

647-5

05158/2013

R6-140

8440/13



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 571869



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

Additional Registrar of Assurances-II, Kolkata

[Handwritten Signature]
12/8/13

8-11548/13
 No. 247514/13
 Additional Registrar of Assurances
 Kolkata
 Case No. 1729

CONVEYANCE

1. Date: 12th April 2013
2. Place: Kolkata
3. Parties:

Md. AKRAM
 Md. ASLAM

[Handwritten Signature]

Md. AKRAM
 Md. ASLAM

[Handwritten Signature]

9723

Indra nath Ghosh



c-2987

MONEYFOLD HOUSING PRIVATE LIMITED
MONEYFOLD COMPLEX PRIVATE LIMITED

Indra nath Ghosh
Director / Authorised Signatory

SAHA & RAY

Advocates

3A/1, 3rd Floor, Hastings Chambers

NAME... 7C, Kiran Shankar Roy Road

ADD... Kolkata - 700001

Rs.

5000/-

12 APR 2013

SURANJAN MUKHERJEE

Licensed Stamp Vendor

C. C. Court

2 & 3, K. S. Roy Road, KOL-1

12 APR 2013

12 APR 2013



c-2988

Md. Ashom



c-2989

- Md. Akram



Momenul Khan
S/o - Aziz Khan
vill - Raigachi
P.S - Rajarhat
Dist - North 24 Parganas
Bismillah

ADDITIONAL
12 APR 2013



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

Endorsement For Deed Number : I - 08440 of 2013
(Serial No. 05158 of 2013 and Query No. 1902L000011549 of 2013)

On 12/04/2013

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

Presented for registration at 19.30 hrs on :12/04/2013, at the Private residence by Indranath Ghosh
Claimant.

Admission of Execution(Under Section 53,W.B.Registration Rules,1962)

Execution is admitted on 12/04/2013 by

1. Mohammad Aslam Alias Md Aslam, son of Mohammad Salam , Raigachi Ghat, Munshi Para,
Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135,
By Caste Muslim, By Profession : Others
2. Mohammad Akram Alias Akram Md, son of Mohammad Salam , Raigachi Ghat, Munshi Para,
Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135,
By Caste Muslim, By Profession : Others
3. Indranath Ghosh
Director/ Authorised Signatory, Moneyfold Complex Pvt Ltd, 2nd Floor, 109, Park Street, Kol,
Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.

Director/authorised Signatory, Moneyfold Housing Pvt Ltd, 2nd Floor, 109, Park Street, Kol,
Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
By Profession : Others

Identified By Mominul Khan, son of A Khan, Raigachi, Thana:-Rajarhat, P.O. :-Rajarhat,
District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.

(Anup Kumar Mandal)
ADDL REGISTRAR OF ASSURANCES-II

On 16/04/2013

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.-27,15,149/-

Certified that the required stamp duty of this document is Rs.- 162928 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

(Dulai chandra Saha)
ADDL REGISTRAR OF ASSURANCES-II

On 03/05/2013



(Dulai chandra Saha)
ADDL REGISTRAR OF ASSURANCES-II

12/06/2013 16:19:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 08440 of 2013
(Serial No. 05158 of 2013 and Query No. 1902L000011549 of 2013)

Payment of Fees:

Amount by Draft

Rs. 29963/- is paid , by the draft number 756696, Draft Date 24/04/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 03/05/2013

(Under Article : A(1) = 29865/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 03/05/2013)

Deficit stamp duty

Deficit stamp duty Rs. 157928/- is paid , by the draft number 756693, Draft Date 24/04/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 03/05/2013

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

On 12/06/2013

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.

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



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

- 3.1 **Mohammad Aslam alias Md. Aslam alias Aslam MD.**, son of Mohammad Salam *alias* Salam *alias* Md. Salam, residing at Village Raigachi Ghat, Munshi Para, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN AQRPA0222B**)
- 3.2 **Mohammad Akram alias Akram MD.**, son of Mohammad Salam *alias* Salam *alias* Md. Salam, residing at Village Raigachi Ghat, Munshi Para, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (collectively **Vendors**, includes successors-in-interest)

And

- 3.3 **Moneyfold Complex 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 AAICM3890M**), represented by its authorized signatory Indranath Ghosh, son of Bijay Ghosh, of 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.4 **Moneyfold Housing 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 AAICM3888P**), represented by its authorized signatory Indranath Ghosh, son of Bijay Ghosh, of 99A, Park Street, Kolkata-700016, Police Station Park Street (collectively **Purchasers**, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 7 (seven) decimal equivalent to 4 (four) *cottah* 3 (three) *chittack* and 34.2 (thirty four point two) square feet, more or less [out of 7 (seven) decimal equivalent to 4 (four) *cottah* 3 (three) *chittack* and 34.2 (thirty four point two) square feet, more or less], comprised in R.S./L.R. *Dag* No.647, recorded in L.R. *Khatian* Nos. 41 and 237, *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 the **Schedule** below and the said *Dag* No. 647 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**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.

Md. Aslam

Md. AKRAM

Indranath Ghosh



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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 Purchasers regarding title:
- 5.1.1 **Purchase by Vendors:** By a Deed of Sale in Bengali language (*Saaf Kobala*) dated 26th March, 1973, registered in Office of the Sub-Registrar, Cossipore Dum Dum, in Book No. I, Volume No. 45, at Pages 119 to 121, being Deed No. 2292 for the year 1973, the Vendors jointly purchased from (1) Golam Chharowar (2) Anwar Ali and (3) Chand Bibi the entirety of the Said Property, free from all encumbrances and for the consideration mentioned therein.
- 5.1.2 **Record of Rights of Vendor No.3.1:** The Vendor No.3.1 got his name recorded in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, in L.R. *Khatian* No.237, in respect of his 1/2 (one half) share in the Said Property.
- 5.1.3 **Record of Rights of Vendor No.3.2:** The Vendor No.3.2 got his name recorded in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, in L.R. *Khatian* No.41, in respect of his 1/2 (one half) share in the Said Property.
- 5.1.4 **Absolute Ownership of Vendors:** In the above mentioned circumstances, the Vendors have become the joint and absolute owners of the Said Property.
- 5.1.5 **Said Agreement of Said Property:** By an Agreement dated 7th September, 2006 (**Said Agreement**), the Vendors had agreed to sell the Said Property, to Jenco Developers Private Limited (**Jenco**). Jenco paid to the Vendors a total sum of Rs.1,00,000/- (Rupees one lac) (**Said Advance**) under the Said Agreement.
- 5.1.6 **Assignment to Green Oaks Developers:** 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 the Vendors under the Said Agreement and/or otherwise together with the benefit of the Said Advance.
- 5.1.7 **Assignment to Siddha Projects Private Limited:** 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 the Vendors under the Said Agreement and the First Assignment Agreement and/or otherwise together with the benefit of the Said Advance.
- 5.1.8 **Assignment to Purchasers:** By an Agreement, Siddha Projects assigned to the Purchasers and their 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 the Vendors under the Said Agreement, First Assignment Agreement and the Second Assignment Agreement and/or otherwise together with the all benefits



Md. AB Lam
Md. ARRAM



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under the Said Agreement, the First Assignment Agreement and the Second Assignment Agreement together with the benefit of the Said Advance.

- 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.
- 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 Purchasers.
- 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.

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Md. ABLAM

Md. AKRAM



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12 APR 2013

6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchasers is that the Vendors shall sell the Said Property to the Purchasers, 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 Purchasers 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 Purchasers. 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 Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 7 (seven) decimal equivalent to 4 (four) *cottah* 3 (three) *chittack* and 34.2 (thirty four point two) square feet, more or less [out of 7 (seven) decimal equivalent to 4 (four) *cottah* 3 (three) *chittack* and 34.2 (thirty four point two) square feet, more or less], comprised in R.S./L.R. *Dag* No.647, recorded in L.R. *Khatian* Nos. 41 and 237, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, the said *Dag* No.647 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **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.19,48,091/- (Rupees nineteen lac forty eight thousand and ninety one) paid by the Purchasers 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,



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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, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendors under this Conveyance and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors, which if found defective or untrue or not complied with at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby 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 Purchasers and/or the Purchasers' successors-in-interest and/or assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and/or assigns 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 Purchasers.
- 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 Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and the Purchasers' 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 Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities),



Md. AB Lam

Md. AR RAM



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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 Vendors hold and own any land contiguous to the Said Property and such land is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.

- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchasers as the constituted attorneys of the Vendors and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchasers shall convert the nature of use and classification of the Said Property from agricultural to non-agricultural/housing for construction of a housing complex and the Purchasers shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of any land held or owned by the Vendors contiguous to the Said Property being and remaining agricultural and (b) appoint the Purchasers as the constituted attorneys of the Vendors and empower and authorize the Purchasers 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 Purchasers in all respect to cause mutation of the Said Property in the names of the Purchasers and conversion of the nature of use and classification thereof from agricultural to non-agricultural/housing and in this regard shall sign all documents and papers as required by the Purchasers.
- 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 Purchasers and/or their 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.

Schedule
(Said Property)

Land classified as *sali* (agricultural) measuring 7 (seven) decimal equivalent to 4 (four) *cottah* 3 (three) *chittack* and 34.2 (thirty four point two) square feet, more or less [out of 7 (seven) decimal equivalent to 4 (four) *cottah* 3 (three) *chittack* and 34.2 (thirty four point two) square feet, more or less], comprised in R.S./L.R. *Dag* No.647, recorded in L.R. *Khatian* Nos. 41 and 237, *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. 647 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- | | |
|---------------------|--|
| On the North | : By R.S./L.R. <i>Dag</i> No. 645 |
| On the East | : By portion of R.S./L.R. <i>Dag</i> No. 649 and by R.S./L.R. <i>Dag</i> No. 648 |
| On the South | : By portion of R.S./L.R. <i>Dag</i> No. 653 |
| On the West | : By R.S./L.R. <i>Dag</i> No. 646 |

Md. Aslam
Md. AKRAM



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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 Vendors in the Said Property.

The details of the Said Property are tabulated below:

Mouza	L.R. Dag No.	L.R. Khatian Nos.	Nature of Land	Total Area of Dag (In Decimal)	Total Area Sold (In Decima)	Name of Recorded Owners
Raigachi	647	237	Sali	7.00	3.5	Mohammad Aslam alias Md. Aslam alias Aslam MD.
Raigachi	647	41	Sali	7.00	3.5	Mohammad Akram alias Akram MD.
Total Area of Land Sold:					7.00	

9. Execution and Delivery

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

Md. Aslam (Mohammad. Aslam)

(Mohammad Aslam alias Md. Aslam alias Aslam MD.)

Md. AKRAM (Mohammad Akram)

(Mohammad Akram alias Akram MD.)

[Vendors]



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Read over and explained the contents of this document by me to (1) Mohammad Aslam *alias* Md. Aslam *alias* Aslam MD. And (2) Mohammad Akram *alias* Akram MD. in Bengali language, who after understanding the meaning and purport of this document, put their respective LTIs/signatures in my presence.

Signature _____

**Moneyfold Complex Private Limited
Moneyfold Housing Private Limited**

Indranath Ghosh.

**(Indranath Ghosh)
Authorized Signatory
[Purchasers]**

Witnesses:

Signature *Abdul Rabik*

Name *Abdul Rafik*

Father's Name *Abdul Bariq*

Address *Village Raigachi Ghat
Nurki Para, PIN- 700013*

Signature *Sunil Chatterjee*

Name *Sunil Chatterjee*

Father's Name *Dr. Chatterjee*

Address *70 K. J. Roy Road
Kolkata - 700001*



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Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.19,48,091/- (Rupees nineteen lac forty eight thousand and ninety one) 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.)
Cash	07.09.2006	N/A	50,000/-
Cash	07.09.2006	N/A	50,000/-
Pay Order No.374183	10.04.2013	Axis Bank Limited, Kolkata Branch, Kolkata	9,24,046/-
Pay Order No.374182	10.04.2013	Axis Bank Limited, Kolkata Branch, Kolkata	9,24,045/-
Total:			19,48,091/-

Md. Aslam (Mohammad Aslam)

(Mohammad Aslam alias Md. Aslam alias Aslam MD.)

Md. AKRAM (Mohammad Akram)

(Mohammad Akram alias Akram MD.)

[Vendors]

~~Read over and explained the contents of this document by me to (1) Mohammad Aslam alias Md. Aslam alias Aslam MD. And (2) Mohammad Akram alias Akram MD. in Bengali language, who after understanding the meaning and purport of this document, put their respective LTIs/signatures in my presence.~~

Signature_____

Witnesses:

Signature Abdul Rafik

Name Abdul Rafik

Signature Sumit Chakrabarty

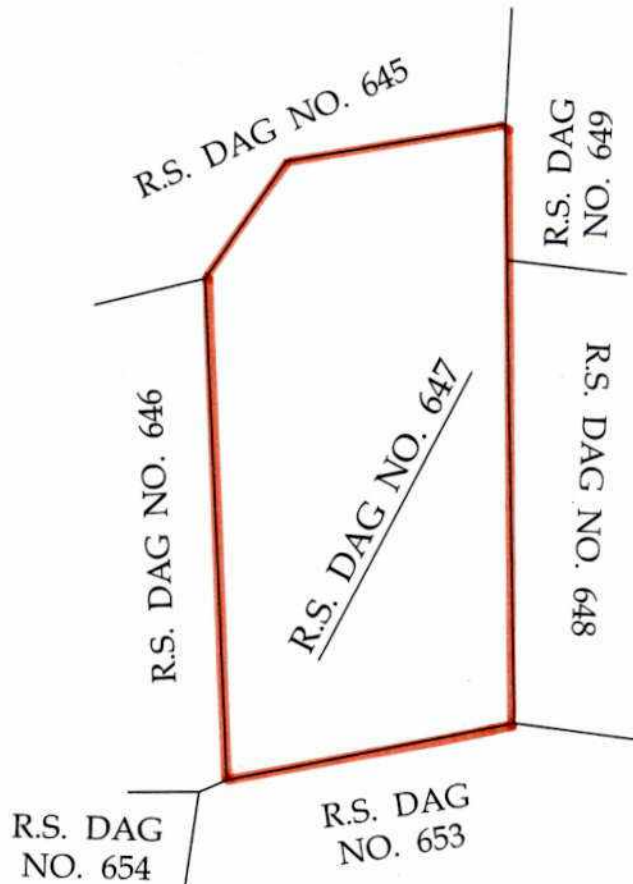
Name Sumit Chakrabarty



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SITE PLAN OF R.S./L.R. DAG NO.- 647, L.R. KHATIAN NO.- 237 & 41, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 647 is 7 DECIMAL



Md. ARRAM
Md. AB Lam

NAME & SIGNATURE OF THE VENDOR/S :

MONEYFOLD COMPLEX PRIVATE LIMITED
Indranath Ghosh.
Director / Authorised Signatory

MONEYFOLD HOUSING PRIVATE LIMITED
Indranath Ghosh.
Director / Authorised Signatory

LEGEND : 7.0000 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 7 DECIMAL OF R.S./L.R. DAG NO.- 647 .


































SHOWN THUS :-





ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
12 APR 2013

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Indra Nath Ghosh</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Md. ABLom</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Md. AKRAM</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
12 APR 2019

Dated this 12th day of April, 2013

Between

**Mohammad Aslam *alias* Md. Aslam *alias* Aslam MD. & Anr.
... Vendors**

And

**Moneyfold Complex Private Limited & Anr.
... Purchasers**

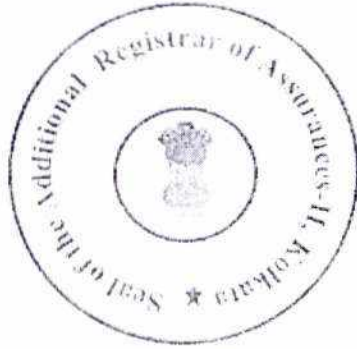
CONVEYANCE

R.S./L.R. Dag No. 647
Mouza Raigachi
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 26
Page from 1100 to 1115
being No 08440 for the year 2013.



(Dulal chandra Saha) 13-June-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal