

00431/2013

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

59AA 996091

LTI of Chaprun Bibi
by the pen of

LTI of Jantna Bibi
by the pen of

Mohuddin Molla

Mohuddin Molla

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

Additional Registrar of Assurances II, Kolkata

19.1.13

হানিম মোল্লা

আছিয়া বিবি
আব্দুল মোল্লা

CONVEYANCE

হফিজুল মোল্লা

1. Date: 11th JANUARY, 2013

ব্রেজিনা

2. Place: Kolkata

3. Parties

3.1 **Chaprun Bibi**, wife of Late Al-dul Sukur Molla *alias* Sukur Ali Molla *alias* Sukur Ali *alias* Sukur, residing at Village Raigachi Molla Para, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas

আব্দুল মোল্লা
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হফিজুল মোল্লা
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Additional Registrar of Assurances II, Kolkata

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Sl. No. DATE 15 DEC 2012

NAME

ADD

AMT



Ruisen

BRISK SALES PRIVATE LIMITED

Ruisen

Authorised Signatory



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Mousumi Ghosh

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

271 of Chapra Bibi
by the son of

Mohiuddin Molka



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রাজকুমারী



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শনিয়া মোল্লা



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Mohiuddin Molka



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

Endorsement For Deed Number : I - 00699 of 2013
(Serial No. 00431 of 2013)

On 11/01/2013

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

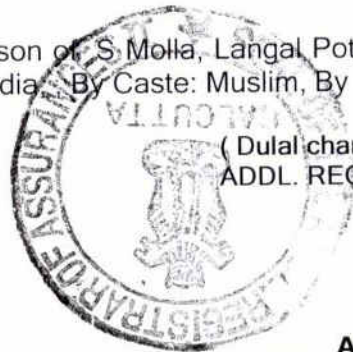
Presented for registration at 17.25 hrs on :11/01/2013, at the Private residence by Raghwendra Kumar Misra ,Claimant.

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

Execution is admitted on 11/01/2013 by

1. Chaprun Bibi, wife of Late Abdul Sukur Molla , Raigachi Molla Para, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : House wife
2. Rafikul Molla Alias Molla Rafibul, son of Late Abdul Sukur Molla , Raigachi Molla Para, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
3. Hanif Molla Alias Molla Hanif, son of Late Abdul Sukur Molla , Raigachi Molla Para, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
4. Asraf Molla Alias Molla Asraf, son of Late Abdul Sukur Molla , Raigachi Molla Para, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
5. Jarina Bibi, wife of Jonab Ali , Iswaripur, Thana:-Khardaha, P.O. :-Suryapur ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-743120, By Caste Muslim, By Profession : Others
6. Achia Bibi Alias Achhiya, wife of Sahabuddin Ali , Bhangar Nalpukur, Thana:-Bhangar, P.O. :-Bhangar ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Muslim, By Profession : Others
7. Serina Bibi, wife of Saokat Molla , Chapna Patharghata, Kol, Thana:-New Town, P.O. :-Patharghata ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
8. Raghwendra Kumar Misra
Authorised Signatory, Brisk Sales Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.
By Profession : Others

Identified By Mohiuddin Molla, son of S.Molla, Langal Pota, Thana:-Barasat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.



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

(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 - 00699 of 2013
(Serial No. 00431 of 2013)

On 15/01/2013

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-26,18,179/-

Certified that the required stamp duty of this document is Rs.- 157111 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

On 19/01/2013

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

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

Payment of Fees:

Amount by Draft

Rs. 28896/- is paid , by the draft number 752474, Draft Date 17/01/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 19/01/2013

(Under Article : A(1) = 28798/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 19/01/2013)

Deficit stamp duty

Deficit stamp duty Rs. 157111/- is paid , by the draft number 752473, Draft Date 17/01/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 19/01/2013

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



(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

- 3.2 **Rafikul Molla alias Molla Rafibul**, son of Late Abdul Sukur Molla *alias* Sukur Ali Molla *alias* Sukur Ali *alias* Sukur, residing at Village Raigachi Molla Para, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas
- 3.3 **Hanif Molla alias Molla Hanif**, son of Late Abdul Sukur Molla *alias* Sukur Ali Molla *alias* Sukur Ali *alias* Sukur, residing at Village Raigachi Molla Para, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas
- 3.4 **Asraf Molla alias Molla Asraf**, son of Late Abdul Sukur Molla *alias* Sukur Ali Molla *alias* Sukur Ali *alias* Sukur, residing at Village Raigachi Molla Para, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas
- 3.5 **Jarina Bibi**, wife of Jonab Ali *alias* Sk. Jonab Ali, residing at Village Iswaripur, Post Office Suryapur, PIN-743120, Police Station Khardah, District North 24 Parganas
- 3.6 **Achia Bibi alias Achhiya**, wife of Sahabuddin, residing at Village Bhangar Nalpur, Post Office Bhangar, PIN- 743502, Police Station Bhangar, District South 24 Parganas
- 3.7 **Serina Bibi**, wife of Saokat Molla, residing at Village Chapna Patharghata, Post Office Patharghata, Kolkata-700135, Police Station New Town, District North 24 Parganas
(collectively **Vendors**, includes successors-in-interest)

And

- 3.8 **Brisk Sales 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 AAECB6603P**), represented by its authorized signatory Raghendra Kumar Misra, son of Ajit Kumar Mishra, of 99A, Park Street, Kolkata-700016, Police Station Park Street
(**Purchaser**, includes successors-in-interest).

Vendors and Purchaser, collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property: (1)** Land classified as *danga* (highland) measuring 4.5000 (four point five zero zero zero) decimal equivalent to 2 (two) *cottah* 11 (eleven) *chittack* and 25.2 (twenty five point two) square feet, more or less [out of 18 (eighteen) decimal equivalent to 10 (ten) *cottah* 14 (fourteen) *chittack* and 10.8 (ten point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 597, recorded in L.R. *Khatian* No. 1292, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat* (**RBGP No.I**), Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No.597 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And (2)** land classified as *sali* (agricultural) measuring 2.2500 (two point two five zero zero) 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

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আব্দুল হামিদ



ZTI of Janina Bibi
by the per of
Mohiuddin Molla



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আছিয়া বিবি



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শ্রেয়িকা বিবি



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IDENTIFIED BY

Mohiuddin Molla

Sonab- Shariuddin Molla
VIL-Langal Pata, P.O. Matiajpur
P.S. Baleshat - KOL-700135
By occupation
Business



less], being a portion of R.S./L.R. *Dag* No. 648, recorded in L.R. *Khatian* No.1292, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 648 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**), the First Land and the Second Land **aggregating to** land measuring 6.7500 (six point seven five zero zero) decimal equivalent to 4 (four) *cottah* 1 (one) *chittack* and 15.26 (fifteen point two six) square feet, more or less, more fully described in the **2nd Schedule** below (collectively **Said Property**) **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

- 5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Abdul Sukur Molla:** Abdul Sukur Molla *alias* Sukur Ali Molla *alias* Sukur Ali *alias* Sukur (**Abdul Sukur Molla**) was the recorded owner of the Said Property in L.R. *Khatian* No. 1292.
- 5.1.2 **Demise of Abdul Sukur Molla:** As per the Certificate dated 19th June, 2012 issued by the RBGP No.I, on or about 13th September, 2002, Abdul Sukur Molla, a Muslim governed by the Mohammedan Law, died *intestate* leaving behind surviving his wife Chaprun Bibi (the Vendor No.3.1 herein), his 3 (three) sons, namely (1) Rafikul Molla *alias* Molla Rafibul (the Vendor No.3.2 herein) (2) Hanif Molla *alias* Molla Hanif (the Vendor No.3.3 herein) and (3) Asraf Molla *alias* Molla Asraf (the Vendor No.3.4 herein) and his 3 (three) daughters, namely (1) Jarina Bibi (the Vendor No.3.5 herein) (2) Achia Bibi *alias* Achhiya (the Vendor No.3.6 herein) and (3) Serina Bibi (the Vendor No.3.7 herein) as his only legal heirs and heiresses who jointly and in diverse shares inherited the right, title and interest of Late Abdul Sukur Molla in the Said Property.
- 5.1.3 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Said Property, comprising of the First Land and the Second Land.
- 5.2 **Representations, Warranties and Covenants by Vendors:** The Vendors represent, warrant and covenant as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

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ADDITIONAL REGISTRAR
OF ASSURANCE
11 JAN 2013

- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above (collectively **Representations**).
- 6.2 **Surrender of Rights by Pioneer Prodev Private Limited:** 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 such claims in favour of the Purchaser. The Vendors shall have no responsibility or obligation in this regard.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **2nd Schedule** below, comprising of (1) the First Land, i.e. land classified as *danga* (highland) measuring 4.5000 (four point five zero zero zero) decimal equivalent to 2 (two) *cottah* 11 (eleven) *chittack* and 25.2 (twenty five point

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ADDITIONAL ASSISTANT
SECRETARY
11 JAN 2013

two) square feet, more or less [out of 18 (eighteen) decimal equivalent to 10 (ten) *cottah* 14 (fourteen) *chittack* and 10.8 (ten point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 597, recorded in L.R. *Khatian* No. 1292, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No.597 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Land, i.e. land classified as *sali* (agricultural) measuring 2.2500 (two point two five zero zero) 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* No.1292, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 648 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon, **aggregating to** land measuring 6.7500 (six point seven five zero zero) decimal equivalent to 4 (four) *cottah* 1 (one) *chittack* and 15.26 (fifteen point two six) square feet, more or less **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.9,50,000/- (Rupees nine lac and fifty thousand) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the

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ADDITIONAL SECRETARY
OF ASSAM
11 JAN 2013

Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, 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 by reason of the aforesaid.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's 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 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.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

স্বাক্ষরিত হইয়াছে

শ্রী নিমসমোহা

আছিয়া বিবি সোহিনা

স্বাক্ষরিত হইয়াছে

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ADDRESS ONLY
OF AGRICULTURE
11 JAN 2013

1st Schedule
Part I
(First Land)

Land classified as *danga* (highland) measuring 4.5000 (four point five zero zero zero) decimal equivalent to 2 (two) *cottah* 11 (eleven) *chittack* and 25.2 (twenty five point two) square feet, more or less [out of 18 (eighteen) decimal equivalent to 10 (ten) *cottah* 14 (fourteen) *chittack* and 10.8 (ten point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 597, recorded in L.R. *Khatian* No. 1292, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said *Dag* No. 597 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No.602 and by portion of R.S./L.R. *Dag* No.598
On the East : By R.S./L.R. *Dag* No.561 and by portion of R.S./L.R. *Dag* No.592
On the South : By R.S./L.R. *Dag* No.593
On the West : By portions of R.S./L.R. *Dag* Nos.596 and 598

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

Part II
(Second Land)

Land classified as *sali* (agricultural) measuring 2.2500 (two point two five zero zero) 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* No.1292, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said *Dag* No. 648 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 649
On the East : By R.S./L.R. *Dag* No. 650
On the South : By portion of R.S./L.R. *Dag* No. 653
On the West : By portion of R.S./L.R. *Dag* No. 647

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

2nd Schedule
(Said Property)

Land classified as *danga* (highland) measuring 4.5000 (four point five zero zero zero) decimal equivalent to 2 (two) *cottah* 11 (eleven) *chittack* and 25.2 (twenty five point two) square feet, more or less [out of 18 (eighteen) decimal equivalent to 10 (ten) *cottah* 14

২৫ নিম্নমোমালা

আজগাওর মোমালা

আছিয়া বিবি

সেরিনা

৭ ষড়িকুম মোমালা

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ADDITIONAL SECRETARY
OF AGRICULTURE
11 JAN 2013

(fourteen) *chittack* and 10.8 (ten point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 597, recorded in L.R. *Khatian* No. 1292, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** above and the said *Dag* No.597 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 2.2500 (two point two five zero zero) 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* No.1292, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in the **Part II** of the **1st Schedule** above and the said *Dag* No. 648 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon

aggregating to land measuring 6.7500 (six point seven five zero zero) decimal equivalent to 4 (four) *cottah* 1 (one) *chittack* and 15.26 (fifteen point two six) square feet, more or less

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

The details of the Said Property are tabulated below:

<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	597	1292	<i>Danga</i>	18.00	4.5000	Abdul Sukur Molla
Raigachi	648	1292	<i>Sali</i>	9.00	2.2500	Abdul Sukur Molla
Total Area of Land Sold:					6.7500	

9. Execution and Delivery

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

LTI of Chaprun Bibi
by the pen of
Motiulci M.



(Chaprun Bibi)

Alifur Rahman Molla Rafikul Molla

(Rafikul Molla alias Molla Rafikul)



ADDITIONAL REGISTRAR
OF COMPANIES, CALCUTTA
11 JAN 2013

হানিফ মোল্লা

আসরাফ মোল্লা

(Hanif Molla alias Molla Hanif)

(Asraf Molla alias Molla Asraf)

LTI of Jarina Bibi
by the pen of

Mohiuddin Molla.

(Jarina Bibi)

আছিয়া বিবি

(Achia Bibi alias Achhiya)

সেরিনা বিবি

(Serina Bibi)
[Vendors]

Read over and explained the contents of this document by me to (1) Chaprun Bibi (2) Rafikul Molla alias Molla Rafibul (3) Hanif Molla alias Molla Hanif (4) Asraf Molla alias Molla Asraf (5) Jarina Bibi (6) Achia Bibi alias Achhiya and (7) Serina Bibi in Bengali language, who after understanding the meaning and purport of this document, put their LTI/signatures in my presence.

Signature Mohiuddin Molla.

Brisk Sales Private Limited

R Misra

(Raghwendra Kumar Misra)
Authorized Signatory
[Purchaser]

Drafted by me:



Sumanta Basu
Advocate

Witnesses:

Signature Mohiuddin Molla.

Signature SK Noor Isam

Name MOHIUDDIN MOLLA

Name SK NOOR ISAM

Father's Name Shariuddin

Father's Name Yswar Aui

Address Langul pata, P.O.

Address Kaizalini

Motiagacha, P.S., Barasat
Kat. 700135

PO PPS Rajarhat



[Handwritten signature]

ADDITIONAL MEMBER
OF ASSOCIATION OF...
11 JAN 2013

Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.9,50,000/- (Rupees nine lac and fifty thousand) towards full and final payment of the Consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No. 368794	11.01.2013	Axis Bank Limited, Nimta Branch, Kolkata	50,000/-
Pay Order No. 368795	11.01.2013	Axis Bank Limited, Nimta Branch, Kolkata	2,50,000/-
Pay Order No. 368796	11.01.2013	Axis Bank Limited, Nimta Branch, Kolkata	2,50,000/-
Pay Order No. 368797	11.01.2013	Axis Bank Limited, Nimta Branch, Kolkata	2,50,000/-
Pay Order No. 368798	11.01.2013	Axis Bank Limited, Nimta Branch, Kolkata	50,000/-
Pay Order No. 368799	11.01.2013	Axis Bank Limited, Nimta Branch, Kolkata	50,000/-
Pay Order No. 368800	11.01.2013	Axis Bank Limited, Nimta Branch, Kolkata	50,000/-
Total:			9,50,000/-

LTI of Chaprun Bibi
by the per of
Mokhiddin Molla.

(Chaprun Bibi)

রাফিকুল মোল্লা

(Rafikul Molla alias Molla Rafibul)

হানিফ মোল্লা

(Hanif Molla alias Molla Hanif)

আসরাফ মোল্লা

(Asraf Molla alias Molla Asraf)

LTI of Jarina Bibi
by the per of
Mokhiddin Molla.

(Jarina Bibi)

আছিয়া বিবি

(Achhia Bibi alias Achhiya)

সেরিনা বিবি

(Serina Bibi)
[Vendors]

Read over and explained the contents of this document by me to (1) Chaprun Bibi (2) Rafikul Molla alias Molla Rafibul (3) Hanif Molla alias Molla Hanif (4) Asraf Molla alias Molla Asraf (5) Jarina Bibi (6) Achhia Bibi alias Achhiya and (7) Serina Bibi in Bengali language, who after understanding the meaning and purport of this document, put their LTI/signatures in my presence.

Signature Mokhiddin Molla

Witnesses:

Signature Mokhiddin Molla

Signature Sikhar Jamir

Name MOKHIDDIN MOLLA

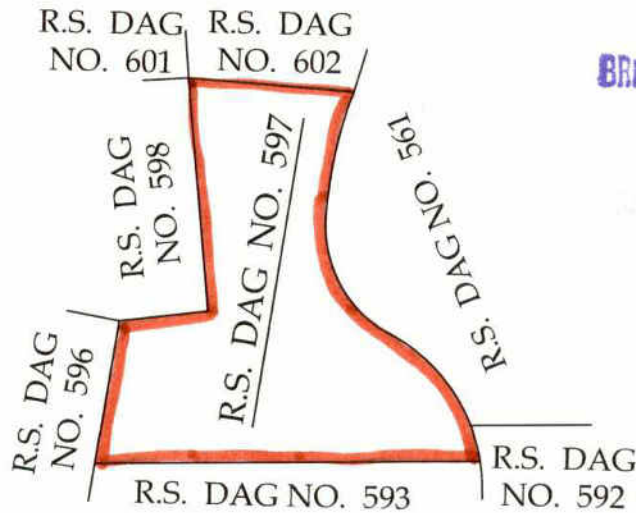
Name SIKHAR ISLAM



ADDITIONAL COPY
OF AGREEMENT
11 JAN 2013

SITE PLAN OF R.S./L.R. DAG NO.- 597, L.R. KHATIAN NO.- 1292, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 597 is 18 DECIMAL



BRISK SALES PRIVATE LIMITED

Raishan
Authorised Signatory



LTI of Janta Bibi
by the per of
Mohiuddin's son.



LTI of Janta Bibi
by the per of
Mohiuddin Molla

Raishan

সৌকিনা বিবি

আছিয়া বিবি

২১ নিশ মোল্লা
আব্দুল মোল্লা

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 4.5000 DECIMAL UNDIVIDED SHARE OF DANGA LAND OUT OF 18 DECIMAL OF R.S./L.R. DAG NO.- 597 .

SHOWN THUS :- 

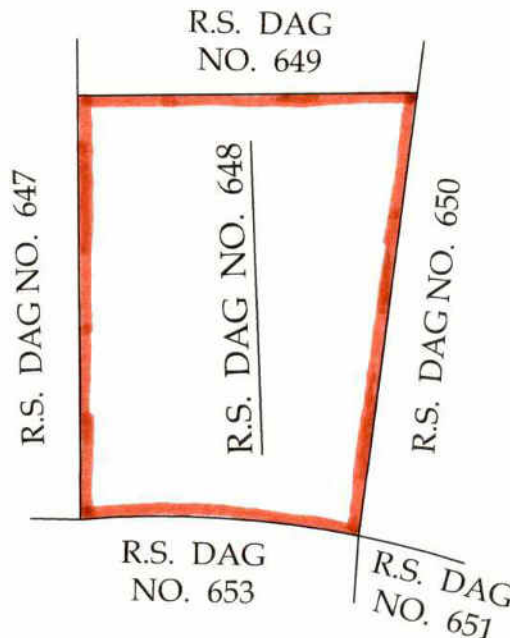
রাশিকান মোল্লা



~~ADDITIONAL RECORDS
OF THE DEPARTMENT OF AGRICULTURE~~
11 JAN 2013

SITE PLAN OF R.S./L.R. DAG NO.- 648, L.R. KHATIAN NO.- 1292, 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



BRISK SALES PRIVATE LIMITED

Ruishi

Authorised Signatory



LTI of Janira Bibi, by the per of Motiuddin m.



LTI of Chapra Bibi by the per of Motiuddin Molla.

২৭ নিম্নমোক্তা
৩০৩০৭৮ মোক্তা

জেরিনা বিবি
আছিয়া বিবি

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 :-














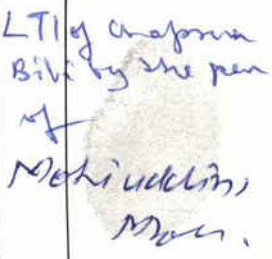











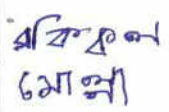












২৭ নিম্নমোক্তা



ADDITIONAL SECRETARY
OFFICE OF ASSISTANT SECRETARY
11 JAN 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



ADDITIONAL
OFFICE OF THE
11 JAN 2013

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 27/12/20 607/2011					
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
	 02/12/2011 607/2011					
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)
	 27/12/2011 Bibi by the name of Mehinder Kaur					
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)



ACQUITTANCE RECEIVED
OF RECEIPT
11 JAN 2013

SPECIMEN FORM TEN FINGER PRINTS

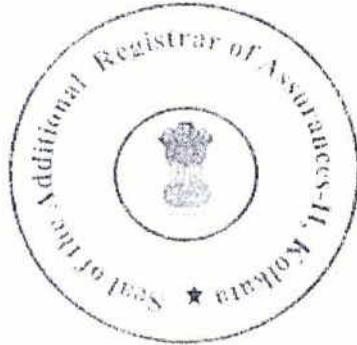
Sl. No.	Signature of the executants and/or purchaser Presentants					
	<p style="font-size: 1.2em; margin: 0;">আছিয়া বিবি</p>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	<p style="font-size: 1.2em; margin: 0;">সেবিনা বিবি</p>					
		Little	Ring	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




ADDITIONAL REGISTRAR
OF ASSURANCES
11 JAN 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 3663 to 3682
being No 00699 for the year 2013.




(Dulal chandra Saha) 21-January-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

Dated this 11th day of JANUARY, 2013

Between

**Chaprun Bibi & Ors.
... Vendors**

And

**Brisk Sales Private Limited
... Purchaser**

CONVEYANCE

Portions of
R.S./L.R. Dag Nos. 597 and 648
Mouza Raigachi
District North 24 Parganas

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