

04366/2014

RG/215

4552/2014



पश्चिम बंगाल WEST BENGAL

79AA 316538

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 1292/14
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 7-14
 Addl. Registrar of Assurances II
 Kolkata
 9/4/14



M.V. 1723026

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

[Signature]
 Additional Registrar
 of Assurances-II, Kolkata
 16/4/14

CONVEYANCE

Date: 9th April 2014

2. Place: Kolkata

3. Parties

[Signature]

200
 800

9/04

[Handwritten notes and signatures]

798

Anirban Bhattacharya



e - 2486

MAGNITUDE NIRMAN PRIVATE LIMITED

Anirban Bhattacharya
Director/Authorised Signatory

NAME.....
 ADDR.....
 RS.....
 - 1 APR 2014
 SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 2 1/2 C.S. Road, Park Road, Kolkata-1

SAHA & RAY
 Advocates
 Chambers
 70, Park Road
 Kolkata-1

- 1 APR 2014

- 1 APR 2014



e - 2487

Loharuka Infrastructure Pvt. Ltd.

Keelass Agrwal
Authorized Signatory / Director



Arko Chatterjee
 Sp. Delashish Chatterjee -
 Ichapur, Nufanpara
 24 pgs (N), Ph - 743144.
 Service.

ADDITIONAL REGISTRAR
 OF ASSURANCE - II, KOLKATA
 - 8 APR 2014



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

Endorsement For Deed Number : I - 04552 of 2014
(Serial No. 04366 of 2014 and Query No. 1902L000007833 of 2014)

On 09/04/2014

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

Presented for registration at 19.14 hrs on :09/04/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 09/04/2014 by

1. Kailashpati Agarwal
Authorised Signatory, Loharuka Infrastructure Pvt Ltd, D C - 9/28, Shastri Bagan, Deshbandhu Nagar,, Kol, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059.
, By Profession : Others
 2. Anirban Bhattacharya
Authorised Signatory, Magnitude Nirman Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others
- Identified By Arko Chatterjee, son of Debasish Chatterjee, Ichapur, Nutanpara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743144, By Caste: Hindu, By Profession: Service.

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

On 10/04/2014

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.-11,23,026/-

Certified that the required stamp duty of this document is Rs.- 56171 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

On 16/04/2014

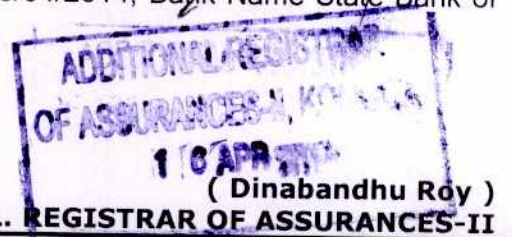
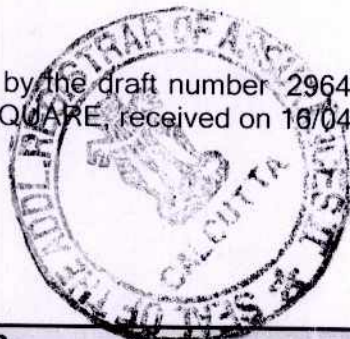
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

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

Payment of Fees:

Amount by Draft

Rs. 12451/- is paid , by the draft number 296459, Draft Date 10/04/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 16/04/2014



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCES-II

16/04/2014 13:20:00

EndorsementPage 1 of 2

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

Endorsement For Deed Number : I - 04552 of 2014
(Serial No. 04366 of 2014 and Query No. 1902L000007833 of 2014)

(Under Article : A(1) = 12353/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 16/04/2014)

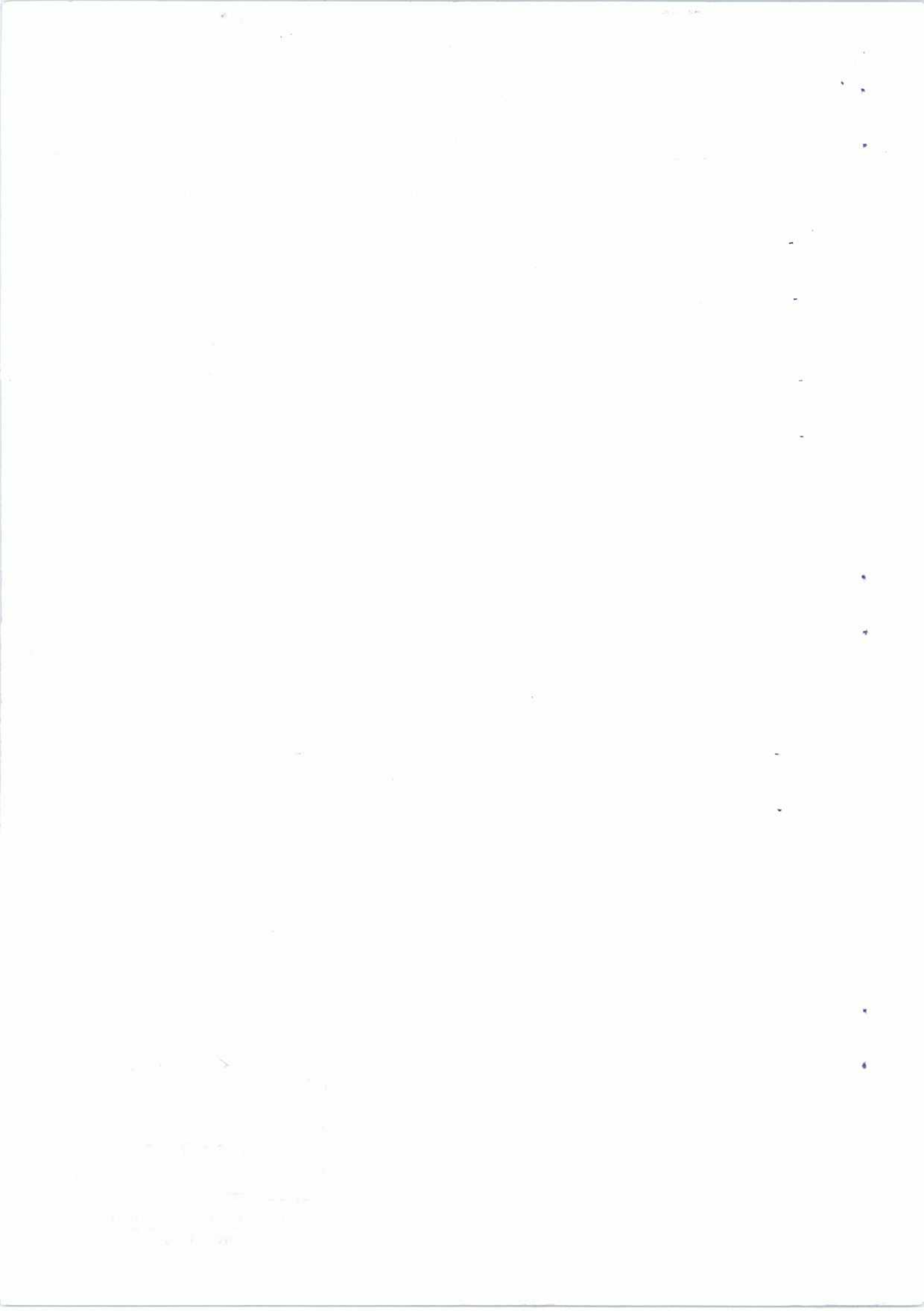
Deficit stamp duty

Deficit stamp duty Rs. 56171/- is paid , by the draft number 296458, Draft Date 10/04/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 16/04/2014

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCES-II



(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCES-II



- 3.1 **Loharuka Infrastructure Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata-700059, Police Station Baguihati (**PAN AABCG6822C**), represented by its authorized signatory, **Kailashpati Agarwal**, son of Late Shanti Swarup Agarwal, of Flat No.3C, Shyam Vatika, 397/1/1, Dakshindari Road, Kolkata-700048, Police Station Lake Town

(**Vendor**, includes successors-in-interest)

And

- 3.2 **Magnitude Nirman 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 AAICM7915P**), 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).

Vendor 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 2.25 (two point two five) decimal equivalent to 1 (one) *cottah* 5 (five) *chittack* and 35.06 (thirty five point zero six) 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.648, recorded in L.R. *Khatian* Nos. 178, 941, 958 and 1361, *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. 648 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 Vendor 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 Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Samsul Arafin Molla:** Samsul Arafin Molla was the sole owner of the Said Property.
- 5.1.2 **Demise of Samsul Arafin Molla:** Samsul Arafin Molla, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate*, leaving behind him surviving his only wife, Amena Bibi *alias* Amena Begum, his only son, Sahidul Islam Molla *alias* Sahidul



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Molla *alias* Sahidul Islam and his 3 (three) daughters, namely, (1) Majida Bibi *alias* Majida Khatun (2) Sajeda Bibi *alias* Sajeda Khatun and (3) Mamuda Khatun *alias* Masuda Khatun *alias* Masuda Begum (collectively **Legal Heirs Of Samsul**), as his sole legal heiresses and heir, who jointly inherited the right, title and interest of Late Samsul Arafin Molla in the Said Property, each having diverse shares and/or interest therein.

- 5.1.3 **Mutation:** Amena Bibi *alias* Amena Begum, Sahidul Islam Molla *alias* Sahidul Molla *alias* Sahidul Islam, Majida Bibi *alias* Majida Khatun and Mamuda Khatun *alias* Masuda Khatun *alias* Masuda Begum got their names mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* Nos.178, 1361, 941 and 958, respectively, in respect of the Said Property. Though by way of inheritance, Sajeda Bibi *alias* Sajeda Khatun, one of the abovenamed legal heiresses of Late Samsul Arafin Molla, was entitled for land measuring 0.3938 (zero point three nine three eight) decimal, more or less, in the Said Property, her name was erroneously not mutated in the records of the Block Land and Land Reforms Office at Rajarhat and the same got wrongfully mutated in the name of her sister, Majida Bibi *alias* Majida Khatun in addition to the original share and/or interest of Majida Bibi *alias* Majida Khatun in the Said Property.
- 5.1.4 **Gift by Amena Bibi *alias* Amena Begum:** By a Deed of Gift in Bengali language (*Daanpatra*) dated 31st January, 2013, registered in the Office of the District Sub-Registrar-II, North 24 Parganas at Barasat, in Book No. I, CD Volume No.6, at Pages 1356 to 1376, being Deed No.01378 for the year 2013, Amena Bibi *alias* Amena Begum, out of her natural love and affection, gifted the entirety of her share and/or interest in the Mother Property to her son, Sahidul Islam Molla *alias* Sahidul Molla *alias* Sahidul Islam.
- 5.1.5 **Purchase of Said Property by Vendor:** By an Indenture being a Deed of Sale dated 13th September, 2013, registered in the Office of the Additional District Sub-Registrar, Rajarhat, in Book No. I, CD Volume No.16, at Pages 6090 to 6105, being Deed No.11028 for the year 2013, the Vendor purchased the entirety of the share and/or interest of whatsoever and howsoever nature from (1) Sahidul Islam Molla *alias* Sahidul Molla *alias* Sahidul Islam (2) Majida Bibi *alias* Majida Khatun (3) Sajeda Bibi *alias* Sajeda Khatun and (4) Mamuda Khatun *alias* Masuda Khatun *alias* Masuda Begum, in the Mother Property.
- 5.1.6 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the entirety of the Said Property which is a portion of the Mother Property.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does 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 Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the 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 Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor 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 Vendor shall have no responsibility or obligation in this regard.

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ADDITIONAL REGISTRAR
REGISTRAR GENERAL, GOVERNMENT OF KARNATAKA
- 8 APR 2012

7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 2.25 (two point two five) decimal equivalent to 1 (one) *cottah* 5 (five) *chittack* and 35.06 (thirty five point zero six) 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.648, recorded in L.R. *Khatian* Nos. 178, 941, 958 and 1361, *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. 648 is delineated and demarcated on the **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 Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.11,23,026/- (Rupees eleven lac twenty three thousand and twenty six) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the



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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 Vendor 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 Vendor has handed over *khas*, vacant, peaceful and physical possession of the Said Property 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, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants 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 Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor 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 Vendor, the Vendor 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 *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendor is 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 Vendor hereby expressly (a) consents 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) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard.

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
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Notwithstanding such grant of powers and authorities, the Vendor undertakes 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 and in this regard shall sign all documents and papers as required by the Purchaser.

- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under it, 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 2.25 (two point two five) decimal equivalent to 1 (one) *cottah* 5 (five) *chittack* and 35.06 (thirty five point zero six) 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.648, recorded in L.R. *Khatian* Nos. 178, 941, 958 and 1361, *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 *Dag* No.648 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. 649
- On the East** : By land belonging to R.S./L.R. *Dag* No. 650
- On the South** : By land belonging to R.S./L.R. *Dag* No. 653
- On the West** : By land belonging to R.S./L.R. *Dag* No. 647

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owners
Raigachi	648	178, 941, 958 and 1361	<i>Sali</i>	9	2.25	Amena Bibi <i>alias</i> Amena Begun, Sahidul Islam Molla <i>alias</i> Sahidul Molla <i>alias</i> Sahidul Islam, Majida Bibi <i>alias</i> Majida Khatun and Mamuda Khatun <i>alias</i> Masuda Khatun <i>alias</i> Masuda Begun
Total Area of Land Sold:					2.25	



ADDITIONAL REGISTRAR
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9. Execution and Delivery

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

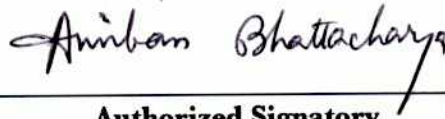
Loharuka Infrastructure Private Limited



Authorized Signatory

[Vendor]

Magnitude Nirman Private Limited



Authorized Signatory

[Purchaser]

Drafted by:



Susanta Bhattacharya, Advocate

Witnesses:

Signature 

Name Prasengit Nandi

Father's Name Sushil Nandi

Address Guna Kalinagar

Signature 

Name Aroko Chatterjee

Father's Name Debasish Chatterjee

Address Beharua, Nandanpara



AGENT, REGISTRAR
OF ASSURANCES-4, KOLKATA
- 9 APR 2013

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.11,23,026/- (Rupees eleven lac twenty three thousand and twenty six) 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
Cheque No.034310	09.04.2014	Axis Bank, Nimta Branch, Kolkata	Rs. 11,23,026/-	Loharuka Infrastructure Private Limited
Total:			Rs.11,23,026/-	

Loharuka Infrastructure Private Limited
LOHARUKA INFRASTRUCTURE PVT. LTD.

Kaishor Chatterjee

Director/Authorised Signatory
 Authorized Signatory

[Vendor]

Witnesses:

Signature *P. Nandi*

Name *Prasenjit Nandi*

Signature *Chatterjee*

Name *Aruno Chatterjee*



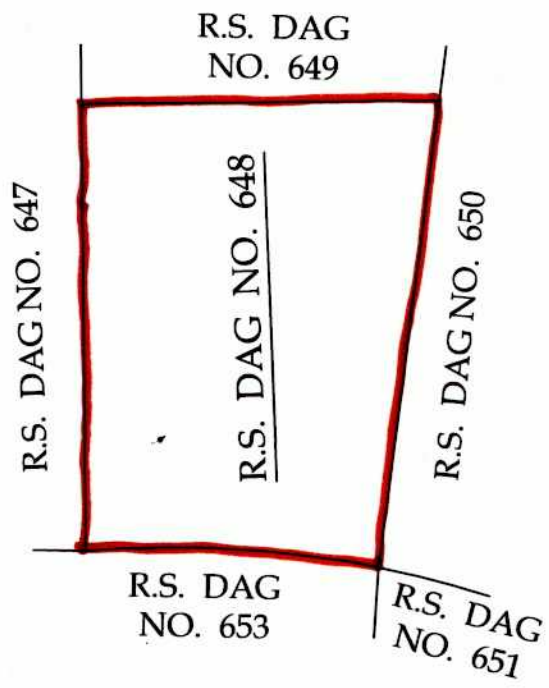
ADDITIONAL REGISTRAR
OF ASSURANCE, CALCUTTA
9 APR 2014

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Plan

SITE PLAN OF R.S./L.R. DAG NO.- 648, L.R. KHATIAN NO.- 1361, 958, 941 & 178, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 648 is 9 DECIMAL



Loharuka Infrastructure Pvt. Ltd.
Keil Chatterjee
Authorized Signatory / Director

MAGNITUDE NIRMAN PRIVATE LIMITED
Anirban Bhattacharya
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 2.2500 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 09 DECIMAL OF R.S./L.R. DAG NO.- 648.


























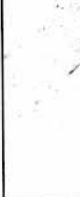






SHOWN THUS :-



Handwritten signature

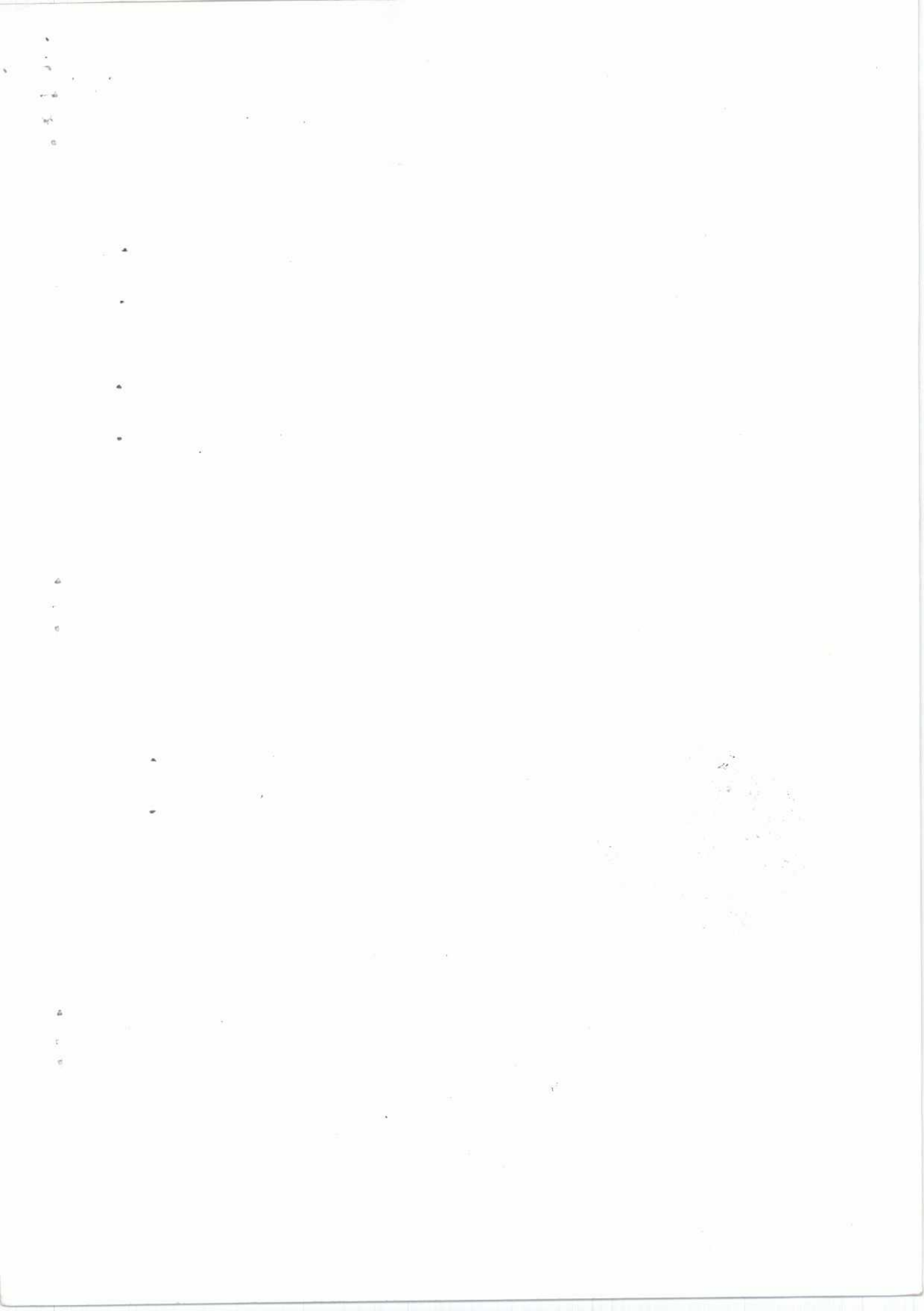
REGISTRAR OF COMPANIES
9 APR 2013

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
	<p align="center">Little</p>	<p align="center">Ring</p>	<p align="center">Middle (Left Hand)</p>	<p align="center">Fore (Left Hand)</p>	<p align="center">Thumb (Left Hand)</p>	
	<p><i>Anbum Bhattacharya</i></p>					
	<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle (Right Hand)</p>	<p align="center">Ring (Right Hand)</p>	<p align="center">Little (Right Hand)</p>	
						
	<p align="center">Little</p>	<p align="center">Ring</p>	<p align="center">Middle (Left Hand)</p>	<p align="center">Fore (Left Hand)</p>	<p align="center">Thumb (Left Hand)</p>	
	<p><i>Keel'as Arnel</i></p>					
	<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle (Right Hand)</p>	<p align="center">Ring (Right Hand)</p>	<p align="center">Little (Right Hand)</p>	
						
	<p align="center">Little</p>	<p align="center">Ring</p>	<p align="center">Middle (Left Hand)</p>	<p align="center">Fore (Left Hand)</p>	<p align="center">Thumb (Left Hand)</p>	
						
	<p align="center">Thumb</p>	<p align="center">Fore</p>	<p align="center">Middle (Right Hand)</p>	<p align="center">Ring (Right Hand)</p>	<p align="center">Little (Right Hand)</p>	



ADD. ...
OF ASSIS. ...
5 9 APR 1957



Dated this 9th day of April, 2014

Between

Loharuka Infrastructure Pvt. Ltd.
... Vendor

And

Magnitude Nirman Pvt. Ltd.
... Purchaser

CONVEYANCE

2.25 (two point two five) Decimal
Portion of
R.S./L.R. Dag No.648
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

1. The first condition is that the...

...the second condition is that the...



...the third condition is that the...

1 2 3 4


5 6 7 8

9 10 11 12

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 3379 to 3393
being No 04552 for the year 2014.




(Dulal chandra Saha) 21-April-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal