

05371/2014

16/239

5689/2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 204732

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1533/14
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 7-14
 KOLKATA
 2/5/14



M.V. 1670 2014

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

Additional Registrar
 of Assurances, Kolkata

10/5/14

CONVEYANCE

1. Date: 2nd May 2014
2. Place: Kolkata
3. Parties

SK. Alamgir,

SK. Alamgir,

33/12

2/15

14972

SAHA & RAY
Advocates

3A/1, 3rd Floor, Hastings Chambers
7C, Kiran Shankar Roy Road
Kolkata - 700001

NAME.....	7C, Kiran Shankar Roy Road
ADD.....	Kolkata - 700001
RE.....	
30 APR 2014	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

Ambar Bhattacharya

e-3108



PACIFY TOWER PRIVATE LIMITED

Ambar Bhattacharya

Authorized Signatory

30 APR 2014

30 APR 2014

e-3111

SK. Alamgir

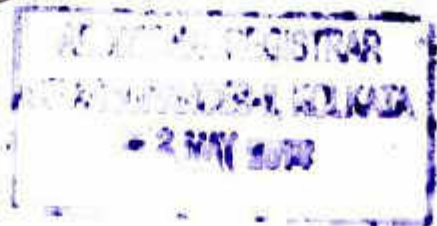


Identified by me

Maheshwar Jelan, S/o. Sunand Ali Mandal

Raigadia, Rajarhat

Professional Business





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

Endorsement For Deed Number : I - 05689 of 2014
(Serial No. 05371 of 2014 and Query No. 1902L000012817 of 2014)

On 02/05/2014

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

Presented for registration at 15.14 hrs on :02/05/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 02/05/2014 by

1. Sk Alamgir Alias Sekh Alamgir, son of Late Jammal Ali , Raigachi Choumatha, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Anirban Bhattacharya
Authorised Signatory, Pacify Tower Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By-Profession : Others

Identified By Mahidul Islam, son of S Ali Mondal, Raigachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

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

On 05/05/2014

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.-16,30,468/-

Certified that the required stamp duty of this document is Rs.- 81543 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

On 10/05/2014

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.

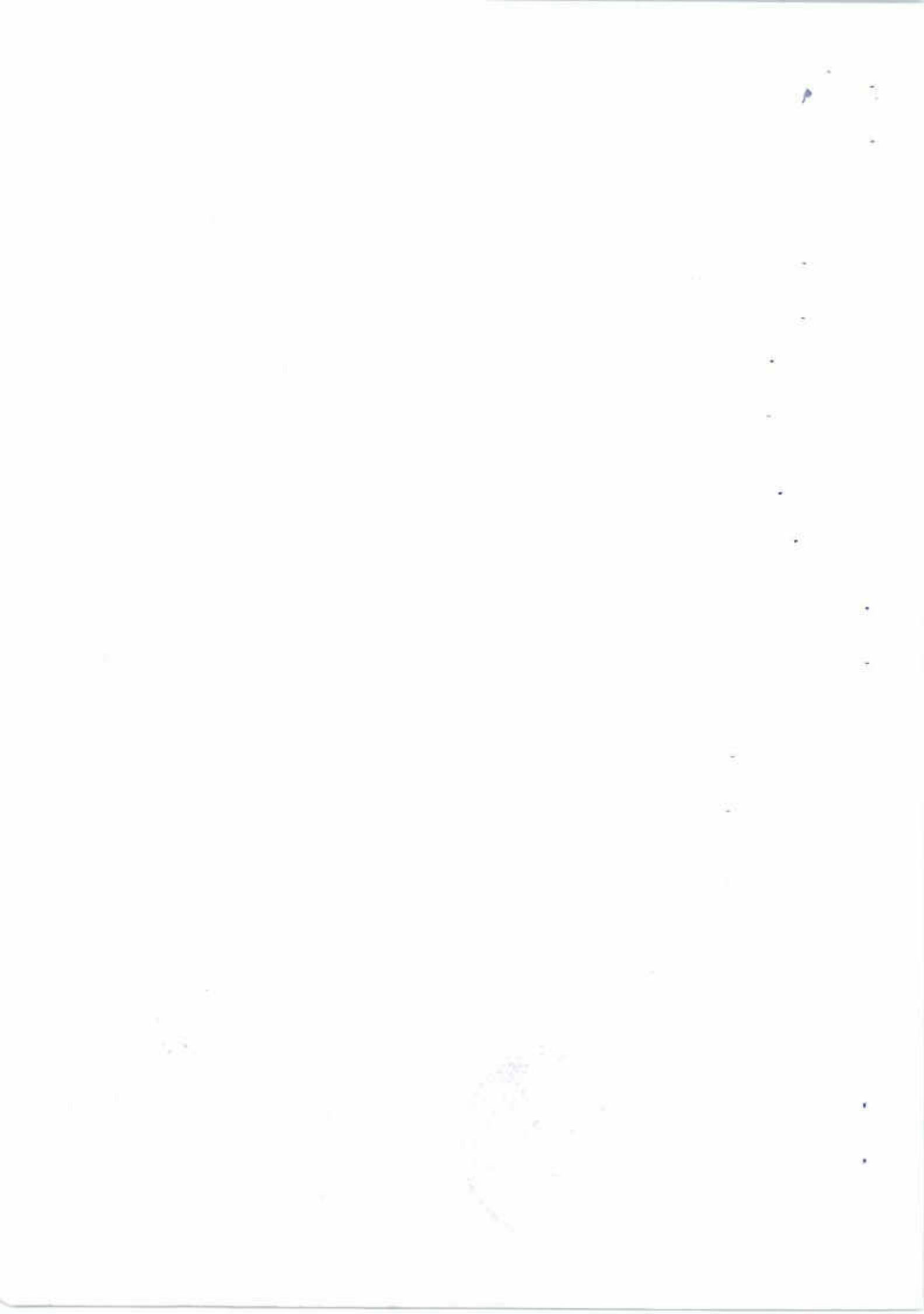
Payment of Fees:

Amount by Draft

Rs. 18028/- is paid , by the draft number 845350, Draft Date 07/05/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 07/05/2014



(Dulal 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 - 05689 of 2014
(Serial No. 05371 of 2014 and Query No. 1902L000012817 of 2014)

(Under Article : A(1) = 17930/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 10/05/2014)

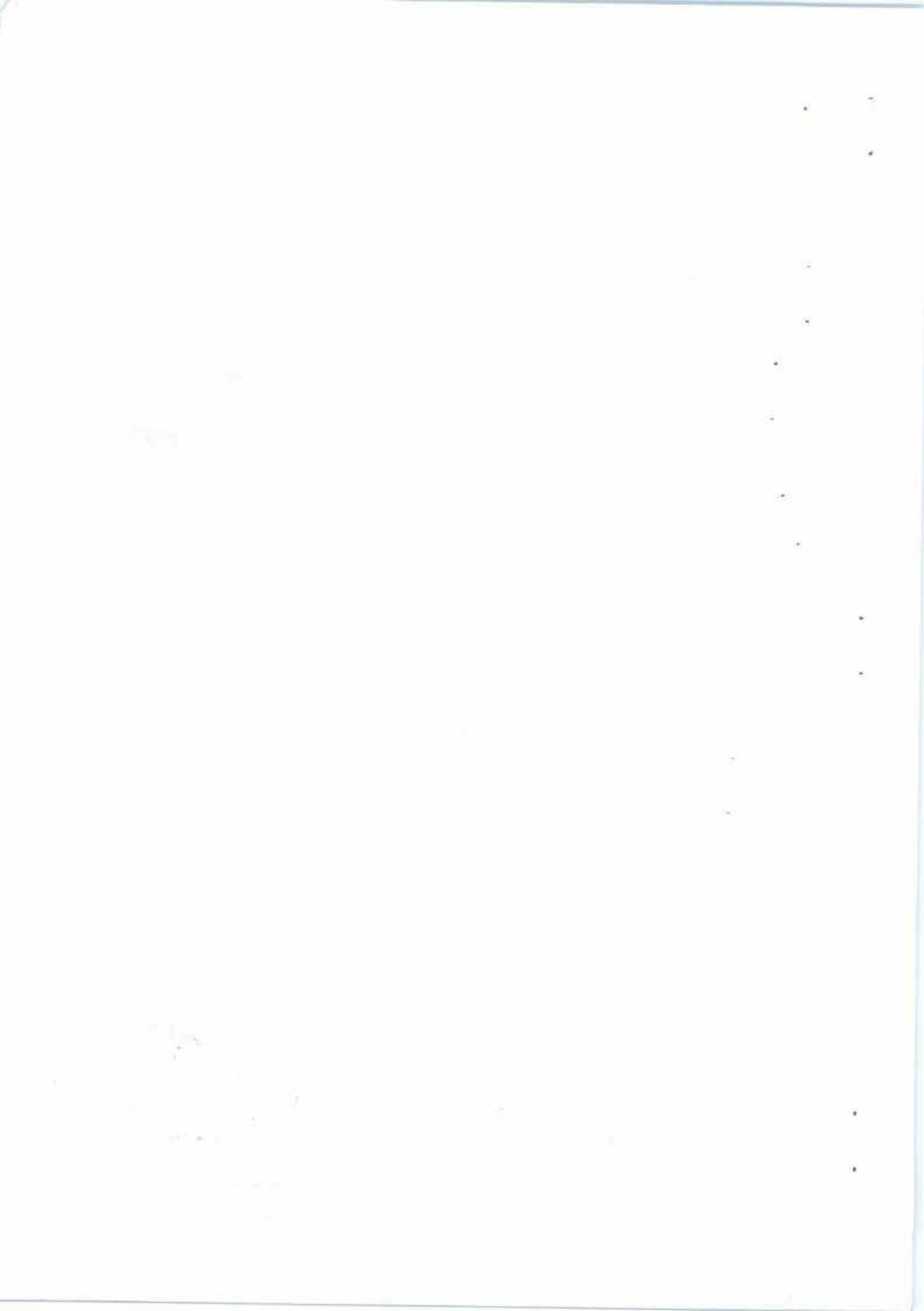
Deficit stamp duty

Deficit stamp duty Rs. 76543/- is paid , by the draft number 845351, Draft Date 07/05/2014, Bank :
State Bank of India, DALHOUSIE SQUARE, received on 10/05/2014

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



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



- 3.1 **Sr. Alamgir alias Sekh Alamgir**, son of Late Jammal Ali *alias* Jammal Sekh Ali *alias* Sekh Jammal/Ali, residing at Village Raigachi Choumatha, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN AIHPA5560E**)

(Vendor, includes successors-in-interest)

And

- 3.2 **Pacify Tower 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 AAHCP3419L**), 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 3.5 (three point five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 39.6 (thirty nine point six) square feet, more or less [out of 56 (fifty six) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 3.456 (three point four five six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.651, recorded in L.R. *Khatian* No.499, *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.651 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 Mother Property:** Golam Rasul and Golam Kader were the joint owners of land classified as *sali* (agricultural) measuring 56 (fifty six) decimal, more or less, comprised in R.S./L.R. *Dag* No.651, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, District North 24 Parganas (**Mother Property**), each having 1/2 (one half) share and/or interest in the Mother Property.

- 5.1.2 **Demise of Golam Rasul:** Golam Rasul, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate*, leaving behind him surviving his only wife, Chand Bibi, his only son, Golam Sarawar and his only daughter, Lakshmi Khaton (collectively **Legal Heirs Of Golam Rasul**), as his sole legal heiresses and heir, who jointly inherited the right, title and interest of Late Golam Rasul in the Mother Property, each having diverse shares and/or interest therein.

Sr. Alamgir



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U.S. DEPARTMENT OF JUSTICE

- 5.1.3 **Demise of Lakshmi Khatoon:** Lakshmi Khatoon, one of the Legal Heirs Of Golam Rasul, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate* as a spinster, leaving behind her surviving her mother, Chand Bibi and her only brother, Golam Sarawar (collectively **Legal Heirs Of Lakshmi Khatoon**), as her sole legal heiress and heir, who jointly inherited the right, title and interest of Late Lakshmi Khatoon in the Mother Property, each having diverse shares and/or interest therein.
- 5.1.4 **Marriage of Chand Bibi with Golam Kader:** After the death of her first husband, Golam Rasul, Chand Bibi got married for the second time with Golam Kader and out of such wedlock Sheikh Anowar Ali *alias* Sk. Anowar Ali *alias* Sekh Anowar (**Anowar**) was born. The above named Lakshmi Khatoon (one of the Legal Heirs Of Golam Rasul) died prior to the birth of Anowar and hence, in accordance with the *Sunni* School of Mohammedan Law, Anowar got no share and/or interest out of the right, title and interest of Late Lakshmi Khatoon in the Mother Property.
- 5.1.5 **Demise of Golam Kader:** Golam Kader, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate*, leaving behind him surviving his only wife, Chand Bibi and his only son, Anowar (collectively **Legal Heirs Of Golam Kader**), as his sole legal heiress and heir, who jointly inherited the right, title and interest of Late Golam Kader in the Mother Property, each having diverse shares and/or interest therein.
- 5.1.6 **Ownership of Chand Bibi In Mother Property:** In the above mentioned circumstances, in accordance with the *Sunni* School of Mohammedan Law, Chand Bibi, being one of the Legal Heirs Of Golam Rasul, one of the Legal Heirs Of Lakshmi Khatoon and also one of the Legal Heirs Of Golam Kader, became the sole owner of land measuring 9.7222 (nine point seven two two two) decimal, more or less, out of the Mother Property.
- 5.1.7 **Mutation:** Though Chand Bibi was entitled for land classified as *sali* (agricultural) measuring 9.7222 (nine point seven two two two) decimal, more or less, out of the Mother Property, she got her name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.499, in respect of land measuring 5.9528 (five point nine five two eight) decimal, more or less, out of her entitlement in the Mother Property.
- 5.1.8 **Marriage of Chand Bibi with Jammal Ali:** After the death of Golam Kader, Chand Bibi got married for the third time with Jammal Ali *alias* Jamat Sekh Ali *alias* Sekh Jamat Ali and out of such wedlock Sk. Alamgir *alias* Sekh Alamgir (the Vendor herein), being the only son and (1) Kohinoor Begum (2) Mumtaj Begum and (3) Aleya Bibi, being 3 (three) daughters were born.
- 5.1.9 **Said Agreement of Said Property:** By an Agreement dated 2nd November, 2006 (**Said Agreement**), Chand Bibi (the predecessors-in-title of the Vendor) had agreed to sell land classified as *sali* (agricultural) measuring 7 (seven) decimal, more or less (**Portion Of Chand's Entitlement In Mother Property**), out of Chand Bibi's total entitlement in the Mother Property, to Jenco Developers Private Limited (**Jenco**). Jenco paid to Chand Bibi (the predecessors-in-title of the Vendor) a total sum of Rs.40,000/- (Rupees forty thousand) (**Said Advance**) under the Said Agreement.
- 5.1.10 **Gift by Chand Bibi:** By a Deed of Gift in Bengali language (*Daanpatra*) dated 28th January, 2009, registered in the Office of the District Sub-Registrar II, North 24



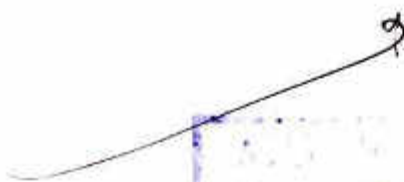


ಕರ್ನಾಟಕ ಸರ್ಕಾರ -
ಕೃಷಿ ಇಲಾಖೆ, ಬೆಂಗಳೂರು
2 MAY 2002

Parganas at Barasat, in Book No. I, CD Volume No.19, at Pages 3367 to 3378, being Deed No.05171 for the year 2013, Chand Bibi, out of her natural love and affection, gifted *inter alia* the entirety of Portion Of Chand's Entitlement In Mother Property to her son, namely Sk. Alamgir *alias* Sekh Alamgir (the Vendor herein) [who was born out of Chand Bibi's wedlock with Jammatt Ali *alias* Jamat Sekh Ali *alias* Sekh Jamat Ali (since deceased)].

- 5.1.11 **Absolute Ownership of Vendor in Said Property:** In the above mentioned circumstances, the Vendor has become the sole and absolute owner of the Portion Of Chand's Entitlement In Mother Property. The Said Property (defined in Clause 4.1 above) is a portion of the Portion Of Chand's Entitlement In Mother Property and the Said Property is the subject matter of this Conveyance.
- 5.1.12 **Assignment to Green Oaks:** By an Agreement dated 8th October, 2010 (**First Assignment Agreement**), Jenco assigned to Green Oaks Developers (**Green Oaks**) and its assigns *inter alia* all rights of any and every nature whatsoever of Jenco in the Said Property acquired by virtue of the Said Agreement and/or against Chand Bibi (the predecessors-in-title of the Vendor) under the Said Agreement and/or otherwise together with the benefit of the Said Advance.
- 5.1.13 **Assignment to Siddha Projects:** By an Agreement dated 7th November, 2011 (**Second Assignment Agreement**), Green Oaks further assigned to Siddha Projects Private Limited (**Siddha Projects**) and its assigns *inter alia* all rights of any and every nature whatsoever of Green Oaks in the Said Property acquired by virtue of the Said Agreement, the First Assignment Agreement and/or against Chand Bibi (the predecessors-in-title of the Vendor) under the Said Agreement and the First Assignment Agreement and/or otherwise together with the benefit of the Said Advance.
- 5.1.14 **Assignment to Pioneer Prodev:** By an Agreement dated 31st March, 2012 (**Third Assignment Agreement**), Siddha Projects further assigned to Pioneer Prodev Private Limited (**Pioneer Prodev**) and its assigns *inter alia* all rights of any and every nature whatsoever of Siddha Projects in the Said Property acquired by virtue of the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement and/or against Chand Bibi (the predecessors-in-title of the Vendor) under the Said Agreement, the First Assignment Agreement and the Second Assignment Agreement and/or otherwise together with the benefit of the Said Advance.
- 5.1.15 **Assignment to Purchaser:** By an Agreement dated 3rd March, 2014 (**Fourth Assignment Agreement**), Pioneer Prodev further assigned to the Purchaser and its assigns *inter alia* all rights of any and every nature whatsoever of Pioneer Prodev in the Said Property acquired by virtue of the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement, the Third Assignment Agreement and/or against Chand Bibi (the predecessors-in-title of the Vendor) under the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement and the Third Assignment Agreement and/or otherwise together with all benefits together with the benefit of the Said Advance.
- 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


 Sk. Alamgir



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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.
- 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, *debentures*, 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 *khass*, 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, 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,



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2 MAY 1972

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.

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 classified as *sali* (agricultural) measuring 3.5 (three point five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 39.6 (thirty nine point six) square feet, more or less [out of 56 (fifty six) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 3.456 (three point four five six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.651, recorded in L.R. *Khatian* No.499, *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.651 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.16,30,468/- (Rupees sixteen lac thirty thousand four hundred and sixty eight) 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



SK. Alamgir



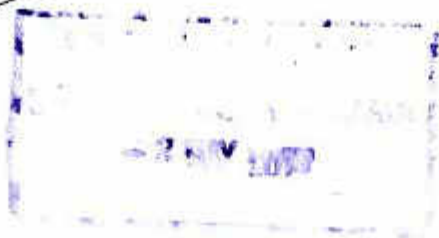
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GOVT. OF KARNATAKA
BANGALORE

law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the 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, 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 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 give 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


S.K. Alamgir



all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the 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 him, 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 *sahi* (agricultural) measuring 3.5 (three point five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 39.6 (thirty nine point six) square feet, more or less [out of 56 (fifty six) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 3.456 (three point four five six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.651, recorded in L.R. *Khatian* No.499, *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.651 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.650
- On the East** : By land belonging to R.S./L.R. *Dag* Nos.691 and 711 of *Mouza* Reckjoani
- On the South** : By land belonging to R.S./L.R. *Dag* Nos.712 and 713 of *Mouza* Reckjoani
- On the West** : By land belonging to R.S./L.R. *Dag* Nos.652 and 653

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.

Stk. Alamgir.



Handwritten signature and date in blue ink. The signature is written in a cursive style, and the date is '25/07/2013'. A horizontal line is drawn above the signature and date.

9. Execution and Delivery

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

Sk. Alamgir

Sk. Alamgir alias Sekh Alamgir

[Vendor]

Read over and explained the contents of this document by me to Sk. Alamgir alias Sekh Alamgir in Bengali language, who after understanding the meaning and purport of this document, put his signature in my presence.

Signature _____

Sk. Alamgir

Pacify Tower Private Limited

Anubon Bhattacharya

Authorized Signatory

[Purchaser]

Drafted by:

Shuvadip Chakraborty

Shuvadip Chakraborty, Advocate

Witnesses:

Signature *Mahidul Islam*

Name MAHIDUL ISLAM

Father's Name Sunnat Ali Mondal

Address Raigachi, Rajshahi
Ko-1-135

Signature *SK Noor Islam*

Name SK NOOR ISLAM

Father's Name Yousuf Ali

Address Raigachi
Post: Rajshahi
K-27/20135



МІНІСТЕРСТВО СЕЛЬСКОГО ХОЗЯЙСТВА
РЕСПУБЛИКИ КАЗАХСТАН
— 2 NOV 2004

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.16,30,468/- (Rupees Sixteen lac thirty thousand four hundred and sixty eight) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 491209 (Part)	02.11.2006	Vijaya Bank, S.N. Road Branch, Kolkata	15,000/-
Cash	02.11.2006	Not Applicable	5,000/-
Pay Order No. 003219	29.04.2014	Axis Bank Limited, Kolkata Branch	16,10,468/-
Total:			16,30,468/-

Sk. Alamgir

Sk. Alamgir alias Sekh Alamgir

[Vendor]

Read over and explained the contents of this document by me to Sk. Alamgir alias Sekh Alamgir in Bengali language, who after understanding the meaning and purport of this document, put his signature in my presence.

Signature _____

Witnesses:

Signature Mahidul Islam

Name MAHIDUL ISLAM

Signature SK NOOR ISLAM

Name SK NOOR ISLAM

Sk Alamgir

100

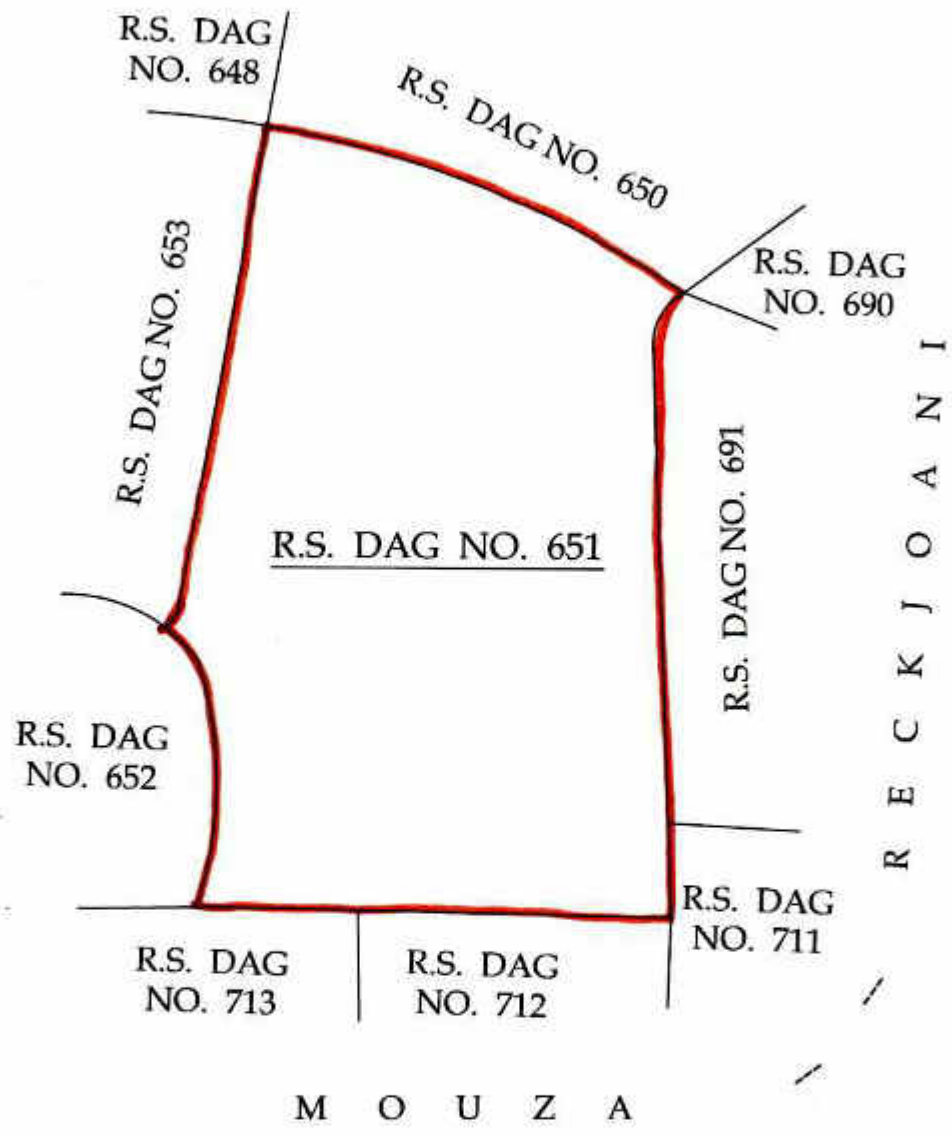


POSTAL
SINGAPORE
22 NOV 1968

Plan

SITE PLAN OF R.S./L.R. DAG NO.- 651, L.R. KHATIAN NO.-419, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 651 is 56 DECIMAL



SK. Alamgir

PACIFY TOWER PRIVATE LIMITED
Anuban Bhattacharya
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S :



































LEGEND : 3.5000 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 56 DECIMAL OF R.S./L.R. DAG NO.- 651.

SHOWN THUS :-



2013
KARNATAKA
- 2 MAY 2013

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



POST OFFICE
LUSIA
2 MAY 1958

Dated this 2nd day of May, 2014

Between

**Sk. Alamgir alias Sekh Alamgir
... Vendor**

And

**Pacify Tower Pvt. Ltd.
... Purchaser**

CONVEYANCE

3.5 (three point five)
Portion of
R.S./L.R. Dag No.651
Monza 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 27
Page from 174 to 189
being No 05689 for the year 2014.



(Dulal chandraSaha) 10-May-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal