

08616/2014

RG/266

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

79AA 458329



Mr. 733966

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

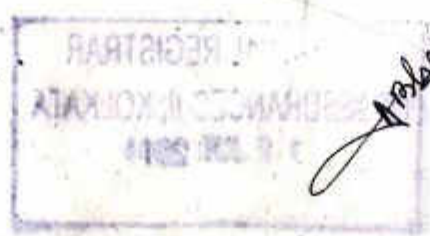
2/21/14

2107/14
 21/07
 2387/14
 12/7/14
 Regl. Registrar of Assurances II
 Kolkata

CONVEYANCE

1. Date: 12th July 2014
2. Place: Kolkata
3. Parties

S. Rahman



S. Rahman

S. Rahman

76
12
300

12/07

19849

Anirban Bhattacharya



c-5123

PACIFY HIRISE PRIVATE LIMITED

Anirban Bhattacharya

Director/Authorised Signatory

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

13 MAY 2014

SURANJAN MUKHERJEE
 Licensed to practice in
 C. C. Court
 10, N. S. Roy Street, Kolkata

SAHA & RAY
 Advocates
 3rd Floor, Hastings Chambers
 7C, Krali Shankar Roy Road
 Kolkata - 700001

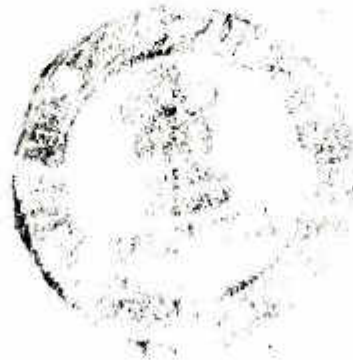


c-5124

13 MAY 2014

13 MAY 2014

Sajjan Rahman



Identified by

Bimal Mitra

BIMAL MITRA

Manager POCA

Regalite

Kol 135-

Bimal

REGISTRAR
 OF ASSURANCES-II, KOLKATA
 12 JUL 2014



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

Endorsement For Deed Number : I - 09167 of 2014
(Serial No. 08616 of 2014 and Query No. 1902L000021078 of 2014)

On 12/07/2014

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

- Presented for registration at 14.00 hrs on :12/07/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 12/07/2014 by

- Safiar Rahaman Alias Lafiir Rahaman, son of Late Mahamudar Rahaman , Raigachi Munshipara, Kol, Thana:-Rajarhat, P.O. :-Raigachi, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
- Anirban Bhattacharya
Authorised Signatory, Pacify Hirise Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others

Identified By Bimal Mitra, son of - , Kajjal Para, Rajarhat, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

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

On 14/07/2014

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.-7,33,966/-

Certified that the required stamp duty of this document is Rs.- 36718 /- and the Stamp duty paid as: Impressive Rs.- 10/-

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

On 23/07/2014

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 8161/- is paid , by the draft number /847683, Draft Date 18/07/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 23/07/2014



ADDL. REGISTRAR OF ASSURANCES-II





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

**Endorsement For Deed Number : I - 09167 of 2014
(Serial No. 08616 of 2014 and Query No. 1902L000021078 of 2014)**

(Under Article : A(1) = 8063/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 23/07/2014)

Deficit stamp duty

- Deficit stamp duty Rs. 36708/- is paid , by the draft number 847682, Draft Date 18/07/2014, Bank :
- State Bank of India, DALHOUSIE SQUARE, received on 23/07/2014

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



(Dulal chandra Saha)

ADDL. REGISTRAR OF ASSURANCES-II



- 3.1 **Safiar Rahaman alias Lafiar Rahaman**, son of Late Mahamudar Rahaman alias Mahamudar, residing at Village Raigachi Munshipara, Post Office Raigachi, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas

(Vendor, includes successors-in-interest)

And

- 3.2 **Pacify Hirise 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 AAHCP3393B**), represented by its authorized signatory, **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street

(Purchaser, includes successors-in-interest).

Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) Land classified as *sali* (agricultural) measuring 0.2475 (zero point two four seven five) decimal [equivalent to 0.1497 (zero point one four nine seven) *cottah*], more or less, out of 45 (forty five) decimal, being a portion of R.S./L.R. *Dag* No. 603, recorded in L.R. *Khatian* No. 1328, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No. 603 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Property**) **And** (2) land classified as *sali* (agricultural) measuring 0.0448 (zero point zero four four eight) decimal [equivalent to 0.0271 (zero point zero two seven one) *cottah*], more or less, out of 4 (four) decimal, being a portion of R.S./L.R. *Dag* No. 606, recorded in L.R. *Khatian* No. 1328, *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 **1st Schedule** below and the said *Dag* No. 606 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Property**) **And** (3) land classified as *sali* (agricultural) measuring 0.1222 (zero point one two two two) decimal [equivalent to 0.0739 (zero point zero seven three nine) *cottah*], more or less, out of 2 (two) decimal, being a portion of R.S./L.R. *Dag* No. 610, recorded in L.R. *Khatian* No. 1328, *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 III** of the **1st Schedule** below and the said *Dag* No. 610 is delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Property**) **And** (4) land classified as *sali* (agricultural) measuring 0.1833 (zero point one eight three three) decimal [equivalent to 0.1109 (zero point one one zero nine) *cottah*], more or less, out of 3 (three) decimal, being a portion of R.S./L.R. *Dag* No. 612, recorded in L.R. *Khatian* No. 1328, *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 IV** of the

S. Rahaman





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1st Schedule below and the said *Dag* No. 612 is delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Property**) **And (5)** land classified as *sali* (agricultural) measuring 0.5499 (zero point five four nine nine) decimal [equivalent to 0.3327 (zero point three three two seven) *cottah*], more or less, out of 9 (nine) decimal, being a portion of R.S./L.R. *Dag* No. 628, recorded in L.R. *Khatian* No. 1328, *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 V** of the **1st Schedule** below and the said *Dag* No. 628 is delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon (**Fifth Property**), the First Property, the Second Property, the Third Property, the Fourth Property and the Fifth Property are more fully and collectively described in the **2nd 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 Said Property:** Safiar Rahaman *alias* Lafiar Rahaman (Vendor hereinabove) is the sole, absolute and recorded owner of the Said Property, whose name has been recorded in L.R. *Khatian* No. 1328.
- 5.1.2 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of 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, 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.

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- 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, *debuffers*, *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 *khata*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.
- 6.2 **Surrender of Rights by Pioneer Prodev:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3rd floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender/release such claims in favour of the Purchaser. The Vendor shall have no responsibility or obligation in this regard.

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 **2nd Schedule** below, being (1) the First Property, i.e., land classified as *sahi* (agricultural) measuring 0.2475 (zero point two four seven five) decimal [equivalent to 0.1497 (zero point one four nine seven) *cottah*], more or less, out of 45 (forty five) decimal, being a portion of R.S./L.R. *Dag* No. 603, recorded in L.R. *Khatian* No. 1328, *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 1st

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Schedule below and the said *Dag* No. 603 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 0.0448 (zero point zero four four eight) decimal [equivalent to 0.0271 (zero point zero two seven one) *cottah*], more or less, out of 4 (four) decimal, being a portion of R.S./L.R. *Dag* No. 606, recorded in L.R. *Khatian* No. 1328, *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 **1st Schedule** below and the said *Dag* No. 606 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property, i.e., land classified as *sali* (agricultural) measuring 0.1222 (zero point one two two two) decimal [equivalent to 0.0739 (zero point zero seven three nine) *cottah*], more or less, out of 2 (two) decimal, being a portion of R.S./L.R. *Dag* No. 610, recorded in L.R. *Khatian* No. 1328, *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 III** of the **1st Schedule** below and the said *Dag* No. 610 is delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Property, i.e., land classified as *sali* (agricultural) measuring 0.1833 (zero point one eight three three) decimal [equivalent to 0.1109 (zero point one one zero nine) *cottah*], more or less, out of 3 (three) decimal, being a portion of R.S./L.R. *Dag* No. 612, recorded in L.R. *Khatian* No. 1328, *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 IV** of the **1st Schedule** below and the said *Dag* No. 612 is delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon **And (5)** the Fifth Property, i.e., land classified as *sali* (agricultural) measuring 0.5499 (zero point five four nine nine) decimal [equivalent to 0.3327 (zero point three three two seven) *cottah*], more or less, out of 9 (nine) decimal, being a portion of R.S./L.R. *Dag* No. 628, recorded in L.R. *Khatian* No. 1328, *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 V** of the **1st Schedule** below and the said *Dag* No. 628 is delineated on **Plan E** 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.1,00,000/- (Rupees one lac) 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.

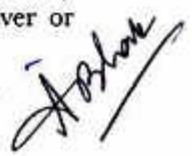
8. Terms of Transfer

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

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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 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, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have

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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
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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. 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.

1st Schedule
Part I
(First Property)

Land classified as *sali* (agricultural) measuring 0.2475 (zero point two four seven five) decimal [equivalent to 0.1497 (zero point one four nine seven) *cottah*], more or less, out of 45 (forty five) decimal, being a portion of R.S./L.R. *Dag* No. 603, recorded in L.R. *Khatian* No. 1328, 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. 603 is 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. <i>Dag</i> Nos. 606, 605, 604 and P.W.D. Road
On the East	: By R.S./L.R. <i>Dag</i> Nos. 558, 559, 560 and 561
On the South	: By R.S./L.R. <i>Dag</i> No. 602
On the West	: By R.S./L.R. <i>Dag</i> Nos. 608, 607 and 604

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.

Abhinav

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ADDITIONAL REGISTRAR
OF ASSOCIATIONS, KOLKATA
12 JUL 2014

Part II
(Second Property)

Land classified as *sali* (agricultural) measuring 0.0448 (zero point zero four four eight) decimal [equivalent to 0.0271 (zero point zero two seven one) *cottah*], more or less, out of 4 (four) decimal, being a portion of R.S./L.R. *Dag* No. 606, recorded in L.R. *Khatian* No. 1328, *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. 606 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : By P.W.D. Road
On the East : By R.S./L.R. *Dag* No. 605
On the South : By R.S./L.R. *Dag* No. 603
On the West : By R.S./L.R. *Dag* No. 607

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.

Part III
(Third Property)

Land classified as *sali* (agricultural) measuring 0.1222 (zero point one two two two) decimal [equivalent to 0.0739 (zero point zero seven three nine) *cottah*], more or less, out of 2 (two) decimal, being a portion of R.S./L.R. *Dag* No. 610, recorded in L.R. *Khatian* No. 1328, *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. 610 is delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North : By R.S./L.R. *Dag* No. 609
On the East : By R.S./L.R. *Dag* No. 596
On the South : By R.S./L.R. *Dag* No. 596
On the West : By R.S./L.R. *Dag* No. 611

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

Part IV
(Fourth Property)

Land classified as *sali* (agricultural) measuring 0.1833 (zero point one eight three three) decimal [equivalent to 0.1109 (zero point one one zero nine) *cottah*], more or less, out of 3 (three) decimal, being a portion of R.S./L.R. *Dag* No. 612, recorded in L.R. *Khatian* No. 1328, *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. 612 is delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

Arshon

S. Rahman



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12 JUL 2014

On the North	: By R.S./L.R. <i>Dag</i> No. 611
On the East	: By R.S./L.R. <i>Dag</i> No. 596
On the South	: By R.S./L.R. <i>Dag</i> No. 595
On the West	: By R.S./L.R. <i>Dag</i> No. 613

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

Part V
(Fifth Property)

Land classified as *sahi* (agricultural) measuring 0.5499 (zero point five four nine nine) decimal [equivalent to 0.3327 (zero point three three two seven) *cottah*], more or less, out of 9 (nine) decimal, being a portion of R.S./L.R. *Dag* No. 628, recorded in L.R. *Khatian* No. 1328, *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. 628 is delineated on **Plan E** 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. 625
On the East	: By R.S./L.R. <i>Dag</i> No. 625
On the South	: By R.S./L.R. <i>Dag</i> No. 629
On the West	: By R.S./L.R. <i>Dag</i> Nos. 629 and 627

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

2nd Schedule
(Said Property)
[Subject Matter of Sale]

Land classified as *sahi* (agricultural) measuring 0.2475 (zero point two four seven five) decimal [equivalent to 0.1497 (zero point one four nine seven) *cottah*], more or less, out of 45 (forty five) decimal, being a portion of R.S./L.R. *Dag* No. 603, recorded in L.R. *Khatian* No. 1328, *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 **1st Schedule** above

Land classified as *sahi* (agricultural) measuring 0.0448 (zero point zero four four eight) decimal [equivalent to 0.0271 (zero point zero two seven one) *cottah*], more or less, out of 4 (four) decimal, being a portion of R.S./L.R. *Dag* No. 606, recorded in L.R. *Khatian* No. 1328, *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 **1st Schedule** above

Land classified as *sahi* (agricultural) measuring 0.1222 (zero point one two two two) decimal [equivalent to 0.0739 (zero point zero seven three nine) *cottah*], more or less, out

A. Ghosh

S. Raha



REGISTRAR
OF ASSURANCE CO. KOLK.
12 JUL 2014

of 2 (two) decimal, being a portion of R.S./L.R. *Dag* No. 610, recorded in L.R. *Khatian* No. 1328, *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 III** of the **1st Schedule** above

Land classified as *sali* (agricultural) measuring 0.1833 (zero point one eight three three) decimal [equivalent to 0.1109 (zero point one one zero nine) *cottah*], more or less, out of 3 (three) decimal, being a portion of R.S./L.R. *Dag* No. 612, recorded in L.R. *Khatian* No. 1328, *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 IV** of the **1st Schedule** above

Land classified as *sali* (agricultural) measuring 0.5499 (zero point five four nine nine) decimal [equivalent to 0.3327 (zero point three three two seven) *cottah*], more or less, out of 9 (nine) decimal, being a portion of R.S./L.R. *Dag* No. 628, recorded in L.R. *Khatian* No. 1328, *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 V** of the **1st 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>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of the Recorded Owner
Raigachi	603	1328	<i>Sali</i>	45	0.2475	Safiar Rahaman alias Lafiar Rahaman
Raigachi	606	1328	<i>Sali</i>	4	0.0448	Safiar Rahaman alias Lafiar Rahaman
Raigachi	610	1328	<i>Sali</i>	2	0.1222	Safiar Rahaman alias Lafiar Rahaman
Raigachi	612	1328	<i>Sali</i>	3	0.1833	Safiar Rahaman alias Lafiar Rahaman
Raigachi	628	1328	<i>Sali</i>	9	0.5499	Safiar Rahaman alias Lafiar Rahaman
Total Area of Land Sold:					1:1477	

S. Rahman

S. Rahman



REGISTRAR
OF ASSAM, KOLKATA
12 JUL 2014

of 2 (two) decimal, being a portion of R.S./L.R. *Dag* No. 610, recorded in L.R. *Khatian* No. 1328, *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 III** of the **1st Schedule** above

Land classified as *sali* (agricultural) measuring 0.1833 (zero point one eight three three) decimal [equivalent to 0.1109 (zero point one one zero nine) *cottah*], more or less, out of 3 (three) decimal, being a portion of R.S./L.R. *Dag* No. 612, recorded in L.R. *Khatian* No. 1328, *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 IV** of the **1st Schedule** above

Land classified as *sali* (agricultural) measuring 0.5499 (zero point five four nine nine) decimal [equivalent to 0.3327 (zero point three three two seven) *cottah*], more or less, out of 9 (nine) decimal, being a portion of R.S./L.R. *Dag* No. 628, recorded in L.R. *Khatian* No. 1328, *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 V** of the **1st 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>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of the Recorded Owner
Raigachi	603	1328	<i>Sali</i>	45	0.2475	Safiar Rahaman alias Lafiar Rahaman
Raigachi	606	1328	<i>Sali</i>	4	0.0448	Safiar Rahaman alias Lafiar Rahaman
Raigachi	610	1328	<i>Sali</i>	2	0.1222	Safiar Rahaman alias Lafiar Rahaman
Raigachi	612	1328	<i>Sali</i>	3	0.1833	Safiar Rahaman alias Lafiar Rahaman
Raigachi	628	1328	<i>Sali</i>	9	0.5499	Safiar Rahaman alias Lafiar Rahaman
Total Area of Land Sold:					1:1477	

S. Rahman

S. Rahman



REGISTRAR
OF ASSAM KOLKATA
12 JUL 2014

9. Execution and Delivery

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

Safiar Rahaman.

Safiar Rahaman alias Lafiar Rahaman
[Vendor]

PACIFY HIRISE PRIVATE LIMITED

Anirban Chakraborty
Director/Authorised Signatory

[Purchaser]

Drafted by

Shuvadip Chakraborty.
Shuvadip Chakraborty, Advocate

Witnesses:

Signature Bimal Mitra

Name Bimal Mitra

Father's Name Tarak Mitra

Address Rajarhat, Kajjal

Kraja, Kol-135

Signature Chakraborty Anirban

Name Chakraborty Anirban

Father's Name Chakraborty Anirban

Address Chakraborty Anirban

Chakraborty Anirban



REGISTRAR
OF COMPANIES, KOLKATA
12 JUL 2014

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,00,000/- (Rupees one lac)** 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. 034345	11.07.2014	Axis Bank Limited, Nimta, Kolkata Branch	1,00,000/-
Total:			1,00,000/-

Safiar Rahaman.

Safiar Rahaman alias Lafiar Rahaman
[Vendor]

Witnesses:

Signature Bimal Mitra

Name Bimal Mitra

Signature Chiranjit Ghosh

Name Chiranjit Ghosh

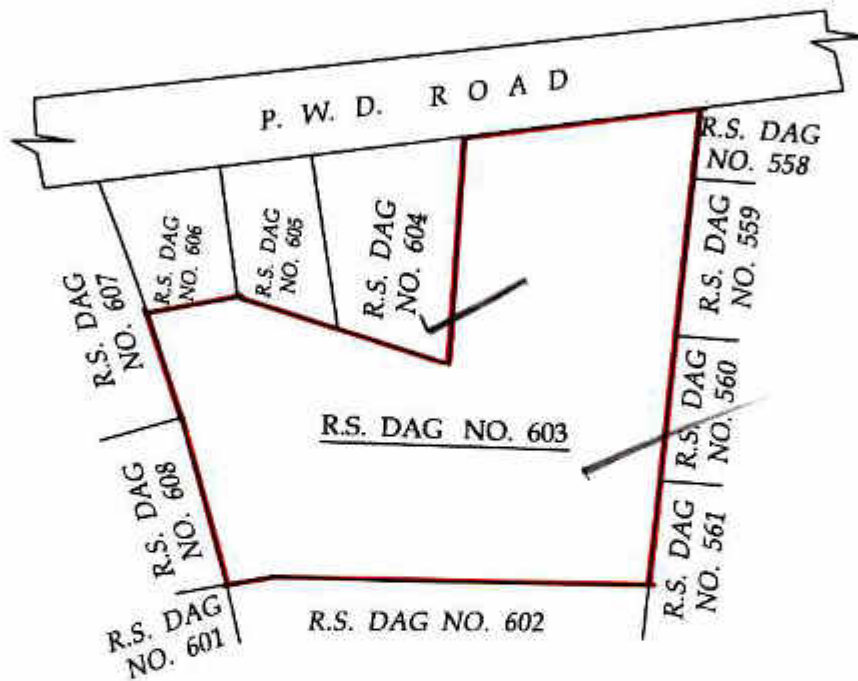


REGISTRAR
OF ASSURANCES KOLKATA
12 JUL 2014

Plan A

SITE PLAN OF R.S./L.R. DAG NO.- 603, L.R. KHATIAN NO.-1328, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 603 is 45 DECIMAL



Sadim Rahman

NAME & SIGNATURE OF THE VENDOR/S :

PACIFY HIRISE, PRIVATE LIMITED

Anurban Bhattacharya

Director/Authorised Signatory

LEGEND : 0.2475 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 45 DECIMAL OF R.S./L.R. DAG NO.- 603 .

SHOWN THUS :-



REGISTRAR
OF ASSURANCE IN KOLKATA
12 JUL 2014

Plan B

SITE PLAN OF R.S./L.R. DAG NO.- 606, L.R. KHATIAN NO.-1328, MOUZA- RAIGACHI,
J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT
BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 606 is 4 DECIMAL



PACIFY HIRISE PRIVATE LIMITED

Anirban Bhattacharya

Director/Authorised Signatory

Safios Rahaman.

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.0448 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 4 DECIMAL OF
R.S./L.R. DAG NO.- 606 .

SHOWN THUS :-



REGISTRAR
OF ASSURANCE COMPANIES
KOLKATA
12 JUL 2014

Plan C

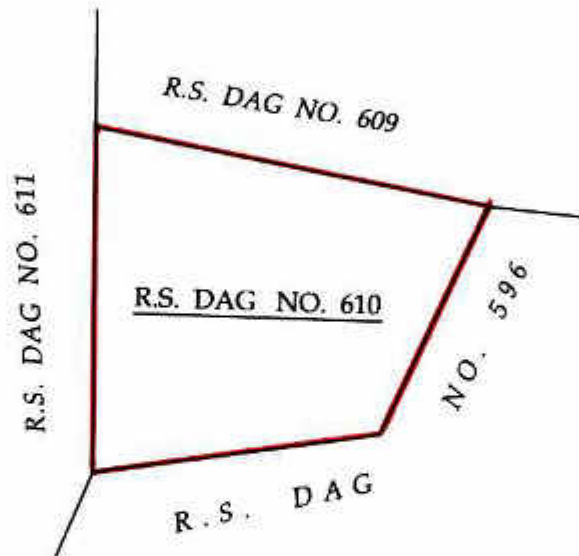
SITE PLAN OF R.S./L.R. DAG NO.- 610, L.R. KHATIAN NO.-1328, MOUZA- RAIGACHI,
J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT
BISHNUPUR 1 NO. GRAM PANCHAYET.

N



N.T.S.

TOTAL AREA OF DAG NO. 610 is 2 DECIMAL



PACIFY HIRISE PRIVATE LIMITED

Anirban Chatterjee
Director/Authorised Signatory

Sajid Rahaman

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.1222 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 2 DECIMAL OF
R.S./L.R. DAG NO.- 610.

SHOWN THUS :-





ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
12 JUL 2014

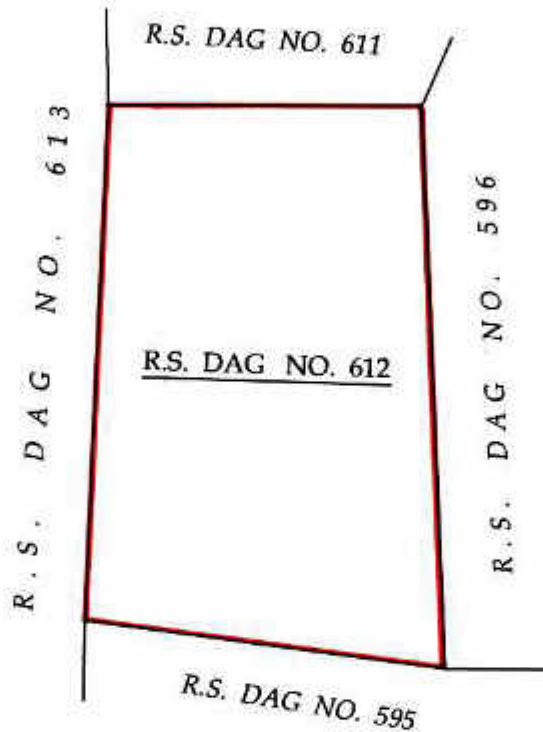
Plan D

SITE PLAN OF R.S./L.R. DAG NO.- 612, L.R. KHATIAN NO.-1328, MOUZA- RAIGACHI,
J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT
BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 612 is 3 DECIMAL



N.T.S.



PACIFY HIRISE PRIVATE LIMITED

Arinban Bhattachay

Director/Authorised Signatory

Sajias Rahaman.

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.1833 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 3 DECIMAL OF
R.S./L.R. DAG NO.- 612.

SHOWN THUS :-

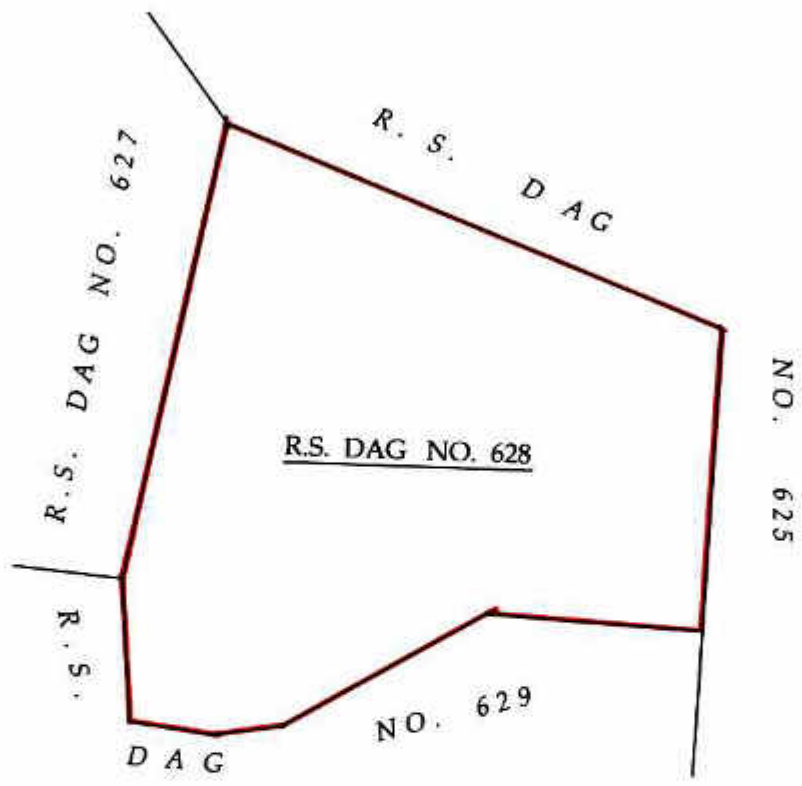


OF ASSURANCE NATA
12 JUL 2014

Plan E

SITE PLAN OF R.S./L.R. DAG NO.- 628, L.R. KHATIAN NO.-1328, MOUZA- RAIGACHI,
J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT
BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 628 is 9 DECIMAL



PACIFY HIRISE PRIVATE LIMITED
Anuban Bhattacharya
Director/Authorised Signatory

Safias Rehman
NAME & SIGNATURE OF THE VENDOR/S :























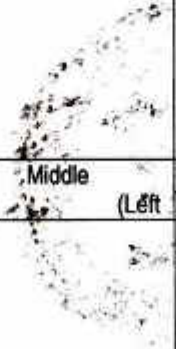
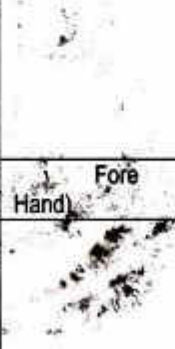


LEGEND : 0.5499 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 9 DECIMAL OF
R.S./L.R. DAG NO.- 628.

SHOWN THUS :-



OF S. S. DATA
12 JUL 2014

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Arunban Bhalla</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	 <i>Sofis Rahman</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
				 Middle	 Fore	Thumb
		(Left Hand)				
				 Middle	 Ring	Little
		(Right Hand)				



12 JUL 2014

Handwritten marks: "U" and "M" on the left side, and "MIA" on the right side. A handwritten checkmark is above the date.

10

11

12

13

14

15



Dated this 12th day of July, 2014

Between

Safiar Rahaman alias Lafiar Rahaman
... Vendor

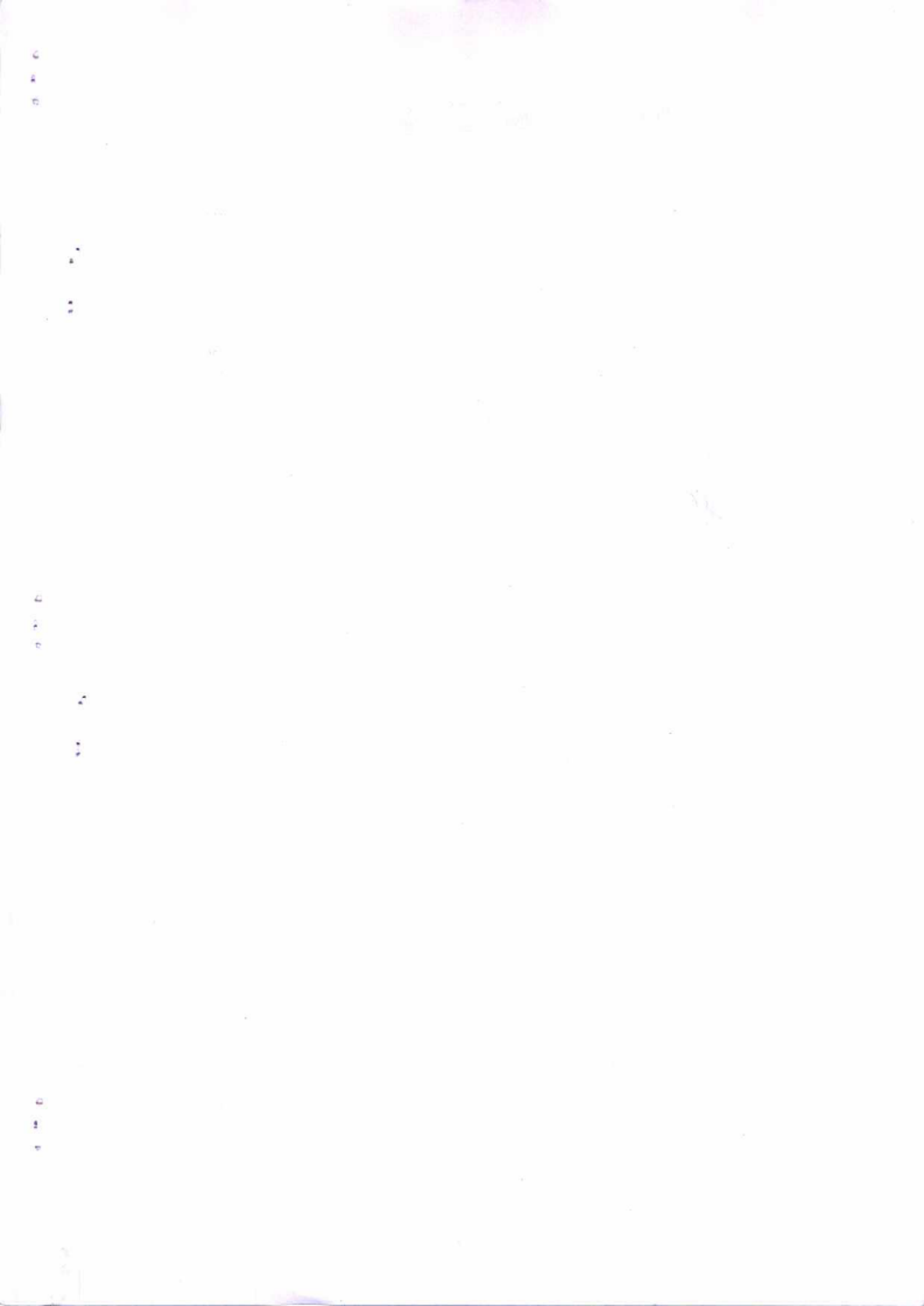
And

Pacify Hirise Pvt. Ltd.
... Purchaser

CONVEYANCE

1.1477 (one point one four seven seven) decimal
Portions of
R.S./L.R. Dag Nos. 603, 606, 610, 612 & 628
Mouza Raigachi
Police Station Rajarhat
District North 24 Parganas

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 44
Page from 3360 to 3381
being No 09167 for the year 2014.



A handwritten signature in black ink, appearing to read "Dulal chandra Saha".

(Dulal chandra Saha) 24 July-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal