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Rg-325

5589/2016



पश्चिम बंगाल WEST BENGAL

97AA 273722



Certified that the Document is admitted to Registration. The Signatures Sheet and the endorsement are the part of the document

Additional Registrar of Assurance-IV, Kolkata

16 JUN 2016

Additional Registrar of Assurance-IV, Kolkata

CONVEYANCE

1. Date: 9<sup>th</sup> June, 2016
2. Place: Kolkata
3. Parties

उत्तर

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५

उत्तर

53092  
9.6.16  
30.7.16  
C.No. 1455/16  
7/6/16

172102

**SAHA & RAY**

Advocates

3A/11, 3rd Floor, Hastings Chambers  
7C, Kisan Shankar Roy Road  
Kolkata - 700001

NAME.....  
ADD.....  
Rs.....

**- 7 MAR 2016**

**SUDANJAN MUKHERJEE**  
Lawyer, Advocate  
C.C. Court  
23/3/16

*Sudhanjan Mukherjee*

**- 7 MAR 2016**  
**- 7 MAR 2016**



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ADDITIONAL REGISTRAR  
OF ASSURANCES

**- 9 JUN 2016**



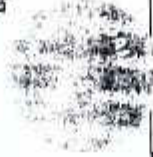
ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

WB / 21 / 154 / 375008

IDENTITY CARD

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Chhtry Dipu

ছেত্রী দীপু

Father/Mother/

Husband's Name

পিতা/মাতা/স্বামীর নাম

Mohantal

মোহনলাল

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

29

২৯

ভারতের নির্বাচন কমিশন

Address:

Bl-K, Fl-13, Pulin Khatick Road,  
(Tangra Road), Calcutta.

ঠিকানা

ফ্লক-কে, ফ্লাট-১৩, পুলিন খাটিক রোড,  
(টাংগরা রোড), কলিকাতা।



Facsimile Signature  
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক

For 154-TALTALA (SC)  
Assembly Constituency

১৫৪ -তালতলা (সস)  
বিধানসভা নির্বাচন ক্ষেত্র

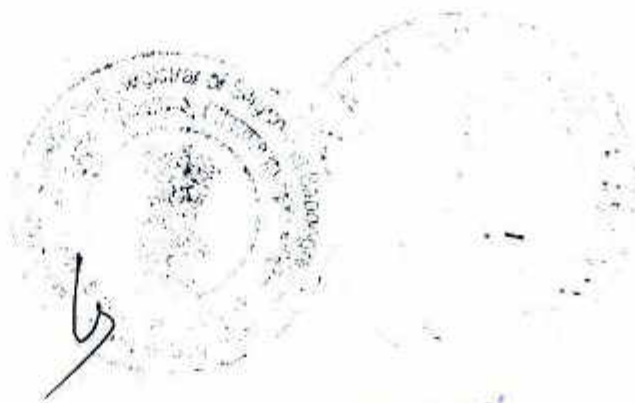
Place: Calcutta

স্থান: কলিকাতা

Date: 17.07.95

তারিখ: ১৭.০৭.৯৫

ডায়েরী নং ১৫৪/৯৫



Additional Registrar of  
Assurances-IV, Kolkata

19 DEC 2014



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

GLO2730331

পরিচয় পত্র



Elector's Name Shobha Singh

নির্বাচকের নাম শোভা সিংহ

Husband's Name Shankar

স্বামীর নাম শঙ্কর

Sex F  
লিঙ্গ স্ত্রী

Age as on 1.1.2001 52

১.১.২০০১-এ বয়স ৫২


ডায়েরী নং ১০১০১০১





Address:  
Nabin Jot Patharghata Matigara Darjeeling 734424

ঠিকানা :  
নবীন জোত পাথরঘাটা মটিগারা দার্জিলিং ৭৩৪৪২৪



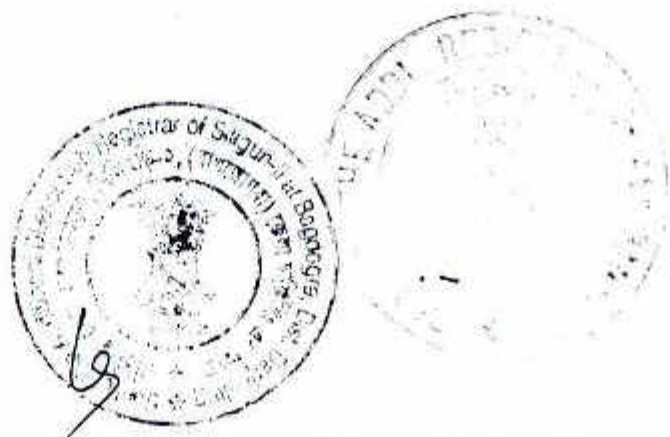
Facsimile Signature  
Electoral Registration Officer  
নির্বাচন নিবন্ধন অফিসার

Assembly Constituency: 25-Siliguri  
বিধানসভা নির্বাচন ক্ষেত্র : ২৫-শিলিগুরি

District: Darjeeling  
জেলা: দার্জিলিং

Date: 04.05.2003  
তারিখ: ০৪.০৫.২০০৩

*Handwritten signature*



Additional Registrar of  
Assurances-II, Kolkata

Additional Registrar  
Sg. II at Bongaigaon, Darjeeling

9-DEC 2014





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/540405

পরিচয় পত্র

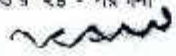


Elector's Name : JAFAR  
নির্বাচকের নাম : জাফর  
Father/Mother/  
Husband's Name : SAHEB  
পিতা/মাতা/স্বামীর নাম : সাহেব  
Sex : M  
লিঙ্গ : পুরুষ  
Age as on 1.1.1995 : 25  
১.১.১৯৯৫-এ বয়স : ২৫

ডায়েরী নং

Address PART NO: 181  
RAJARHAT BISHNUPUR 1  
NORTH 24 - PARGANAS

ঠিকানা পোর্ট নং: ১৮১  
রাজারহাট বিষ্ণুপুর ১নং  
উত্তর ২৪ - পরগনা

  
Facsimile Signature  
Electoral Registration Officer  
নির্বাচক-নিবন্ধন অফিসারিক

For 091-RAJARHAT(S.C) Assembly Constituency  
০৯১-রাজারহাট (তে প) বিধানসভা নির্বাচন কেন্দ্র

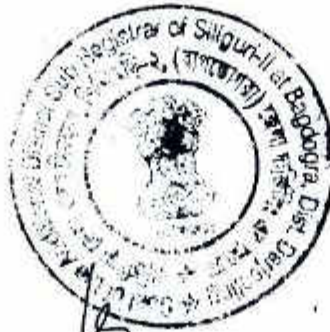
Place : BARASAT

স্থান : বারাসাত

Date : 06/04/95

তারিখ : ০৬/০৪/৯৫

ডায়েরী নং ১৮১






Additional Registrar of  
Assurances-IV, Kolkata

ADHI REGISTRAR  
Sta. II at Barasat, Dist. Darjeeling

9-DEC-2014

9-DEC 2014

  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 YCW0776559

নির্বাচকের নাম : ওয়াসিম আলি  
 Elector's Name : Waseem Ali  
 পিতার নাম : নিয়ামত আলি  
 Father's Name : Niyamat Ali  
 লিঙ্গ / Sex : পুরু / M  
 জন্ম তারিখ / Date of Birth : 25/08/1990

Waseem Ali

YCW0776559  
 ঠিকানা:  
 ১১৫৩৩৩, গঙ্গানগর বাসসাত উত্তর ২৪ পরগণা  
 700132  
 Address:  
 CHANDIGARH GANGA-NAGAR  
 BARASAT NORTH 24 PARGANAS  
 700132  
 Date: 13/04/2009  
 11৫-মধ্যগ্রাম নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক  
 আধিকারিকের স্বাক্ষরের অনুলিপি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 115-Madhyamgram Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম  
 তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
 জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.



Additional Registrar of  
Assurances-IV, Kolkata








Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19040000794690/2016





I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category		Finger Print 3122 	Signature with date
1.0	Jafar Ali Mondal Raigachi, Gayenpara, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Attorney of Seller [Dipak Chetri]			 9/1/90/160
1.1	Jafar Ali Mondal Raigachi, Gayenpara, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Attorney of Seller [Ratna Maya Gurung]			 9/1/90/160
1.2	Jafar Ali Mondal Raigachi, Gayenpara, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Attorney of Seller [Shobha Singh]			 9/1/90/160



ADDITIONAL SECRETARY  
HEALTH  
- 9 JUL 2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Dibyendu Shekhar Das 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700016	Represent ative of Buyer [Pacify Infracon Private Limited ]		2121 	 09/06/16
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Waseem Ali Son of Niyamat Ali Chandigarh, P.O:- Ganganagar, P.S:- Barasat, District:-North 24- Parganas, West Bengal, India, PIN - 700132	Dipak Chetri, Jafar Ali Mondal, Dibyendu Shekhar Das		 09/06/16	

(Asit Kumar Joarder)  
ADDITIONAL REGISTRAR  
OF ASSURANCE  
OFFICE OF THE A.R.A. -  
IV KOLKATA  
Kolkata, West Bengal



ADDITIONAL REGISTRAR  
OF ASSURANCE  
- 9 JUN 2016



- 3.1 **Dipak Chetri alias Chhtry Dipu alias Dipu Chhetri**, son of Late Mohanlal Chetri alias Mohan Lal Chetri, by faith Hindu, by nationality Indian, by occupation Business, presently residing at Nemai Jot, Post Office Matigara, PIN-734010, Police Station Matigara, District Darjeeling and also residing at Flat No. 13, Block K, Pulin Khatick Road (previously Tangra Road), Kolkata
- 3.2 **Shobha Singh alias Sobha Singh alias Sova Singh**, wife of Shankar Singh and daughter of Late Mohanlal Chetri alias Mohan Lal Chetri, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Dima Jote, Nimai Jot, Post Office Matigara, PIN-734010, Police Station Matigara, District Darjeeling
- 3.3 **Ratna Maya Gurung**, wife of Balbahadur Gurung and daughter of Late Mohanlal Chetri alias Mohan Lal Chetri, by faith Hindu, by nationality Indian, by occupation Housewife, residing at Nabin Jot, Pathargata, Post Office Bendubi, PIN-734424, Police Station Matigara, District Darjeeling

all are represented by their constituted attorney, **Jafar Ali Mondal**, son of Saheb Ali Mondal, by faith Muslim, by nationality Indian, by occupation Business, residing at Raigachi, Gayenpara, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ASQPM0213R**)

(collectively **Vendors**, includes successors-in-interest)

**And**

- 3.4 **Pacify Infracon Private Limited**, a company governed by the Companies Act, 2013, having its registered office at 2<sup>nd</sup> Floor, 109, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street (**PAN AAHCP3405E**), represented by its authorized signatory, **Dibyendu Shekhar Das**, son of Nani Gopal Das, by faith Hindu, by nationality Indian, by occupation Service, of 99A, Park Street, Post Office Park Street, Kolkata-700016, Police Station Park Street (**PAN BCZPD6675C**)

(**Purchaser**, includes successors-in-interest).

Vendors 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:** Land classified as *sahi* (agricultural) measuring 1.08 (one point zero eight) decimal [equivalent to (1) 0.6534 (zero point six five three four) *cottah* and (2) 43.7055 (forty three point seven zero five five) square meter], more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627, recorded in L.R. *Khatian* No. 2969, *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 (**Said Property**) and more fully described in the **Schedule** below and the said *Dag* No. 627 is delineated and demarcated on the **Plan** 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



ADDITIONAL REGISTRAR  
OF ASSURANCE  
- 9 JULY 1962

nature of the Vendors 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 Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

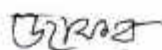
5.1.1 **Purchase of Larger Property:** By a Deed of Sale in Bengali language (*Bikroy Kobala*), registered in the Office of the Sub Registrar, Bhangore, South 24 Parganas, in Book No. I, Volume No. 120, at Pages 23 to 27, being Deed No. 7399 for the year 1989, Mohanlal Chetri *alias* Mohan Lal Chetri, son of Lal Bir Chetri *alias* Nambir Chetri purchased from (1) Nazrul Islam and (2) Golapnechha Bibi, land classified as *sali* (agricultural) measuring 3.6 (three point six) decimal, more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Larger Property**), free from all encumbrances.

5.1.2 **Mutation:** Mohanlal Chetri *alias* Mohan Lal Chetri, got his name mutated in the records of Block Land and Land Reforms Office, Rajarhat, in L.R. *Khatian* No. 2969.

5.1.3 **Demise of Mohanlal Chetri *alias* Mohan Lal Chetri:** On 7<sup>th</sup> September, 2002, Mohanlal Chetri *alias* Mohan Lal Chetri, a Hindu, governed by the Hindu Law of inheritance, died *intestate*, leaving behind him surviving, his 3 (three) sons, namely, (1) Dipak Chetri *alias* Chhtry Dipu *alias* Dipu Chhetri (the Vendor No. 3.1 herein) (2) Kundan Chetri and (3) Keshab Chetri and his 7 (seven) daughters, namely, (1) Radha Chetri *alias* Radha Chhetri *alias* Radha Khadkachhetri (2) Shobha Singh *alias* Sobha Singh *alias* Sova Singh (Vendor No. 3.2 herein) (3) Ratna Maya Gurung (Vendor No. 3.3 herein) (4) Mina Gurung (5) Bulu Darnal (6) Shashi Giri *alias* Sashi Giri *alias* Sasi Giri and (7) Ruma Sharma, as his only legal heirs and heiresses, who jointly and in equal share, inherited the right, title and interest of Late Mohanlal Chetri *alias* Mohan Lal Chetri in the Larger Property, free from all encumbrances.

5.1.4 **Absolute Ownership of Vendors:** In the abovementioned events and circumstances, the Vendors have become the joint and absolute owners of the Said Property out of the Larger Property, free from all encumbrances.

5.1.5 **Grant of Said POA:** By a Power of Attorney dated 19<sup>th</sup> December, 2014, registered in the Office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra, in Book No. IV, CD Volume No. 4, at Pages 496 to 513, being Deed No. 01313 for the year 2014 (**Said POA**), (1) Dipak Chetri *alias* Chhtry Dipu *alias* Dipu Chhetri (the Vendor No. 3.1 herein) (2) Shobha Singh *alias* Sobha Singh *alias* Sova Singh (Vendor No. 3.2 herein) and (2) Ratna Maya Gurung (Vendor No. 3.3 herein) jointly appointed Jafar Ali Mondal as their constituted attorney to sell their respective share in the Larger Property vis-à-vis the Said Property and the Said POA is still valid and subsisting and has not been revoked or rescinded by any of the grantors of the Said POA.





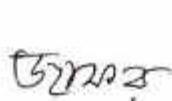



ADDITIONAL REGISTRAR  
OF ASSISTANT COMMISSIONERS  
- 9 JUN 2016

- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances 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 Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do 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 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 Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is 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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and



ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
- 9 JUL, 2016

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 3<sup>rd</sup> 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 Vendors shall have no responsibility or obligation in this regard.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 1.08 (one point zero eight) decimal [equivalent to (1) 0.6534 (zero point six five three four) *cottah* and (2) 43.7055 (forty three point seven zero five five) square meter], more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627, recorded in L.R. *Khatian* No. 2969, *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 the said *Dag* No. 627 is delineated and demarcated on the **Plan** 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 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.6,53,397/- (Rupees six lac fifty three thousand three hundred and ninety seven) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *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 Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not

5/2/2022



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
- 9 JUL 2010



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 Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property, which if found defective or untrue 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 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 Vendors.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's 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 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), 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 Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's

5/2/23



7

- 9 JUL 2016

name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser 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 Purchaser 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 the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining agricultural and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and 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 Purchaser.

- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, 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.

6/2/2023



9 JUN 1964

**Schedule  
(Said Property)**

Land classified as *sali* (agricultural) measuring 1.08 (one point zero eight) decimal [equivalent to (1) 0.6534 (zero point six five three four) *cottah* and (2) 43.7055 (forty three point seven zero five five) square meter], more or less, out of 18 (eighteen) decimal, being a portion of R.S./L.R. *Dag* No. 627, recorded in L.R. *Khatian* No. 2969, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No. 627 is 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. *Dag* No. 1039 of *Mouza* Raigachi Sheet No. 2 and R.S./L.R. *Dag* Nos. 624 and 625  
**On the East** : By R.S./L.R. *Dag* Nos. 625 and 628  
**On the South** : By R.S./L.R. *Dag* No. 629  
**On the West** : By R.S./L.R. *Dag* No. 1039 of *Mouza* Raigachi Sheet No. 2

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

The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> Nos.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	627	2969	<i>Sali</i>	18	1.08	Mohantal Chetri

627/2025



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 JUL 2016

**9. Execution and Delivery**

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

*[Handwritten signature]*

[Jafar Ali Mondal, as constituted attorney of  
(1) Dipak Chetri *alias* Chhtry Dipu *alias* Dipu Chhetri (2) Shobha Singh *alias* Sobha Singh *alias* Sova Singh and (3) Ratna Maya Gurung]  
[Vendors]

Read over and explained the contents of this document by me to the Jafar Ali Mondal in his vernacular, who after understanding the meaning and purport of this document, put his signature/LTI in my presence.

Signature Waseem Ali

PACIFY, INERACON PRIVATE LIMITED

*[Handwritten signature]*  
Director / Authorised Signatory  
[Purchaser]

**Drafted by:**

*[Handwritten signature]*  
(Shuvodip Chakraborty)  
Advocate  
High Court, Calcutta  
F/184/14

**Witnesses:**

Signature Waseem Ali

Name: Waseem Ali

Father's Name: Nizmat Ali

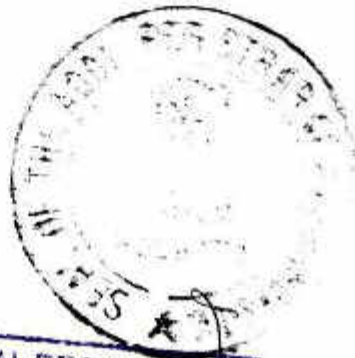
Address: vill - Parida P.O-Gang  
anagar P.S - Madhyamgram

Signature Swapan

Name: Swapan Kar

Father's Name: E. N. Kar

Address: 7C. K. S. Roy Road  
Kolkata - 700061



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 JUL 2018



**Receipt and Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of **Rs.6,53,397/-** (**Rupees six lac fifty three thousand three hundred and ninety seven**) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

<b>Mode</b>	<b>Date</b>	<b>Bank</b>	<b>Amount (Rs.)</b>
Demand Draft No. 123437	06.06.2016	Axis Bank Limited, Kolkata Branch	<b>6,53,397/-</b>



**Jafar Ali Mondal**, as constituted attorney of

**(1) Dipak Chetri alias Chhtry Dipu alias Dipu Chhetri (2) Shobha Singh alias Sobha Singh alias Sova Singh and (3) Ratna Maya Gurung]**  
[Vendors]

**Witnesses:**

Signature Waseem Ali

Name Waseem Ali

Signature Swapam

Name Swapam Kar

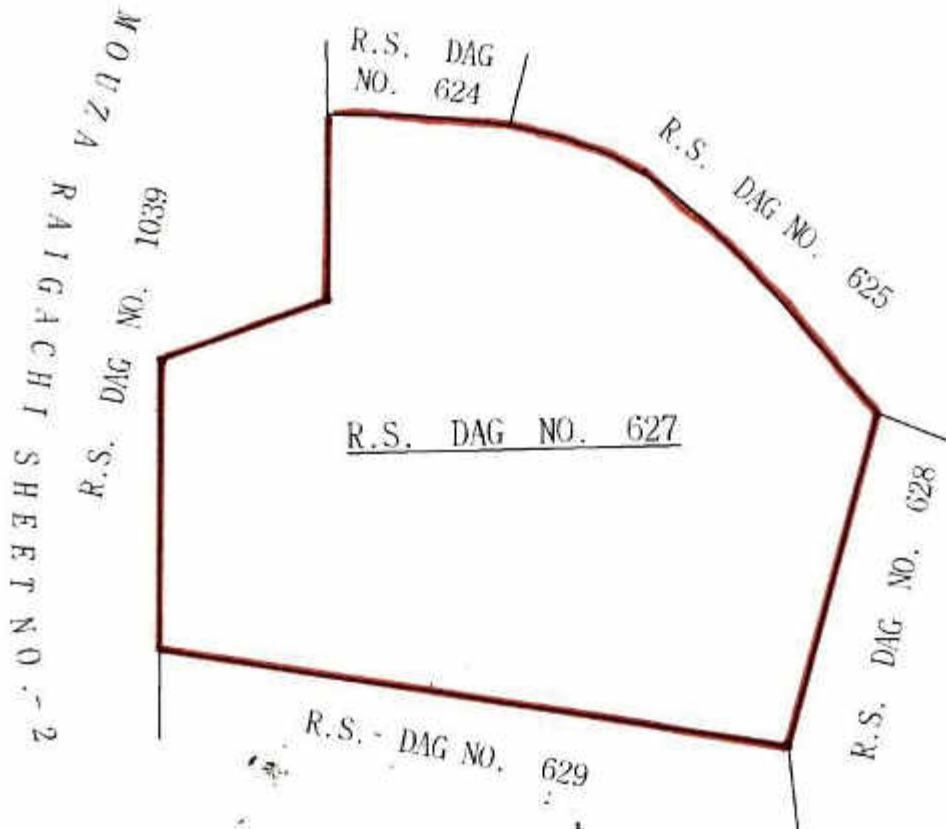


ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 JUN 2010

Plan

SITE PLAN OF R.S./L.R. DAG NO.- 627, L.R. KHATIAN NO.-2969, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 627 is 18 DECIMAL



PACIFYFRACON PRIVATE LIMITED

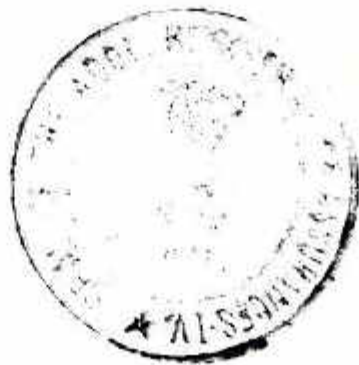
*[Signature]*  
Director / Authorised Signatory

*[Signature]* constituted a Attorney of  
 ① Dipak Chetri alias Chetry Dipu alias  
 Dipu Chetri ② Shobha Singh alias  
 Sobha Singh alias Sora Singh ③ Ratna  
 Maya Gurnay

NAME & SIGNATURE OF THE VENDOR/S :

































LEGEND : 1.0800 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 18 DECIMAL OF R.S./L.R. DAG NO.- 627.

SHOWN THUS :-



ADDITIONAL REGISTRAR  
OF ASSURANCES-IN KOLKATA  
- 9 JUN. 2010

# SPECIMEN FORM TEN FINGER PRINTS

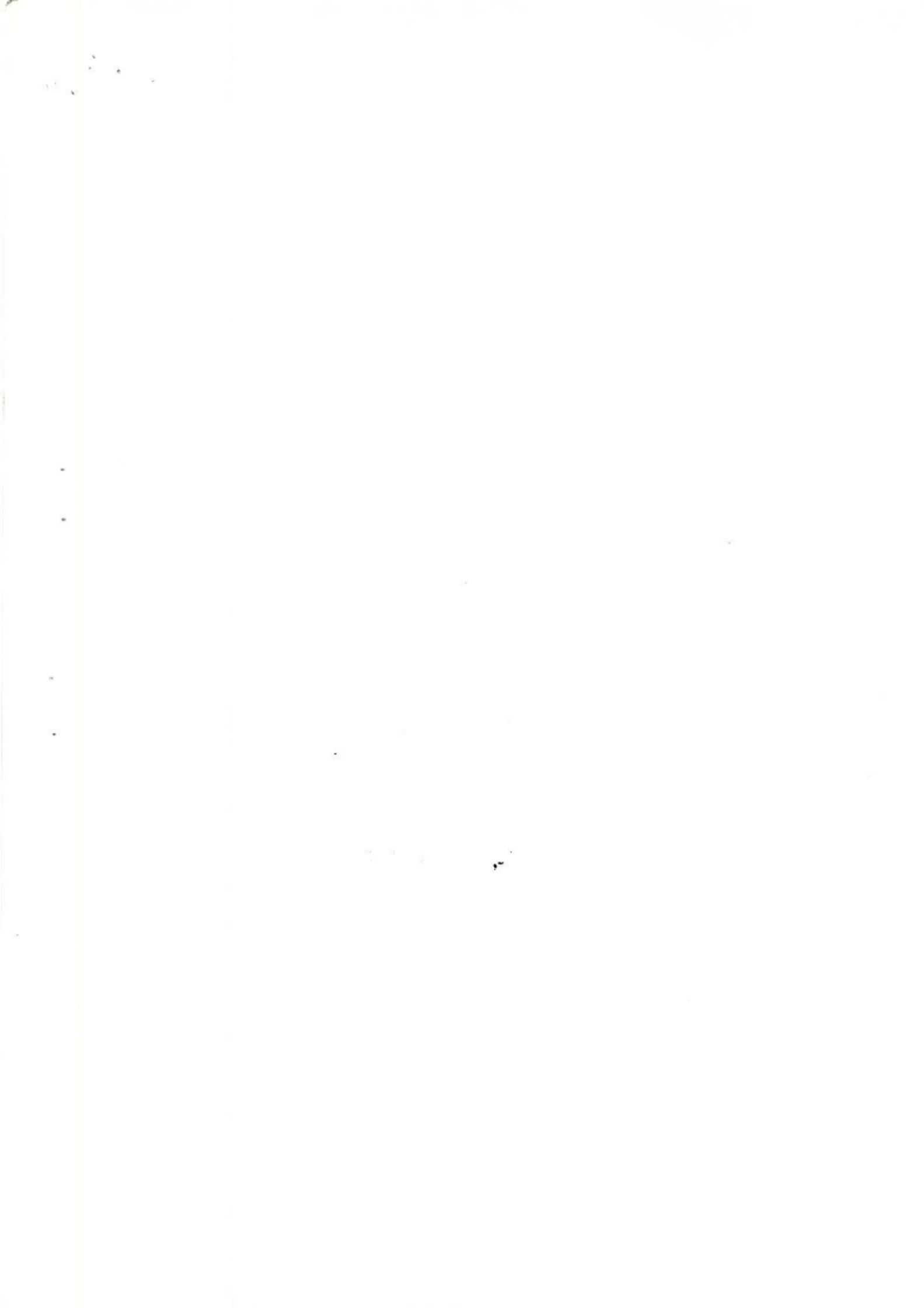
Sl. No.	Signature of the executants and/or purchaser Presentants					
		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little
		 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
		 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right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

*Dilipendra Kishore*

*Umesh Kumar Singh*



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
- 9 JUN 2016



Dated this 9<sup>th</sup> day of June, 2016

**Between**

**Dipak Chetri *alias* Chhtry Dipu *alias* Dipu Chhetri & Ors.  
... Vendors**

**And**

**Pacify Infracon Private Limited  
... Purchaser**

**CONVEYANCE**

Land Measuring  
1.08 (one point zero eight) decimal  
Portion of  
R.S./L.R. Dag No. 627  
Mouza Raigachi  
Police Station Rajarhat  
District North 24 Parganas

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



## Seller, Buyer and Property Details

### A. Seller & Buyer Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Dibyendu Shekhar Das 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016

Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Dipak Chetri (Alias: Dipu Chhetri) Son of Late Mohan Lal Chetri Nemai Jot, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual
2	Shobha Singh (Alias: Sobha Singh) Wife of Shankar Singh Dima Jote, Nimai Jot, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual
3	Ratna Maya Gurung Wife of Balbahadur Gurung Nabin Jot, Pathargata, P.O:- Bendubi, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734424 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Represented by their ( 1-3 ) constituted attorney as given below:-
1-3 (1)	Jafar Ali Mondal Son of Saheb Ali Mondal Raigachi, Gayenpara, P.O:- Rajarhat, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ASQPM0213R,; Status : Attorney; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Pvt. Residence



Buyer Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Pacify Infracon Private Limited 2nd Floor, 109, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAHCP3405E,; Status : Organization; Represented by representative as given below:-
1(1)	Dibyendu Shekhar Das 99A, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BCZPD6675C,; Status : Representative; Date of Execution : 09/06/2016; Date of Admission : 09/06/2016; Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Waseem Ali Son of Niyamat Ali Chandigarh, P.O:- Ganganagar, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700132 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Dipak Chetri, Jafar Ali Mondal, Dibyendu Shekhar Das	

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi	LR Plot No:- 627, LR Khatian No:- 2969	1.08 Dec	6,53,397/-	7,65,818/-	Proposed Use: Bastu, ROR: Shali

Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Dipak Chetri	Pacify Infracon Private Limited	0.36	33.3333
	Shobha Singh	Pacify Infracon Private Limited	0.36	33.3333
	Ratna Maya Gurung	Pacify Infracon Private Limited	0.36	33.3333



#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Jautush Chaudhuri
Address	7C, Kiran Shankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate



#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Jautush Chaudhuri
Address	7C, Kiran Shankar Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate





Office of the A.R.A. - IV KOLKATA, District: Kolkata  
Endorsement For Deed Number : I - 190405589 / 2016

Query No/Year	19040000794690/2016	Serial no/Year	1904005013 / 2016
Deed No/Year	I - 190405589 / 2016		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Dibyendu Shekhar Das	Presented At	Private Residence
Date of Execution	09-06-2016	Date of Presentation	09-06-2016

**Remarks**

On 09/06/2016

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

Presented for registration at 17:30 hrs on : 09/06/2016, at the Private residence by Dibyendu Shekhar Das ,

**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 7,65,818/-

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

Execution is admitted on 09/06/2016 by

Dibyendu Shekhar Das Authorized Signatory, Pacify Infracon Private Limited, 2nd Floor, 109, Park Street, P.O:- Park Street, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Dibyendu Shekhar Das, Son of Nani Gopal Das, 99A, Park Street, P.O: Park Street, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, By profession Service  
Indetified by Waseem Ali, Son of Niyamat Ali, Chandigarh, P.O: Ganganagar, Thana: Barasat, , North 24- Parganas, WEST BENGAL, India, PIN - 700132, By caste Hindu, By Profession Service

**Executed by Attorney**

Execution by

1. Jafar Ali Mondal, Raigachi, Gayenpara, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135 Jafar Ali Mondal, Son of Saheb Ali Mondal, Raigachi, Gayenpara, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By profession Business

as the constituted attorney of

1. Dipak ChetriAlias , Dipu Chhetri, Nema Jot, P.O: Matigara, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010

2. Shobha SinghAlias , Sobha Singh, Dima Jote, Nimai Jot, P.O: Matigara, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734010

3. Ratna Maya Gurung, Nabin Jot, Pathargata, P.O: Bendubi, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734424

Indetified by Waseem Ali, Son of Niyamat Ali, Chandigarh, P.O: Ganganagar, Thana: Barasat, , North 24- Parganas, WEST BENGAL, India, PIN - 700132, By caste Hindu, By Profession Service

is admitted by him



(Asit Kumar Joarder)  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal

On 16/06/2016

**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 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 8,513/- ( A(1) = Rs 8,415/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 8,513/-

**Description of Draft**

1. Rs 8,513/- is paid, by the Draft(8554-16) No: 016116000442, Date: 13/06/2016, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

**Payment of Stamp Duty**


Certified that required Stamp Duty payable for this document is Rs. 38,311/- and Stamp Duty paid by Draft Rs 38,311/-, by Stamp Rs 10/-

**Description of Stamp**

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 172102, Purchased on 07/03/2016, Vendor named S MUKHERJEE.

**Description of Draft**

1. Rs 38,311/- is paid, by the Draft(8554-16) No: 016115000442, Date: 13/06/2016, Bank: STATE BANK OF INDIA (SBI), DALHOUSIE SQUARE.

  
(Asit Kumar Joarder)  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
Kolkata, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2016, Page from 210334 to 210365  
being No 190405589 for the year 2016.



Digitally signed by ASIT KUMAR  
JOARDER  
Date: 2016.06.21 11:52:47 +05:30  
Reason: Digital Signing of Deed.

(Asit Kumar Joarder) 21-06-2016 11:52:46  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)