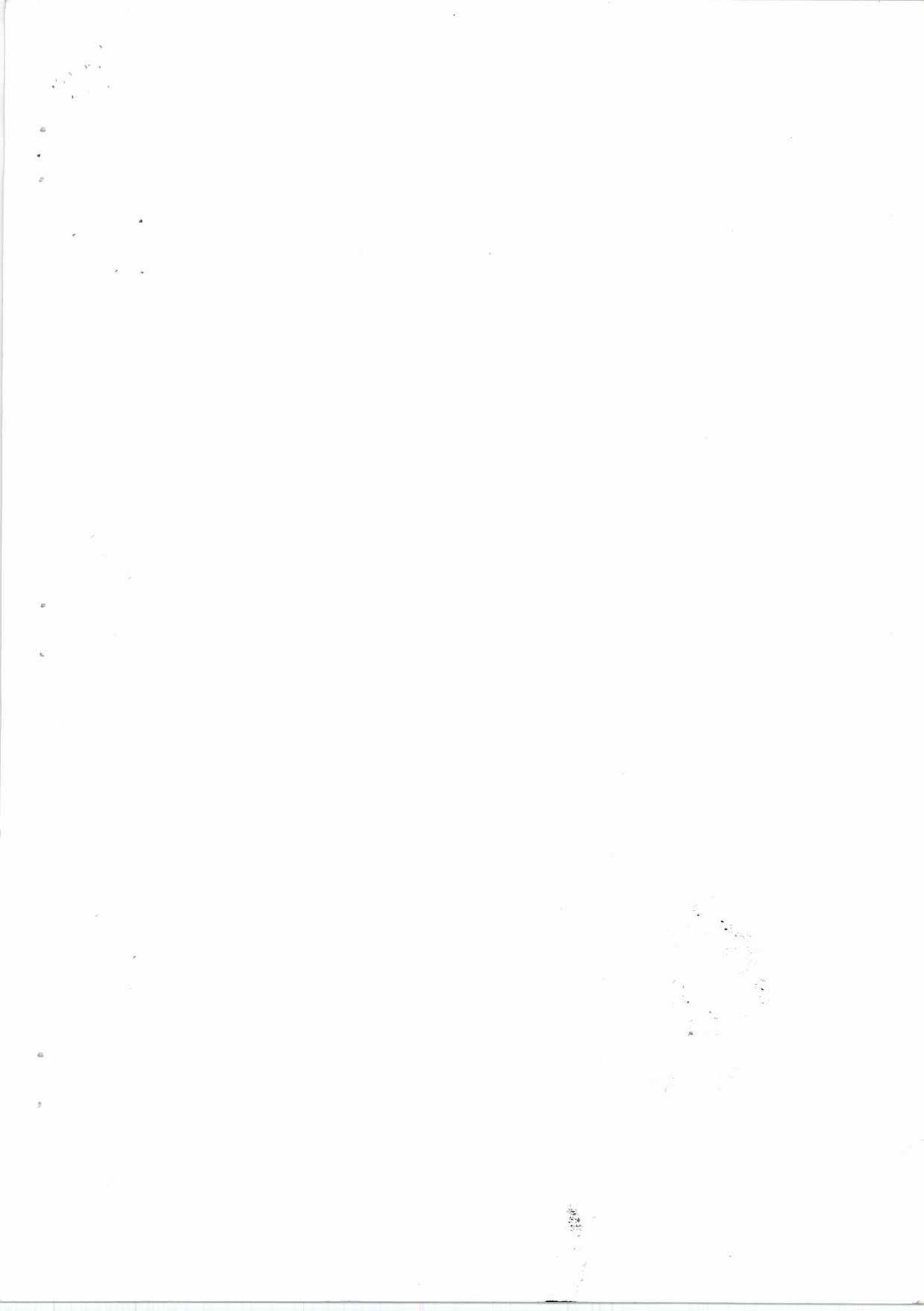
RECEIVED
MAY 9 1968

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 SK Roushan mehebb	 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



ANALISIS KEMERDEKAAN
KEMERDEKAAN KEMERDEKAAN
8 MAR



Dated this 29th day of March, 2014

Between

**Salma Khatoon *alias* Salma Khattoon & Ors.
... Vendors**

And

**Magnitude Realestate Pvt. Ltd.
... Purchaser**

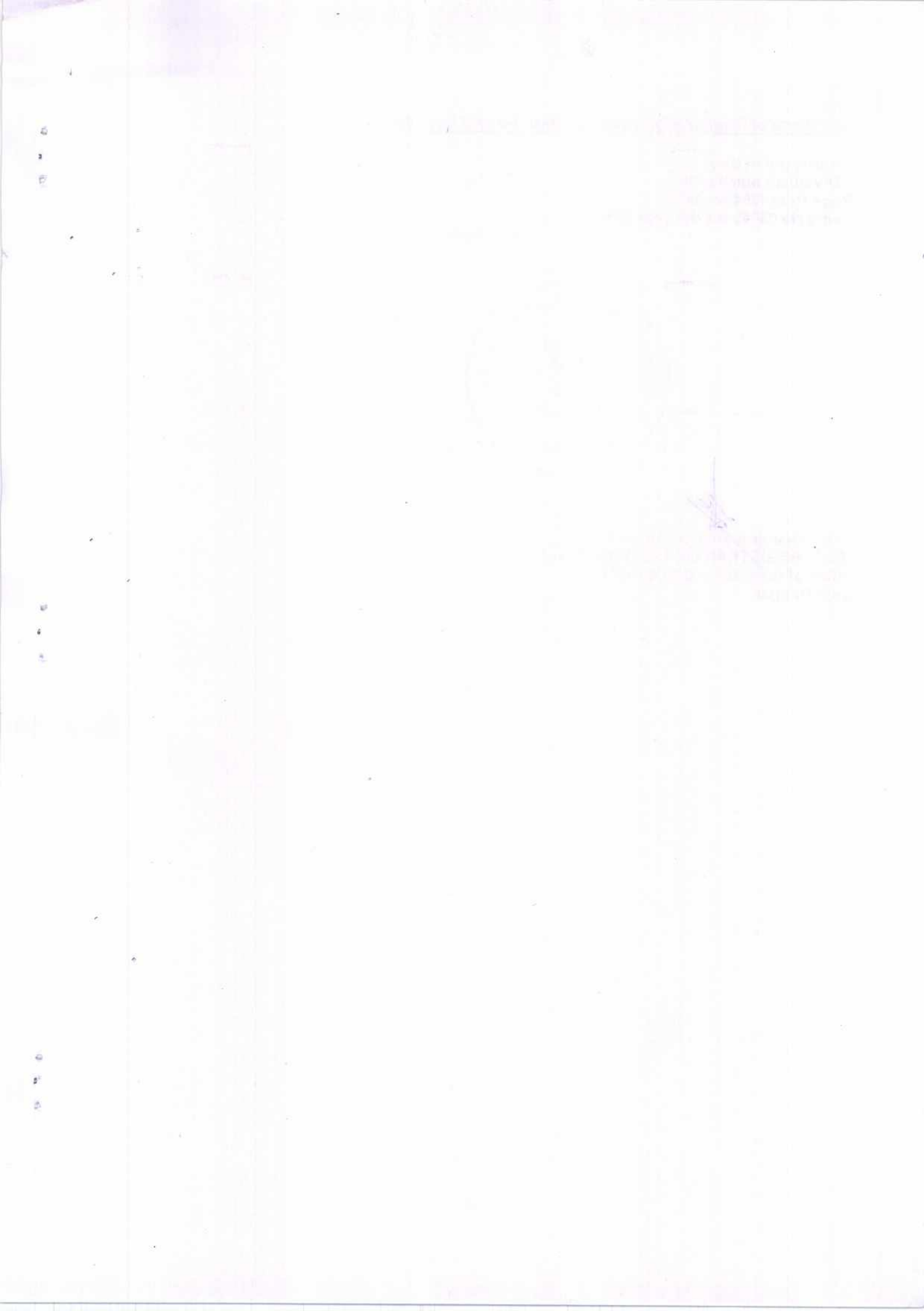
CONVEYANCE

3.3333 (three point three three three three) decimal

**Portion of
R.S./L.R. Dag No.646
Mouza Raigachi
Police Station Rajarhat
District North 24 Parganas**

Saha & Ray


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



Certificate of Registration under section 60 and Rule 69.

Registered in Book -I
CD Volume number 19
Page from 1364 to 1379
being No 04059 for the year 2014.




(Dulal chandra Saha) 02-April-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal