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## INDIA NON JUDICIAL

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Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document

Additional District Sub-Registrar  
Mumbai New Town, North 24 Parganas.

25 JUL 2014

### CONVEYANCE

1. Date: 24<sup>th</sup> July 2014
2. Place: Kolkata
3. Parties

Siddhasth Malla



5637

ROSEBUD COMMODEAL PVT. LTD.

Siddhasth Malla

Director  
Antivirus Signatory



5638

Sofi-uddin Hassan

17/5

SAHA & RAY  
advocates  
K. S. Chatterjee Chambers  
17/5, Saha Road

3A/1, 3/2, 3/3, 3/4, 3/5, 3/6, 3/7, 3/8, 3/9, 3/10, 3/11, 3/12, 3/13, 3/14, 3/15, 3/16, 3/17, 3/18, 3/19, 3/20, 3/21, 3/22, 3/23, 3/24, 3/25, 3/26, 3/27, 3/28, 3/29, 3/30, 3/31, 3/32, 3/33, 3/34, 3/35, 3/36, 3/37, 3/38, 3/39, 3/40, 3/41, 3/42, 3/43, 3/44, 3/45, 3/46, 3/47, 3/48, 3/49, 3/50, 3/51, 3/52, 3/53, 3/54, 3/55, 3/56, 3/57, 3/58, 3/59, 3/60, 3/61, 3/62, 3/63, 3/64, 3/65, 3/66, 3/67, 3/68, 3/69, 3/70, 3/71, 3/72, 3/73, 3/74, 3/75, 3/76, 3/77, 3/78, 3/79, 3/80, 3/81, 3/82, 3/83, 3/84, 3/85, 3/86, 3/87, 3/88, 3/89, 3/90, 3/91, 3/92, 3/93, 3/94, 3/95, 3/96, 3/97, 3/98, 3/99, 3/100

NAME.....  
ADD.....  
RS.....

- 6 MAY 2014

SUPANJAN MIKHENJEL  
Licensee Stamp Vendor  
C. C. Canal  
\* 8/11, K. S. Road, New Town \*



Additional District Sub-Registrar  
New Town, North 24 Parganas

24 JUL 2014

Mohiuddin Molla

S/o ehsanuddin

VIL- Longel pota

PO- Matiajaha

P.S- Barasat

24 P.S. (M)

Kat- 135

Peshes

- 3.1 **Safi Uddin Hazra alias Safiuddin Hazra**, son of Sobanali Hajara *alias* Sobhan Ali Hazra, residing at Raigachi Hazra Para, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas

(Vendor, includes successors-in-interest)

And

- 3.2 **Rosebud Commodal Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at P-12, New Howrah Bridge Approach Road, Kolkata-700001, Police Station Burra Bazar (PAN AAFCR5573F), represented by its authorized signatory, **Siddhartha Bhalotia**, son of Ram Gopal Bhalotia of 32A, Beadon Row, Kolkata-700006, Police Station Burtolla

(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:** (1) Land classified as *sali* (agricultural) measuring 1.146 (one point one four six) decimal [equivalent to 0.693 (zero point six nine three) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 616, recorded in L.R. *Khatian* Nos. 1141 and 1383, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet* (RBGP), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**First Property**) and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 616 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And** (2) land classified as *sali* (agricultural) measuring 1.8333 (one point eight three three three) decimal [equivalent to 1.1092 (one point one zero nine two) *cottah*], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 649, recorded in L.R. *Khatian* Nos. 1141 and 1383, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Second Property**) and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 649 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon, the First Property and the Second Property are more fully and collectively described in the **2<sup>nd</sup> Schedule** below (collectively **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 Samsar's Recorded Property:** Samsar Ali Hazra was the recorded owner of (1) land classified as *sali* (agricultural) measuring 5 (five) decimal, more or less,

Safi Uddin

Hajara



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out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 616, recorded in L.R. *Khatian* No. 1383, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Samser's Record In Dag No. 616**) and (2) land classified as *sali* (agricultural) measuring 8 (eight) decimal, more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 649, recorded in L.R. *Khatian* No. 1383, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Samser's Record In Dag No. 649**).

- 5.1.2 **Ownership of Rahamat's Property:** Rahamat Ali Hazra was the recorded owner of (1) land classified as *sali* (agricultural) measuring 5 (five) decimal, more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 616, recorded in L.R. *Khatian* No. 1141, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Rahamat's First Property**) and (2) land classified as *sali* (agricultural) measuring 8 (eight) decimal, more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 649, recorded in L.R. *Khatian* No. 1141, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Rahamat's Second Property**), Rahamat's First Property and Rahamat's Second Property (collectively **Rahamat's Property**).
- 5.1.3 **Demise of Rahamat Ali Hazra:** Rahamat Ali Hazra, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate*, leaving behind him surviving his only wife, Hamida Bibi *alias* Hamidannaecha, his only daughter, Mahafuja Bibi *alias* Mafuja Khatun and his only brother, Samser Ali Hazra, as his only legal heir and heiresses, who jointly and in diverse shares, inherited the right, title and interest of Late Rahamat Ali Hazra in Rahamat's Property, free from all encumbrances.
- 5.1.1 **Ownership in Rahamat's Property:** By virtue of the Muslim law of inheritance the ownership of the Rahamat's Property is distributed as per the chart tabulated below:

Name	Share in L.R. <i>Dag</i> No. 616 (in decimal)	Share in L.R. <i>Dag</i> No. 649 (in decimal)	Total Area Inherited out of Rahamat's Property (in decimal)
Hamida Bibi <i>alias</i> Hamidannaecha	0.6250	1.0000	1.6250
Mahafuja Bibi <i>alias</i> Mafuja Khatun	2.5000	4.0000	6.5000
Samser Ali Hazra	1.8750	3.0000	4.8750

- 5.1.4 **Inheritance by Samser Ali Hazra:** Thus Samser Ali Hazra became the sole and absolute owner of (1) land classified as *sali* (agricultural) measuring 1.875 (one point eight seven five) decimal, more or less, out of Rahamat's First Property (**Samser's Inheritance In Dag No. 616**) and (2) land classified as *sali* (agricultural) measuring 3 (three) decimal, more or less, out of Rahamat's Second Property (**Samser's Inheritance In Dag No. 649**).
- 5.1.5 **Ownership of Mother Property:** Thus, in the abovementioned events and circumstances Samser Ali Hazra became the sole and absolute owner of (1) Samser's



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Record In Dag No. 616 and Samser's Inheritance In Dag No. 616, collectively measuring 6.875 (six point eight seven five) decimal, more or less, being a portion of R.S./L.R. Dag No. 616, recorded in L.R. *Khatian* Nos. 1141 and 1383, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Samser's First Property**) and (2) Samser's Record In Dag No. 649 and Samser's Inheritance In Dag No. 649, collectively measuring 11 (eleven) decimal, more or less, being a portion of R.S./L.R. Dag No. 649, recorded in L.R. *Khatian* Nos. 1141 and 1383, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Samser's Second Property**), Samser's First Property and Samser's Second Property (collectively **Mother Property**).

- 5.1.6 **Gift to Vendor:** By a Deed of Gift in Bengali language (*Hebanama*) dated 23<sup>rd</sup> November, 2010, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No. I, CD Volume No. 18, at Pages 5946 to 5958, being Deed No. 11470 for the year 2010, Samser Ali Hazra out of his natural love and affection towards his 3 (three) grandsons, namely, (1) Siraj Uddin Hazra *alias* Sirajuddin Hazra *alias* Sirajuddin Hajara (2) Safi Uddin Hazra *alias* Safiuddin Hazra (the Vendor herein) and (3) Mijan Uddin Hazra *alias* Mijanuddin Hazra gifted the entirety of the Mother Property, absolutely and forever.
- 5.1.7 **Ownership of Larger Property:** Thus, in the abovementioned events and circumstances Safi Uddin Hazra *alias* Safiuddin Hazra (the Vendor herein) became the sole and absolute owner of (1) land classified as *sali* (agricultural) measuring 2.292 (two point two nine two) decimal, more or less, out of Samser's First Property (**Safi's First Property**) and (2) land classified as *sali* (agricultural) measuring 3.6667 (three point six six six seven) decimal, more or less, out of Samser's Second Property (**Safi's Second Property**), the Safi's First Property and the Safi's Second Property (collectively **Larger Property**). The Said Property is a part of the Larger Property and is also the subject matter of this conveyance.
- 5.1.8 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the First Property formed out of Safi's First Property and the Second Property formed out of Safi's Second Property, collectively formed the Said Property, free from all encumbrances.
- 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.
- 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,



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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*, *wakf*, 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 Ms. Vinita Jain:** Ms. Vinita Jain of 99A, Park Street, Kolkata-700016 has agreement and possessory right over the Said Property and the Purchaser agrees to settle all rights/claims of Ms. Vinita Jain at own cost and responsibility and confirms and assures that 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 **2<sup>nd</sup> Schedule** below, being (1) the First Property, i.e., land classified as *sali* (agricultural) measuring 1.146 (one point one four



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six) decimal [equivalent to 0.693 (zero point six nine three) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 616, recorded in L.R. *Khatian* Nos. 1141 and 1383, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 616 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property, i.e., land classified as *sali* (agricultural) measuring 1.8333 (one point eight three three three) decimal [equivalent to 1.1092 (one point one zero nine two) *cottah*], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 649, recorded in L.R. *Khatian* Nos. 1141 and 1383, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 649 is delineated on **Plan B** 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.19,82,438/- (Rupees nineteen lac eighty two thousand four hundred and thirty 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*, *wakf*, 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:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over 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 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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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.

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

Land classified as *sali* (agricultural) measuring 1.146 (one point one four six) decimal [equivalent to 0.693 (zero point six nine three) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 616, recorded in L.R. *Khatian* Nos. 1141 and 1383, *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. 616 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	: By R.S./L.R. <i>Dag</i> No. 617
<b>On the East</b>	: By R.S./L.R. <i>Dag</i> No. 613
<b>On the South</b>	: By R.S./L.R. <i>Dag</i> No. 615
<b>On the West</b>	: By R.S./L.R. <i>Dag</i> No. 626

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

**Part II**  
**(Second Property)**

Land classified as *sali* (agricultural) measuring 1.8333 (one point eight three three three) decimal [equivalent to 1.1092 (one point one zero nine two) *cottah*], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 649, recorded in L.R. *Khatian* Nos. 1141 and 1383, *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. 649 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	: By R.S./L.R. <i>Dag</i> No. 644
<b>On the East</b>	: By R.S./L.R. <i>Dag</i> No. 650
<b>On the South</b>	: By R.S./L.R. <i>Dag</i> Nos. 650 and 648
<b>On the West</b>	: By R.S./L.R. <i>Dag</i> Nos. 647 and 645





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

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

Land classified as *sali* (agricultural) measuring 1.146 (one point one four six) decimal [equivalent to 0.693 (zero point six nine three) *cottah*], more or less, out of 10 (ten) decimal, being a portion of R.S./L.R. *Dag* No. 616, recorded in L.R. *Khatian* Nos. 1141 and 1383, *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 **Part I** of the **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 1.8333 (one point eight three three three) decimal [equivalent to 1.1092 (one point one zero nine two) *cottah*], more or less, out of 16 (sixteen) decimal, being a portion of R.S./L.R. *Dag* No. 649, recorded in L.R. *Khatian* Nos. 1141 and 1383, *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 **Part II** of the **1<sup>st</sup> Schedule** above.

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, 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> Nos.	L.R. <i>Khatia</i> " Nos.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of the Recorded Owner
Raigachi	616	1141 and 1383	<i>Sali</i>	10	1.146	(1) Samser Ali Hazra and (2) Rahamat Ali Hazra
Raigachi	649	1141 and 1383	<i>Sali</i>	16	1.8333	(1) Samser Ali Hazra and (2) Rahamat Ali Hazra
<b>Total Area of Land Sold:</b>					<b>2.9793</b>	

*Saha & Ray*



**Additional District Sub-Registrar**  
**নতুন নগর, উত্তর ২৪ পরগণা**

**24 JUL 2014**

**9. Execution and Delivery**

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

*Safiuddin Hazra.*

**(Safi Uddin Hazra alias Safiuddin Hazra)**  
**[Vendor]**

ROSEBUD COMMODEAL PVT. LTD.

*Siddhant Bhalerao*

*Director*  
*Aulicrius Signa Com*

**[Purchaser]**

**Drafted by:**

*Shuvadip Chakraborty*

Shuvadip Chakraborty  
Advocate

**Witnesses:**

Signature *Mohiuddin Molla*

Name *MOHIUDDAN MOLLA*

Father's Name *Chariuddin*

Address *Lanngul Pota, Matia*

*Palha, Bara Sat, Kolt 135*

Signature *SK NOOR ISLAM*

Name *SK NOOR ISLAM*

Father's Name *YOUSUF AH*

Address *Raigachi*

*10+15 Rajar Hill*  
*KL 700135*



**Additional District Sub-Registrar**  
**North 24 Parganas, West Bengal**

**24 JUL 2014**

**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.19,82,438/-** (**Rupees nineteen lac eighty two thousand four hundred and thirty eight**) towards full and final payment of the consideration for sale of the Said Property described in the **2<sup>nd</sup> Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Manager's Cheque No. 216859	23.07.2014	HDFC Bank Limited, Stephen House Branch, Kolkata	<b>19,82,438/-</b>
<b>Total:</b>			<b>19,82,438/-</b>

*Safiuddin Hazra.*

(Safi Uddin Hazra *alias* Safiuddin Hazra)  
[Vendor]

**Witnesses:**

Signature *Mohiuddin Molla.*

Signature *SK NOOR ISLAM.*

Name *Mohiuddin Molla*

Name *SK NOOR ISLAM.*

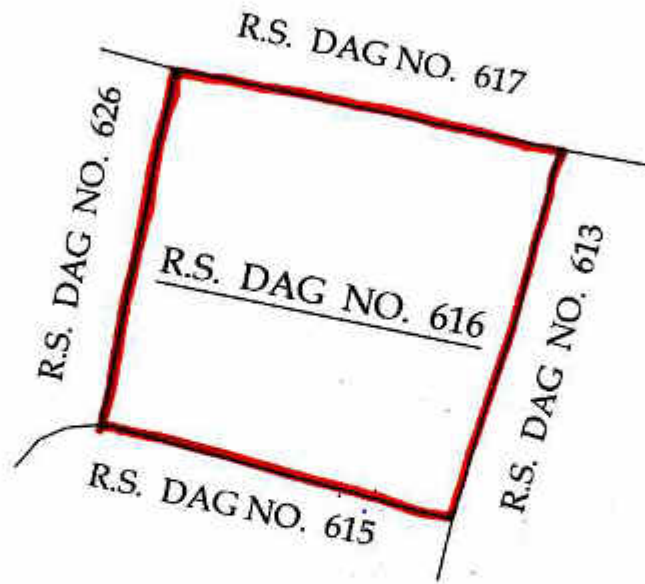


**Additional District Sub-Registrar**  
Rajahmundry, North 24 Parganas

24 JUL 2014

SITE PLAN OF R.S./L.R. DAG NO.- 616, L.R. KHATIAN NO.- 1141 & 1383, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 616 is 10 DECIMAL



ROSEBUD COMMODEAL PVT. LTD.

*Siddhanta Bhattacharya*

Director  
Authorized Signatory

*Sofi Uddin Hossain*

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 1.1460 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 10 DECIMAL OF R.S./L.R. DAG NO.- 616.

SHOWN THUS :-



**Additional District Sub-Registrar**  
**রাজমাল নতুন টাউন, উত্তর ২৪ পরগণা**

24 JUL 2014



Plan B

SITE PLAN OF R.S./L.R. DAG NO.- 649, L.R. KHATIAN NO.- 1141 & 1383, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 649 is 16 DECIMAL



30fi udahin Horse.

NAME & SIGNATURE OF THE VENDOR/S :

ROSEBUD COMMODEAL PVT. LTD.  
*Siddhant Bhatia*  
Director  
Authorised & signatory

LEGEND : 1.8333 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 16 DECIMAL OF R.S./L.R. DAG NO.- 649.










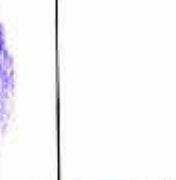











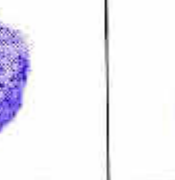
SHOWN THUS :-



**Additional District Sub-Registrar**  
New Town, North 24 Parganas

**24 JUL 2014**

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Siddhant Bhatnagar</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Siddiq Haseem</i>					
		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 District Sub-Registrar  
North 24 Parganas, West Bengal, India**

**24 JUL 2014**



**Government Of West Bengal**  
**Office Of the A.D.S.R. RAJARHAT**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 08415 of 2014**  
**(Serial No. 09239 of 2014 and Query No. 1523L000015633 of 2014)**

**On 24/07/2014**

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

Presented for registration at 19.35 hrs on :24/07/2014, at the Private residence by Siddhartha Bhalotia ,Claimant.

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

Execution is admitted on 24/07/2014 by

1. Safi Uddin Hazra Alias Safiuddin Hazra, son of Sobanali Hajara Alias Sobhan Ali Hazra , Raigachi Hazrapara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Siddhartha Bhalotia  
Authorised Signatory, Rosebud Commodeal Pvt Ltd, P-12 New Howrah Bridge Approach Rd, Thana:-Burrabazar, District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Business  
Identified By M Molla, son of Echanuddin ., Langalpota, P.O. :-Matiagachha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

( Debasish Dhar )  
Additional District Sub-Registrar

**On 25/07/2014**

**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, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 21816/- is paid , by the draft number 848008, Draft Date 25/07/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 25/07/2014

( Under Article : A(1) = 21802/- ,E = 14/- on 25/07/2014 )

**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.-19,82,438/-

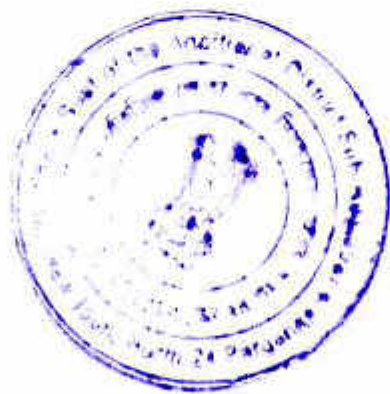
Certified that the required stamp duty of this document is Rs.- 99142 /- and the Stamp duty paid as: Impressive Rs.- 10/-

**Deficit stamp duty**

Deficit stamp duty Rs. 99132/- is paid , by the draft number 848004, Draft Date 25/07/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 25/07/2014

25 JUL 2014

*(Signature)*  
Additional District Sub-Registrar  
Additional District Sub-Registrar  
EndorsementPage 1 of 2





**Government Of West Bengal**  
**Office Of the A.D.S.R. RAJARHAT**  
**District:-North 24-Parganas**

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**Endorsement For Deed Number : I - 08415 of 2014**  
**(Serial No. 09239 of 2014 and Query No. 1523L000015633 of 2014)**

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( Debasish Dhar )  
Additional District Sub-Registrar

25 JUL 2014

Additional District Sub-Registrar  
Rajarhat New Town, North 24 Parganas

( Debasish Dhar )  
Additional District Sub-Registrar  
EndorsementPage 2 of 2







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 13  
Page from 8792 to 8809  
being No 08415 for the year 2014.



(Debasish Dhar) 25-July-2014  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal



Dated this 24<sup>th</sup> day of July, 2014

**Between**

**Safi Uddin Hazra *alias* Safiuddin Hazra  
... Vendor**

**And**

**Rosebud Commodal Pvt. Ltd.  
... Purchaser**

**CONVEYANCE**

2.9793 (two point nine seven nine three) decimal  
Portions of  
R.S./L.R. *Dag* Nos. 616 & 649  
*Mouza* Raigachi  
Police Station Rajarhat  
District North 24 Parganas

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