

10570/2014

R6/282

11048/14



पश्चिम बंगाल WEST BENGAL

79AA 458363



Mr. 1323300

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

CONVEYANCE

1. Date: 25th August, 2014
2. Place: Kolkata
3. Parties

M. Islam

M. Islam

M. Islam

25/8/14
3.20

25/8/14
Addl. Registrar of Assurances II
Kolkata

3913/14

250
12
250

25/08

19825

Amban Bhattachaya



c-6341

PACIFY INFRACON PRIVATE LIMITED
Amban Bhattachaya
Authorized Signatory

NAME.....
ADD.....
RS.....
13 MAY 2014
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kuli-1

SAHA & RAY
Advocates
3A/1, 3rd Floor, Westing's Chambers
7C, K. S. Shankar Roy Road
Kolkata - 700011

13 MAY 2014

13 MAY 2014



c-6342

Md. Mufidul Islam



Mohiuddin Molla.
S/o - Charuddin.
Nil. Lanjal paku.
PO- Matia Jalha.
P.S- Burhanpur
Kal- 700135
BESNE

ADDITIONAL REGISTRAR
OFFICE OF THE REGISTRAR
25 AUG 2014



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

**Endorsement For Deed Number : I - 11048 of 2014
(Serial No. 10570 of 2014 and Query No. 1902L000025400 of 2014)**

On 25/08/2014

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

Presented for registration at 15.20 hrs on :25/08/2014, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 25/08/2014 by

1. Mofidul Islam Alias Mafidul Islam Md, son of Late Md Umed Ali , Raigachi, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Anirban Bhattacharya
Authorised Signatory, Pacify Infracon Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016,
, By Profession : Others
Identified By Mohiuddin Molla, son of - , Langalpota, Kol, Thana:-Barasat, P.O. :-Matiagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

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

On 26/08/2014

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.-13,23,365/-

Certified that the required stamp duty of this document is Rs.- 66188 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

On 02/09/2014

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

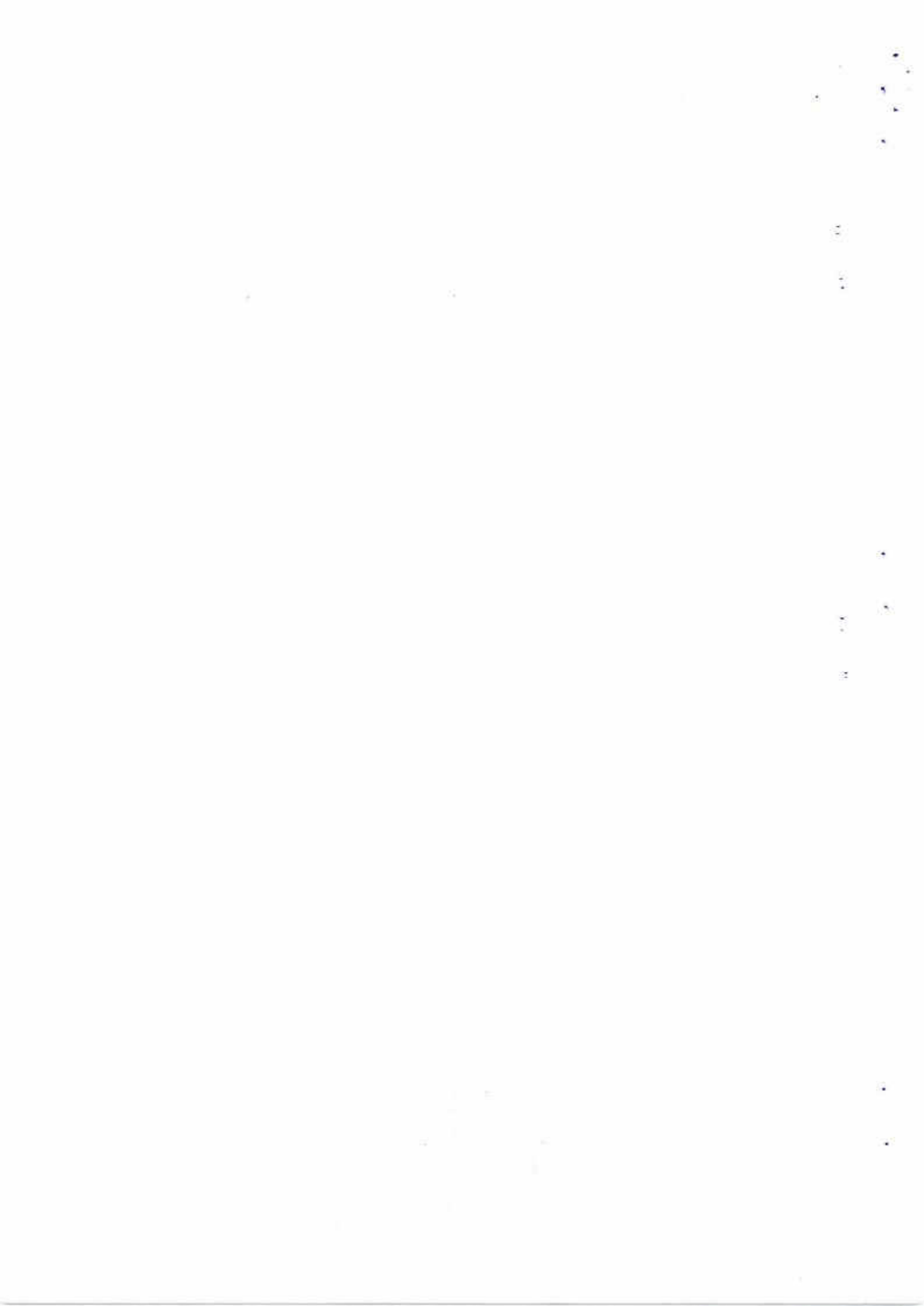
Rs. 14651/- is paid , by the draft number 218000, Draft Date 28/08/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 02/09/2014



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

02/09/2014 12:18:00

EndorsementPage 1 of 2





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District:-Kolkata

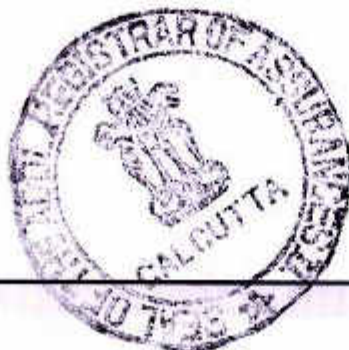
Endorsement For Deed Number : I - 11048 of 2014
(Serial No. 10570 of 2014 and Query No. 1902L000025400 of 2014)

(Under Article : A(1) = 14553/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 02/09/2014)

Deficit stamp duty

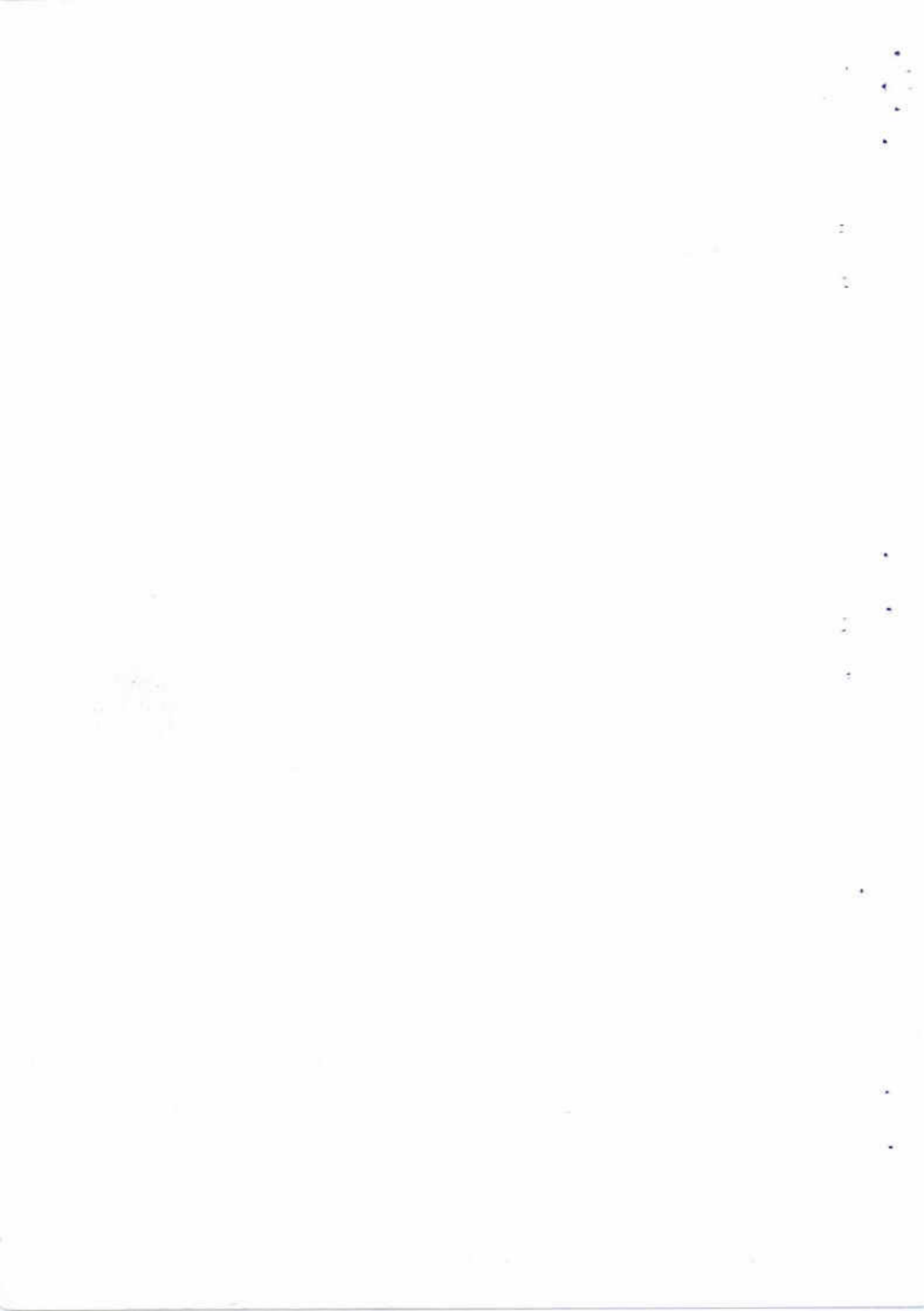
Deficit stamp duty Rs. 66188/- is paid , by the draft number 217999, Draft Date 28/08/2014, Bank :
State Bank of India, DALHOUSIE SQUARE, received on 02/09/2014

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



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- 2 SEP 2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 2 of 2



- 3.1 **Mofidul Islam alias Mafidul Islam Md. alias Md. Mofidul Islam**, son of Late Md. Umed Ali alias Amedali, residing at Raigachi, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**PAN-AAJFI 1043A**)

(**Vendor**, includes successors-in-interest)

And

- 3.2 **Pacify Infracon 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 AAHCP3405E**), 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 0.4995 (zero point four nine five) decimal [equivalent to 0.3022 (zero point three zero two two) *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. 894, *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 **1st Schedule** below and the said *Dag* No. 603 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** land classified as *sali* (agricultural) measuring 0.0832 (zero point zero eight three two) decimal [equivalent to 0.0503 (zero point zero five zero three) *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. 894, *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 **1st Schedule** below and the said *Dag* No. 606 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** land classified as *sali* (agricultural) measuring 0.2084 (zero point two zero eight four) decimal [equivalent to 0.1261 (zero point one two six one) *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. 894, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Third Property**) 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)** land classified as *sali* (agricultural) measuring 0.3126 (zero point three one two six) decimal [equivalent to 0.1891 (zero point one eight nine one) *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. 894, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Fourth Property**) and more fully described

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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)** land classified as *sali* (agricultural) measuring 0.9378 (zero point nine three seven eight) decimal [equivalent to 0.5674 (zero point five six seven four) *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. 894, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Fifth Property**) 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, 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:** Mofidul Islam *alias* Mafidul Islam Md. *alias* Md. Mofidul Islam (Vendor hereinabove) is the sole, absolute and recorded owner of the First Property, the Second Property, the Third Property, the Fourth Property and the Fifth Property, comprised in the Said Property, whose name has been recorded in L.R. *Khatian* No. 894.
- 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, *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 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 *sali* (agricultural) measuring 0.4995 (zero point four nine nine five) decimal [equivalent to 0.3022 (zero point three zero two two) *cottah*], more or less, out of 45 (forty five) decimal, being a portion of R.S./I.R. *Dag* No. 603, recorded in L.R. *Khatian* No. 894, *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 Schedule**



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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 0.0832 (zero point zero eight three two) decimal [equivalent to 0.0503 (zero point zero five zero three) *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. 894, *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 0.2084 (zero point two zero eight four) decimal [equivalent to 0.1261 (zero point one two six one) *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. 894, *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 0.3126 (zero point three one two six) decimal [equivalent to 0.1891 (zero point one eight nine one) *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. 894, *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 0.9378 (zero point nine three seven eight) decimal [equivalent to 0.5674 (zero point five six seven four) *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. 894, *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.8,00,000/- (Rupees eight 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:

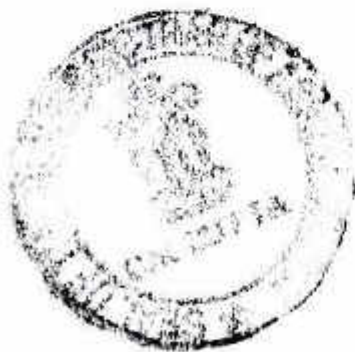
8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

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, *bangadars* 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.
- 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 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.

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- 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 0.4995 (zero point four nine nine five) decimal [equivalent to 0.3022 (zero point three zero two two) *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. 894, *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.

[Signature]

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25 AUG 2014

Part II
(Second Property)

Land classified as *sali* (agricultural) measuring 0.0832 (zero point zero eight three two) decimal [equivalent to 0.0503 (zero point zero five zero three) *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. 894, *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 0.2084 (zero point two zero eight four) decimal [equivalent to 0.1261 (zero point one two six one) *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. 894, *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 0.3126 (zero point three one two six) decimal [equivalent to 0.1891 (zero point one eight nine one) *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. 894, *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:

M. Khan

H. Islam



ADDITIONAL REGISTRAR
OF ASSISTANT REGISTRAR
25 AUG 2014

- On the North** : By R.S./L.R. *Dag* No. 611
On the East : By R.S./L.R. *Dag* No. 596
On the South : By R.S./L.R. *Dag* No. 595
On the West : By R.S./L.R. *Dag* 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 Forth Property and appurtenances and inheritances for access and user thereof.

Part V
(Fifth Property)

Land classified as *sali* (agricultural) measuring 0.9378 (zero point nine three seven eight) decimal [equivalent to 0.5674 (zero point five six seven four) *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. 894, *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. *Dag* No. 625
On the East : By R.S./L.R. *Dag* No. 625
On the South : By R.S./L.R. *Dag* No. 629
On the West : By R.S./L.R. *Dag* 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 *sali* (agricultural) measuring 0.4995 (zero point four nine nine five) decimal [equivalent to 0.3022 (zero point three zero two two) *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. 894, *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 *sali* (agricultural) measuring 0.0832 (zero point zero eight three two) decimal [equivalent to 0.0503 (zero point zero five zero three) *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. 894, *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 *sali* (agricultural) measuring 0.2084 (zero point two zero eight four) decimal [equivalent to 0.1261 (zero point one two six one) *cottah*], more or less, out of 2

Ray

M. Islam



B
ADDITIONAL REGISTRAR
MUMBAI
25 AUG 2014

(two) decimal, being a portion of R.S./L.R. *Dag* No. 610, recorded in L.R. *Khatian* No. 894, *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 0.3126 (zero point three one two six) decimal [equivalent to 0.1891 (zero point one eight nine one) *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. 894, *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 0.9378 (zero point nine three seven eight) decimal [equivalent to 0.5674 (zero point five six seven four) *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. 894, *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> Nos.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of the Recorded Owner
Raigachi	603	894	<i>Sali</i>	45	0.4995	Mofidul Islam <i>alias</i> Mafidul Islam Md. <i>alias</i> Md. Mofidul Islam
Raigachi	606	894	<i>Sali</i>	4	0.0832	Mofidul Islam <i>alias</i> Mafidul Islam Md. <i>alias</i> Md. Mofidul Islam
Raigachi	610	894	<i>Sali</i>	2	0.2084	Mofidul Islam <i>alias</i> Mafidul Islam Md. <i>alias</i> Md. Mofidul Islam
Raigachi	612	894	<i>Sali</i>	3	0.3126	Mofidul Islam <i>alias</i> Mafidul Islam Md. <i>alias</i> Md. Mofidul Islam
Raigachi	628	894	<i>Sali</i>	9	0.9378	Mofidul Islam <i>alias</i> Mafidul Islam Md. <i>alias</i> Md. Mofidul Islam
Total Area of Land Sold					2.0415	

Mofidul Islam



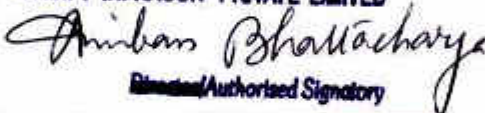
7

RECEIVED
25 AUG 2014

9. Execution and Delivery

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


**(Mofidul Islam alias Mafidul Islam Md.
alias Md. Mofidul Islam)
(Vendor)**

PACIFY INFRACON PRIVATE LIMITED

Director/Authorized Signatory
(Purchaser)

Drafted by:

Shuvadip Chakraborty
Advocate

Witnesses:

Signature <u>Mohiuddin Molla.</u>	Signature <u>SK NOOR ISLAM.</u>
Name <u>MOHIUDDIN MOLLA</u>	Name <u>SK NOOR ISLAM.</u>
Father's Name <u>Chaniuddin</u>	Father's Name <u>YOUSUF Ali</u>
Address <u>Largal pata. Matia</u>	Address <u>Raigalmi</u>
<u>Galha. Burasut Kot-70035</u>	<u>10+12. Ratan-Naj</u>
	<u>K2 700135</u>



✓
REGIONAL REGISTRAR
MATA
25 AUG 2014

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.8,00,000/- (Rupees eight 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. 396918	25.08.2014	Axis Bank Limited, Kolkata Branch	8,00,000/-
Total:			8,00,000/-

Md. Mofidul Islam

(Mofidul Islam alias Mafidul Islam Md.
alias Md. Mofidul Islam)
(Vendor)

Witnesses:

Signature Mohiuddin Molla

Signature SK Noor Islam

Name MOHIUDDIN MOLLA

Name SK NOOR ISLAM



ADDITIONAL REGISTRAR
25 AUG 2014

Plan A

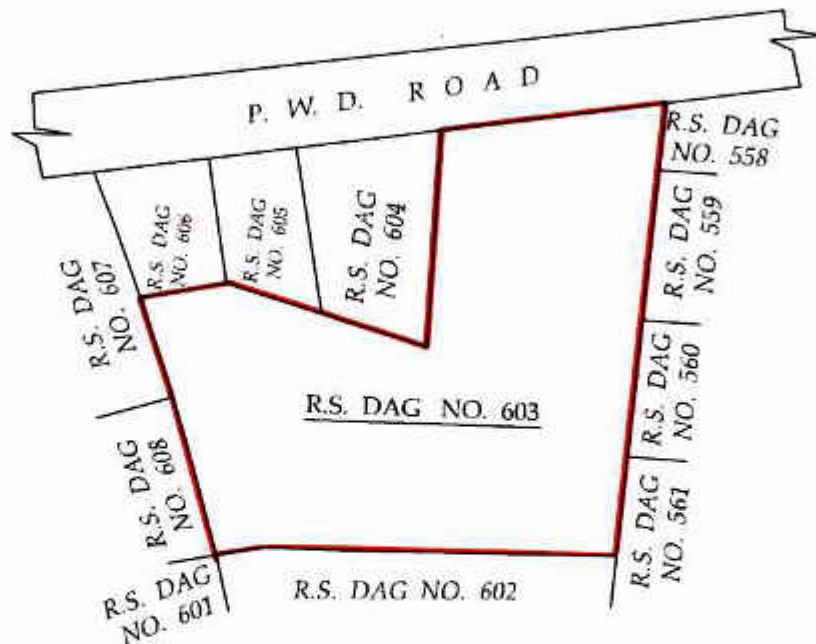
SITE PLAN OF R.S./L.R. DAG NO.- 603, L.R. KHATIAN NO.-894, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

N



N.T.S.

TOTAL AREA OF DAG NO. 603 is 45 DECIMAL



PACIFY INFRACON PRIVATE LIMITED
Anirban Bhattacharya
Director/Authorized Signatory

Md. Mozziul Islam

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.4995 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 45 DECIMAL OF R.S./L.R. DAG NO.- 603 .

SHOWN THUS :-



←
ASSISTANT ENGINEER
KARNATAKA
25 AUG 2014

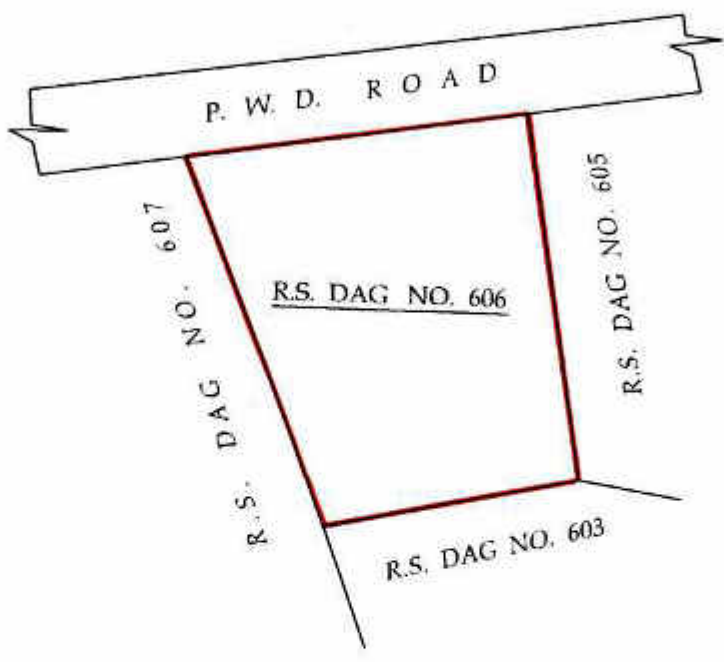
Plan B

SITE PLAN OF R.S./L.R. DAG NO.- 606, L.R. KHATIAN NO.-894, 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



N.T.S.



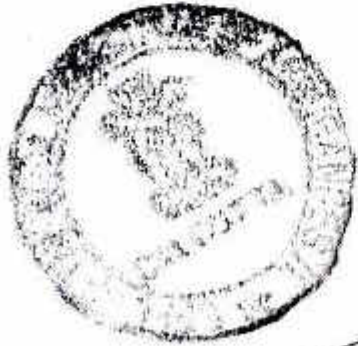
PACIFY INFRACON PRIVATE LIMITED
Anirban Bhattacharya
Director/Authorized Signatory

Md. Mozidul Islam

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.0832 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 4 DECIMAL OF R.S./L.R. DAG NO.- 606 .

SHOWN THUS :-



ADVICE TO REGISTER IN
OF RESIDENCE
2 5 AUG 2014

Plan C

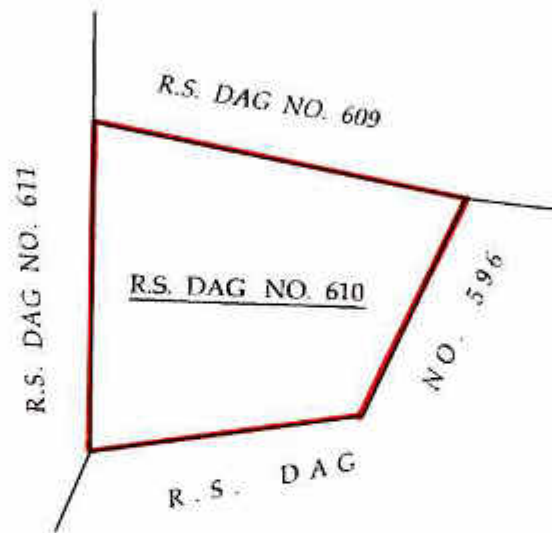
SITE PLAN OF R.S./L.R. DAG NO.- 610, L.R. KHATIAN NO.-894, MOUZA- RAIGACHI,
J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT
BISHNUPUR 1 NO. GRAM PANCHAYET.

N



N.T.S.

TOTAL AREA OF DAG NO. 610 is 2 DECIMAL



Md. Mojibur Islam

NAME & SIGNATURE OF THE VENDOR/S :

PACIFY INFRACON PRIVATE LIMITED
Amibans Bhattacharya
Director/Authorised Signatory

LEGEND : 0.2084 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 2 DECIMAL OF
R.S./L.R. DAG NO.- 610.

SHOWN THUS :-





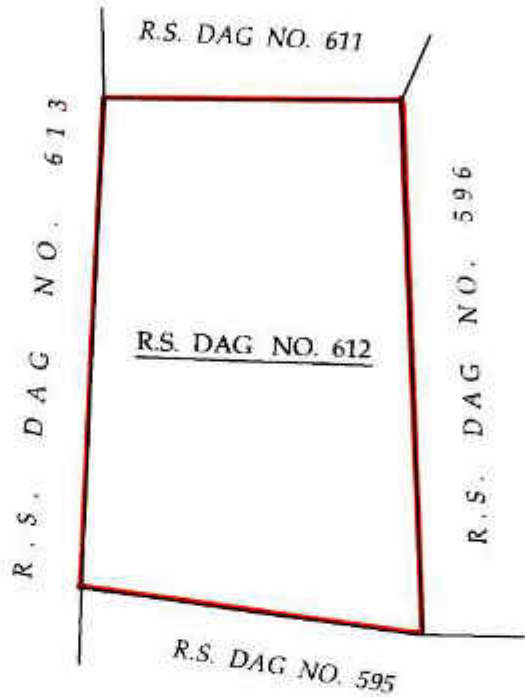
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ADDITIONAL REGISTRAR
OF ASSOCIATED ... KATA
25 AUG 2014

Plan 1

SITE PLAN OF R.S./L.R. DAG NO.- 612, L.R. KHATIAN NO.-894, 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



PACIFY INFRACON PRIVATE LIMITED
Anirban Bhattacharya
Director/Authorised Signatory

Mt. Mozidul Islam
NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.3126 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 3 DECIMAL OF R.S./L.R. DAG NO.- 612.

SHOWN THUS :-



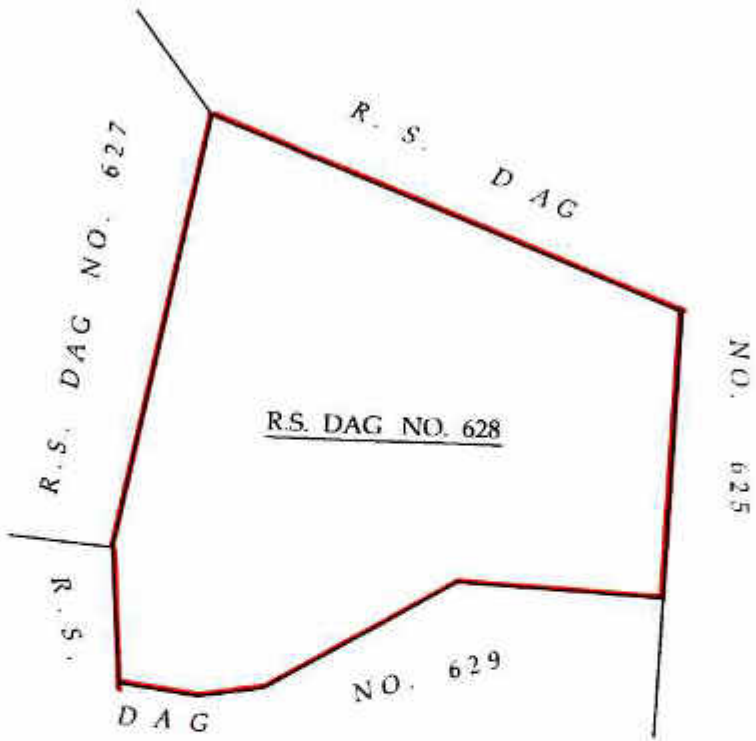
2

ADDITIONAL REGISTRAR
OF ASSAM
25 AUG 2014
KATA

Plan E

SITE PLAN OF R.S./L.R. DAG NO.- 628, L.R. KHATIAN NO.-894, 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 INFRACON PRIVATE LIMITED
Anilam Bhattacharya
Authorized Signatory

Md. Mozidul Islam

NAME & SIGNATURE OF THE VENDOR/S :














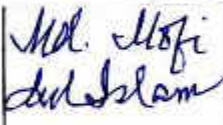




















LEGEND : 0.9378 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 9 DECIMAL OF R.S./L.R. DAG NO.- 628.

SHOWN THUS :-



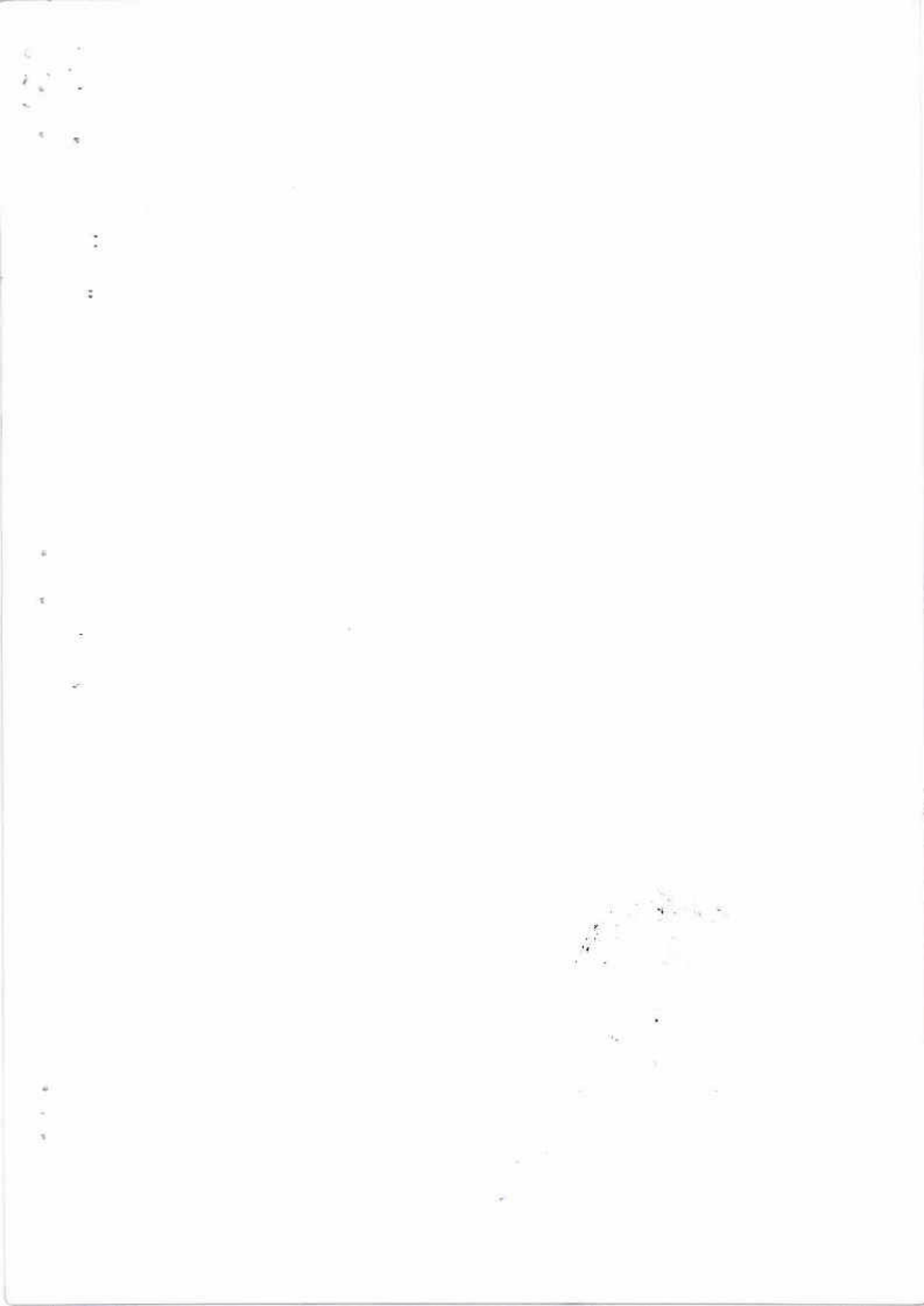
ADDITIONAL REGISTRAR
OF THE DISTRICT OF KATA
2 5 ADB 2014

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



REGISTRAR
OF ASSAM
KOKRAJHAR
9 AUG 2014



Dated this 25th day of August, 2014

Between

Mofidul Islam *alias* **Mafidul Islam Md.**
alias **Md. Mofidul Islam**
... Vendor

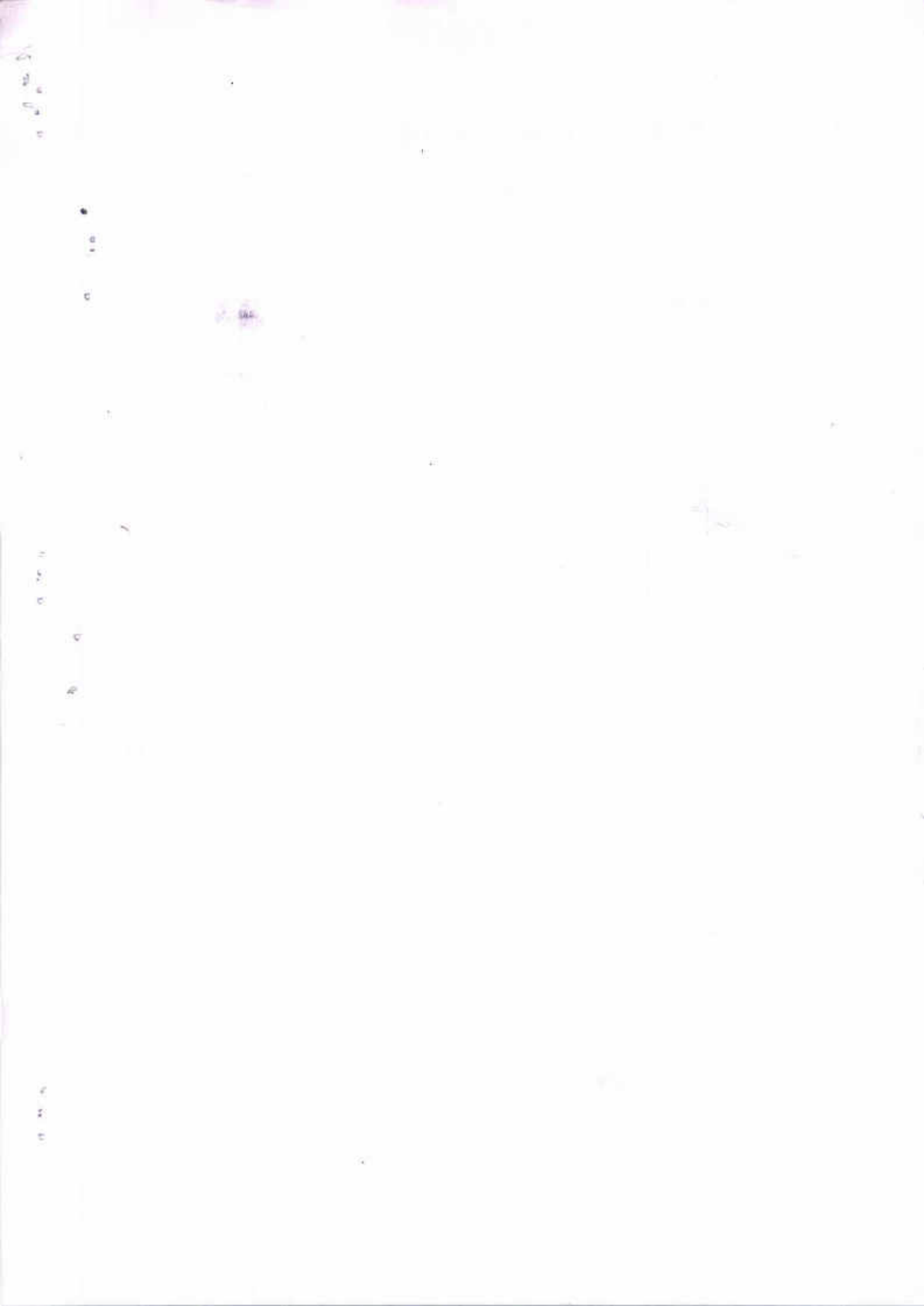
And

Pacify Infracon Pvt. Ltd.
... Purchaser

CONVEYANCE

2.0415 (two point zero four one five) 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 53
Page from 4173 to 4194
being No 11048 for the year 2014.




(Dulal Chandra Saha) 03-September-2014
ADDL REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal