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পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

60AA 621482

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.

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v.c-3919

Additional Registrar of Assurance

Additional Registrar of Assurance

29.1.17

CONVEYANCE

1. Date: 12th December 2019

Ananta

Saks

2. Place: Kolkata

3. Parties

3.1 Ananta Kumar Paul alias Ananta Pal alias Ananta Kumar Pal, son of Late Krishna Chandra Paul alias Ram Krishna Paul, residing at Village Reckjuani, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (PAN AOZPP0642Q)
(Vendor, includes successors-in-interest)

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SL. No. 73 DATE

17 NOV 2012

NAME

ADD

AMT



Taniya Saha



c-8389

MORMUKUT REALTECH PRIVATE LIMITED

MORMUKUT ENCLAVE PRIVATE LIMITED

Taniya Saha

Director

Bhosh

MOUSUMI GHOSH
REGISTRAR
KOLKATA REGISTRATION OFFICE



c-8395

Ananta Kumar Pal



c-8397

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

Endorsement For Deed Number : I - 01065 of 2013
(Serial No. 14620 of 2012)

On 12/12/2012

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

Presented for registration at 20.51 hrs on :12/12/2012, at the Private residence by Taniya Saha , Claimant.

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

Execution is admitted on 12/12/2012 by

1. Ananta Kumar Paul Alias Ananta Pal, son of Late K C Paul , Reckjuani, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Hindu, By Profession : Others
2. Susama Paul (Confirming Party) Alias Susamamayi Pal, wife of Nalinikanta Paul , Kalikapur Palpara, Kalikapur, P.O. :-Bhangar ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Hindu, By Profession : Others
3. Anima Paul (Confirming Party) Alias Anima Rani Pal, wife of S N Paul , Palpara, Bowbazar, Thana:-Basirhat, P.O. :-Basirhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-743411, By Caste Hindu, By Profession : Others
4. Gita Paul (Confirming Party), wife of S K Paul , Kalikapur Palpara, P S - Kalikapur, P.O. :-Bhangar ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-743502, By Caste Hindu, By Profession : Others
5. Taniya Saha
Director, Mormukut Realtech Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.

Director, Mormukut Enclave Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.
, By Profession : Others

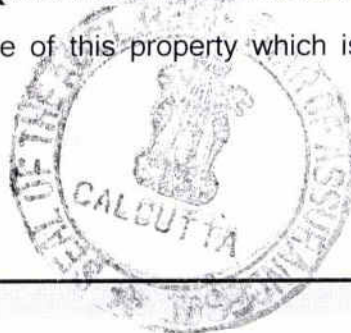
Identified By Sk Noor Islam, son of Yousuf Ali, Raigachi, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

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

On 14/12/2012

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.-23,27,035/-



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

29/01/2013 15:10:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 01065 of 2013
(Serial No. 14620 of 2012)

Certified that the required stamp duty of this document is Rs.- 116373 /- and the Stamp duty paid as:
Impresive Rs.- 10/-

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

On 29/01/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23, 5, 53 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 32097/- is paid , by the draft number 752900, Draft Date 28/01/2013, Bank Name State Bank of
India, DALHOUSIE SQUARE, received on 29/01/2013

(Under Article : A(1) = 25597/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 29/01/2013)

Deficit stamp duty

Deficit stamp duty Rs. 116373/- is paid , by the draft number 752944, Draft Date 28/01/2013, Bank :
State Bank of India, DALHOUSIE SQUARE, received on 29/01/2013

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



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

And

- 3.2 **Mormukut Realtech 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 AAICM1451C**), represented by its authorized signatory Taniya Saha, daughter of Babulal Saha, of Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.3 **Mormukut Enclave 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 AAICM1458M**), represented by its authorized signatory Taniya Saha, daughter of Babulal Saha, of Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
(collectively **Purchasers**, includes successors-in-interest).

And

- 3.4 **Susama Paul alias Susamamayi Pal**, wife of Nalinikanta Paul, residing at Village Kalikapur Palpara, Post Office Bhangar, PIN-743502, Police Station Kalikapur, District South 24 Parganas (**PAN BLMPP6198Q**)
- 3.5 **Anima Paul alias Anima Rani Pal**, wife of Shibnath Paul, residing at Village Palpara Bowbazar, Post Office Basirhat, PIN-743411, Police Station Basirhat, District North 24 Parganas (**PAN BGKPP8282L**)
- 3.6 **Gita Paul**, wife of Sudhir Kumar Paul, residing at Village Kalikapur Palpara, Post Office Bhangar, PIN-743502, Police Station Kalikapur, District South 24 Parganas (**PAN BKWPP6729A**)
(collectively **Confirming Parties**, includes successors-in-interest).

Vendor, Purchasers and Confirming Parties collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property: (1)** Land classified as *sali* (agricultural) measuring 4.1774 (four point one seven seven four) decimal equivalent to 2 (two) *cottah* 8 (eight) *chittack* and 19.66 (nineteen point six six) square feet, more or less [out of 21 (twenty one) decimal equivalent to 12 (twelve) *cottah* 11 (eleven) *chittack* and 12.53 (twelve point five three) square feet, more or less, out of 94 (ninety four) decimal equivalent to 2 (two) *bigha* 16 (sixteen) *cottah* 13 (thirteen) *chittack* and 41.18 (forty one point one eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 632, recorded in L.R. *Khatian* No.11, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat* (**RBGP No.I**), Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No. 632 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And (2)** land classified as *sali* (agricultural) measuring 1.1554 (one point one five five four) decimal equivalent to 11 (eleven) *chittack* and 8.28 (eight point two eight) square feet, more or less [out of 6 (six)







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decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less, out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 638, recorded in L.R. *Khatian* No. 11, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 638 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**), the First Land and the Second Land **aggregating to** land measuring 5.3328 (five point three three two eight) decimal equivalent to 3 (three) *cottah* 3 (three) *chittack* and 27.93 (twenty seven point nine three) square feet, more or less, more fully described in the **2nd Schedule** below (collectively **Said Property**) **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, free from all encumbrances.

5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchasers regarding title:

5.1.1 **Purchase by Krishna Chandra:** By a Deed of Conveyance in Bengali language (*Kobala*) dated 11th February, 1943, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No.I, Volume No.10, at Pages 72 to 74, being Deed No.216 for the year 1943, Krishna Chandra Paul *alias* Ram Krishna Paul (**Krishna Chandra**) purchased from Sheikh Motiar Rahaman (1) land measuring 94 (ninety four) decimal, more or less, comprised in C.S. *Dag* No. 601 (corresponding to R.S./L.R. *Dag* No. 632), recorded in C.S. *Khatian* No. 296, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, District North 24 Parganas (**Krishna Chandra's First Land**) and (2) land measuring 26 (twenty six) decimal, more or less, comprised in C.S. *Dag* No. 607 (corresponding to R.S./L.R. *Dag* No. 638), recorded in C.S. *Khatian* No. 296, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, District North 24 Parganas (**Krishna Chandra's Second Land**), for the consideration mentioned therein.

5.1.2 **Demise of Krishna Chandra:** As per the Certificate dated 11th July, 2007 issued by the RBGP No.I, on or about in the year 1977, Krishna Chandra, a Hindu governed by the *Dayabhaga* School of Hindu Law, died *intestate* leaving behind surviving his wife Santimoyee Paul (**Santimoyee**), his 4 (four) sons, namely, (1) Hemanta Kumar Paul *alias* Hamenta Paul (**Hemanta**) (2) Basanta Kumar Paul *alias* Basanta Pal (**Basanta**) (3) Srimanta Kumar Paul *alias* Srimanta Kumar Pal *alias* Srimanta Paul (**Srimanta**) and (4) Ananta Kumar Paul *alias* Ananta Kumar Pal *alias* Ananta Pal (**Ananta**) (the Vendor herein) and his 4 (four) daughters, namely, (1) Susama Paul *alias* Susamamayi Pal (**Susuma**) (the Confirming Party No.3.4 herein) (2) Anima Paul *alias* Anima Rani Pal (**Anima**) (the Confirming Party No.3.5 herein) (3) Gita Paul (**Gita**) (the Confirming Party No.3.6 herein) and (4) Chhabi Paul (**Chhabi**) as his only legal heirs and heiresses (collectively **Legal Heirs Of Krishna Chandra**) who jointly and in equal shares inherited the right, title and interest of Late Krishna Chandra in Krishna Chandra's First Land and Krishna Chandra's Second Land.

5.1.3 **Shares of Legal Heirs Of Krishna Chandra:** According to the provisions of the Hindu Succession Act, 1956, (1) Santimoyee inherited land measuring 10.4444 (ten

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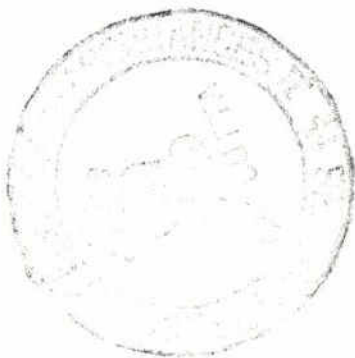
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point four four four four) decimal, more or less, comprised in Krishna Chandra's First Land and land measuring 2.8888 (two point eight eight eight eight) decimal, more or less, comprised in Krishna Chandra's Second Land (2) Hemanta inherited land measuring 10.4444 (ten point four four four four) decimal, more or less, comprised in Krishna Chandra's First Land and land measuring 2.8888 (two point eight eight eight eight) decimal, more or less, comprised in Krishna Chandra's Second Land (3) Basanta inherited land measuring 10.4444 (ten point four four four four) decimal, more or less, comprised in Krishna Chandra's First Land and land measuring 2.8888 (two point eight eight eight eight) decimal, more or less, comprised in Krishna Chandra's Second Land (4) Srimanta inherited land measuring 10.4444 (ten point four four four four) decimal, more or less, comprised in Krishna Chandra's First Land and land measuring 2.8888 (two point eight eight eight eight) decimal, more or less, comprised in Krishna Chandra's Second Land (5) Ananta (the Vendor herein) inherited land measuring 10.4444 (ten point four four four four) decimal, more or less, comprised in Krishna Chandra's First Land (**Ananta's Share In Krishna Chandra's First Land**) and land measuring 2.8888 (two point eight eight eight eight) decimal, more or less, comprised in Krishna Chandra's Second Land (**Ananta's Share In Krishna Chandra's Second Land**) (6) Susama inherited land measuring 10.4444 (ten point four four four four) decimal, more or less, comprised in Krishna Chandra's First Land (**Susama's Share In Krishna Chandra's First Land**) and land measuring 2.8888 (two point eight eight eight eight) decimal, more or less, comprised in Krishna Chandra's Second Land (**Susama's Share In Krishna Chandra's Second Land**) (7) Anima inherited land measuring 10.4444 (ten point four four four four) decimal, more or less, comprised in Krishna Chandra's First Land (**Anima's Share In Krishna Chandra's First Land**) and land measuring 2.8888 (two point eight eight eight eight) decimal, more or less, comprised in Krishna Chandra's Second Land (**Anima's Share In Krishna Chandra's Second Land**) (8) Gita inherited land measuring 10.4444 (ten point four four four four) decimal, more or less, comprised in Krishna Chandra's First Land (**Gita's Share In Krishna Chandra's First Land**) and land measuring 2.8888 (two point eight eight eight eight) decimal, more or less, comprised in Krishna Chandra's Second Land (**Gita's Share In Krishna Chandra's Second Land**) and (9) Chhabi inherited land measuring 10.4444 (ten point four four four four) decimal, more or less, comprised in Krishna Chandra's First Land and land measuring 2.8888 (two point eight eight eight eight) decimal, more or less, comprised in Krishna Chandra's Second Land.

- 5.1.4 **Power of Attorney by Susama And Ors.:** By a Power of Attorney in Bengali language (*Aammoktamama*) dated 24th April, 1987, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No.IV, Volume No.2, at Pages 17 to 24, being Deed No.49 for the year 1987, (1) Susama (the Confirming Party No.3.4 herein) (2) Anima (the Confirming Party No.3.5 herein) and (3) Gita (the Confirming Party No.3.6 herein) (collectively **Susama And Ors.**) jointly appointed and constituted their brother, Hemanta as their lawful attorney with full powers *inter alia* to sell, convey and transfer (1) Susama's Share In Krishna Chandra's First Land (2) Anima's Share In Krishna Chandra's First Land and (3) Gita's Share In Krishna Chandra's First Land (collectively **Susama And Ors.' Share In Krishna Chandra's First Land**) and (4) Susama's Share In Krishna Chandra's Second Land (5) Anima's Share In Krishna Chandra's Second Land and (6) Gita's Share In Krishna Chandra's Second Land (collectively **Susama And Ors.' Share In Krishna Chandra's Second Land**) to any intending purchaser and/or purchasers.

- 5.1.5 **Sale by Susama And Ors.:** By a Deed of Conveyance in Bengali language (*Kobala*) dated 4th December, 1991, registered in the Office of the Additional District Sub-



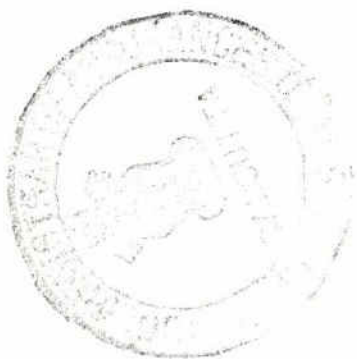
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OF ASSURANCE CORPORATIONS
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Registrar, Bidhannagar, Salt Lake City, in Book No.I, Volume No.182, at Pages 53 to 60, being Deed No.9960 for the year 1991, Susama And Ors. (the Confirming Parties herein), through their constituted attorney Hemanta, jointly sold, conveyed and transferred to (1) Basanta (2) Srimanta and (3) Ananta (the Vendor herein) the entirety of (1) Susama And Ors.' Share In Krishna Chandra's First Land and (2) Susama And Ors.' Share In Krishna Chandra's Second Land, for the consideration mentioned therein.

- 5.1.6 **Ownership of Basanta:** In the above mentioned circumstances, Basanta became the absolute owner of (1) land measuring 20.8888 (twenty point eight eight eight eight) decimal, more or less, forming a portion of Krishna Chandra's First Land, comprising of (i) Basanta's Share In Krishna Chandra's First Land and (ii) 1/3rd (one-third) share of Susama And Ors.' Share In Krishna Chandra's First Land and (2) land measuring 5.7776 (five point seven seven seven six) decimal, more or less, forming a portion of Krishna Chandra's Second Land, comprising of (i) Basanta's Share In Krishna Chandra's Second Land and (ii) 1/3rd (one-third) share of Susama And Ors.' Share In Krishna Chandra's Second Land.
- 5.1.7 **Ownership of Srimanta:** In the above mentioned circumstances, Srimanta became the absolute owner of (1) land measuring 20.8888 (twenty point eight eight eight eight) decimal, more or less, forming a portion of Krishna Chandra's First Land, comprising of (i) Srimanta's Share In Krishna Chandra's First Land and (ii) 1/3rd (one-third) share of Susama And Ors.' Share In Krishna Chandra's First Land and (2) land measuring 5.7776 (five point seven seven seven six) decimal, more or less, forming a portion of Krishna Chandra's Second Land, comprising of (i) Srimanta's Share In Krishna Chandra's Second Land and (ii) 1/3rd (one-third) share of Susama And Ors.' Share In Krishna Chandra's Second Land.
- 5.1.8 **Ownership of Ananta's First Land and Ananta's Second Land:** In the above mentioned circumstances, Ananta (the Vendor herein) became the absolute owner of (1) land measuring 20.8888 (twenty point eight eight eight eight) decimal, more or less, forming a portion of Krishna Chandra's First Land (**Ananta's First Land**), comprising of (i) Ananta's Share In Krishna Chandra's First Land and (ii) 1/3rd (one-third) share of Susama And Ors.' Share In Krishna Chandra's First Land and (2) land measuring 5.7776 (five point seven seven seven six) decimal, more or less, forming a portion of Krishna Chandra's Second Land (**Ananta's Second Land**), comprising of (i) Ananta's Share In Krishna Chandra's Second Land and (ii) 1/3rd (one-third) share of Susama And Ors.' Share In Krishna Chandra's Second Land.
- 5.1.9 **Record of Rights of Vendor:** The Vendor got his name recorded in the records of the Land Reforms Office, Rajarhat, North 24 Parganas in L.R. *Khatian* No.11 in respect of (1) Ananta's First Land and (2) Ananta's Second Land.
- 5.1.10 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the absolute owner of the Said Property, comprising of (1) the First Land, forming a portion of Ananta's First Land and (2) the Second Land, forming a portion of Ananta's Second Land.
- 5.2 **Representations, Warranties and Covenants by Vendor:** The Vendor represents, warrants and covenants 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



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the Said Property is not affected by any scheme of any Local Authority or Statutory Body.

- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of 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 Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever 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 now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *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 Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchasers shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above (collectively **Representations**).
- 6.2 **Status of Confirming Parties:** As already mentioned above the Confirming Parties had sold their interest in the Said Property to the Vendor and his other 2 (two) brothers,






namely, (1) Basanta and (2) Srimanta (collectively **Basanta And Anr.**), not only for monetary consideration but also in consideration of the relationship of brothers and sisters that existed and exists between the Vendor, Basanta And Anr. and the Confirming Parties. To clear all doubt about adequacy of the monetary consideration for which the Confirming Parties had transferred their interest in the Said Property to the Vendor and Basanta And Anr., the Vendor and the Confirming Parties have now mutually decided that the Confirming Parties shall reconfirm the title of the Vendor to the Said Property by adjoining as Confirming Parties and in consideration thereof they shall receive further monetary consideration, separately from the Vendor. Hence, the Confirming Parties are joining as Confirming Parties to this Conveyance.

- 6.3 **Surrender of Rights by Pioneer Prodev Private Limited:** Pioneer Prodev Private Limited (**Pioneer Prodev**), having its registered office at 3rd floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender such claims in favour of the Purchasers. The 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 Purchasers 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, comprising of (1) the First Land, i.e. land classified as *sali* (agricultural) measuring 4.1774 (four point one seven seven four) decimal equivalent to 2 (two) *cottah* 8 (eight) *chittack* and 19.66 (nineteen point six six) square feet, more or less [out of 21 (twenty one) decimal equivalent to 12 (twelve) *cottah* 11 (eleven) *chittack* and 12.53 (twelve point five three) square feet, more or less, out of 94 (ninety four) decimal equivalent to 2 (two) *bigha* 16 (sixteen) *cottah* 13 (thirteen) *chittack* and 41.18 (forty one point one eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 632, recorded in L.R. *Khatian* No. 11, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No. 632 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And** (2) the Second Land, i.e. land classified as *sali* (agricultural) measuring 1.1554 (one point one five five four) decimal equivalent to 11 (eleven) *chittack* and 8.28 (eight point two eight) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less, out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 638, recorded in L.R. *Khatian* No. 11, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 638 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon, **aggregating to** land measuring 5.3328 (five point three three two eight) decimal equivalent to 3 (three) *cottah* 3 (three) *chittack* and 27.93 (twenty seven point nine three) square feet, more or less **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, free from all encumbrances.
- 7.2 **Vendor's Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.17,44,228/- (Rupees seventeen lac forty four thousand two hundred and






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12 DEC 2007

twenty eight) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration I hereunder written, admits and acknowledges.

7.3 **Confirming Parties' Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.5,82,807/- (Rupees five lac eighty two thousand eight hundred and seven) paid by the Purchasers to the Confirming Parties, receipt of which the Confirming Parties hereby and by the Receipt And Memo of Consideration II hereunder written, admit and acknowledge.

7.4 **Total Consideration:** The aforesaid transfer is being made in consideration of a total sum of Rs.23,27,035/- (Rupees twenty three lac twenty seven thousand and thirty five) paid by the Purchasers to the Vendor and the Confirming Parties.

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*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** 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 and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, 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 Purchasers and/or their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or their successors-in-interest by reason of the aforesaid.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.






12 DEC 2012



- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and their 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 and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorney of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

1st Schedule
Part I
(First Land)

Land classified as *sali* (agricultural) measuring 4.1774 (four point one seven seven four) decimal equivalent to 2 (two) *cottah* 8 (eight) *chittack* and 19.66 (nineteen point six six) square feet, more or less [out of 21 (twenty one) decimal equivalent to 12 (twelve) *cottah* 11 (eleven) *chittack* and 12.53 (twelve point five three) square feet, more or less, out of 94 (ninety four) decimal equivalent to 2 (two) *bigha* 16 (sixteen) *cottah* 13 (thirteen) *chittack* and 41.18 (forty one point one eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 632, recorded in L.R. *Khatian* No. 11, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 632 being 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. *Dag* Nos. 595, 633, 635 and 637
On the East : By R.S./L.R. *Dag* Nos. 635, 637 and by portion of R.S./L.R. *Dag* No. 589/658






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12 DEC 2012

- On the South** : By R.S./L.R. *Dag* No. 638 and by portion of R.S./L.R. *Dag* No. 640
- On the West** : By R.S./L.R. *Dag* Nos.595 and 630 and by portion of R.S./L.R. *Dag* No. 640

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 Land and appurtenances and inheritances for access and user thereof.

Part II
(Second Land)

Land classified as *sali* (agricultural) measuring 1.1554 (one point one five five four) decimal equivalent to 11 (eleven) *chittack* and 8.28 (eight point two eight) square feet, more or less, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less, out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 638, recorded in L.R. *Khatian* No. 11, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 638 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 632
- On the East** : By portion of R.S./L.R. *Dag* No. 589/658
- On the South** : By portion of R.S./L.R. *Dag* No. 688 of *Mouza* Reckjoani
- On the West** : By R.S./L.R. *Dag* No. 637

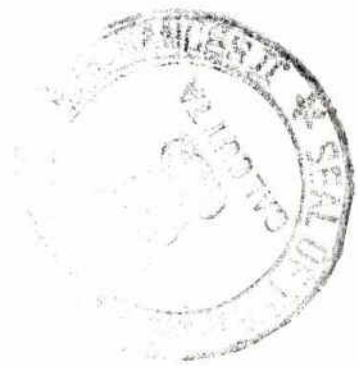
Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Second Land and appurtenances and inheritances for access and user thereof.

2nd Schedule
(Said Property)

Land classified as *sali* (agricultural) measuring 4.1774 (four point one seven seven four) decimal equivalent to 2 (two) *cottah* 8 (eight) *chittack* and 19.66 (nineteen point six six) square feet, more or less [out of 21 (twenty one) decimal equivalent to 12 (twelve) *cottah* 11 (eleven) *chittack* and 12.53 (twelve point five three) square feet, more or less, out of 94 (ninety four) decimal equivalent to 2 (two) *bigha* 16 (sixteen) *cottah* 13 (thirteen) *chittack* and 41.18 (forty one point one eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 632, recorded in L.R. *Khatian* No. 1593, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** above and the said *Dag* No. 632 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 1.1554 (one point one five five four) decimal equivalent to 11 (eleven) *chittack* and 8.28 (eight point two eight) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less, out of 26 (twenty six) decimal equivalent to 15 (fifteen) *cottah* 11 (eleven) *chittack* and 30.6 (thirty point six) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 638, recorded in L.R. *Khatian* No. 1593, *Mouza* Raigachi, J.L. No.12,



ADDITIONAL
OFFICE
12 DEC 2012

Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part II** of the **1st Schedule** above and the said *Dag* No. 638 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon

aggregating to land measuring 5.3328 (five point three three two eight) decimal equivalent to 3 (three) *cottah* 3 (three) *chittack* and 27.93 (twenty seven point nine three) square feet, more or less

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:

Mouza	L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Area of Dag (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	632	11	<i>Sali</i>	94.00	4.1774	Ananta Kumar Paul <i>alias</i> Ananta Pal <i>alias</i> Ananta Kumar Pal
Raigachi	638	11	<i>Sali</i>	26.00	1.1554	Ananta Kumar Paul <i>alias</i> Ananta Pal <i>alias</i> Ananta Kumar Pal
Total Area of Land Sold:					5.3328	

9. Execution and Delivery

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

Ananta Kumar Pal

(Ananta Kumar Paul *alias* Ananta Pal *alias* Ananta Kumar Pal)
[Vendor]

সুসমা পাল

(Susama Paul *alias* Susamamayi Pal)

অনিমা পাল

(Anima Paul *alias* Anima Rani Pal)

Saha



12 DEC 2012

গীতা পল

(Gita Paul)
[Confirming Parties]

Read over and explained the contents of this document by me to (1) Ananta Kumar Paul *alias* Ananta Pal *alias* Ananta Kumar Pal (2) Susama Paul *alias* Susamamayi Pal (3) Anima Paul *alias* Anima Rani Pal and (4) Gita Paul in Bengali language, who after understanding the meaning and purport of this document, put their LTI/signatures in my presence.

Signature _____

SK NOOR ISLAM

Mormukut Realtech Private Limited
Mormukut Enclave Private Limited

Taniya Saha

(Taniya Saha)
Authorized Signatory
[Purchasers]

Witnesses:

Signature Abdul Aziz Mondal

Signature SK Islam

Name ABDUL AZIZ MONDAL

Name SK NOOR ISLAM

Father's Name H. Abdul Latif Mondal

Father's Name YOUSUF ALI

Address Reckjoani,

Address Vill Raigali

P.O & P.S. Rajarhat Kot-135

P.O & P.S. Rajarhat

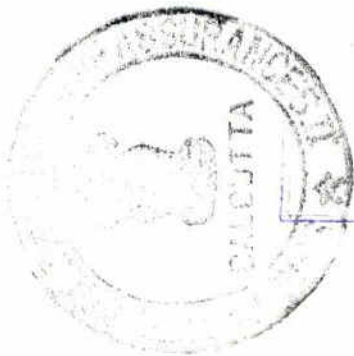
RL 700 135

Drafted by me



(SUMANTA BASU)

Advocate



12 DEC 2012

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গীতা পল

(Gita Paul)
[Confirming Parties]

Read over and explained the contents of this document by me to (1) Ananta Kumar Paul *alias* Ananta Pal *alias* Ananta Kumar Pal (2) Susama Paul *alias* Susamamayi Pal (3) Anima Paul *alias* Anima Rani Pal and (4) Gita Paul in Bengali language, who after understanding the meaning and purport of this document, put their LTI/signatures in my presence.

Signature SK MOOR ISLAM

Mormukut Realtech Private Limited
Mormukut Enclave Private Limited

Taniya Saha

(Taniya Saha)
Authorized Signatory
[Purchasers]

Witnesses:

Signature ABDUL AJIT MONDAL

Signature SK MOOR ISLAM

Name ABDUL AJIT MONDAL

Name SK MOOR ISLAM

Father's Name H. Abdul Latif Mondal

Father's Name YOUSUF ALI

Address Reckjoani,

Address vill Raigali

P.O & P.S. Rajarhat Kirt-135

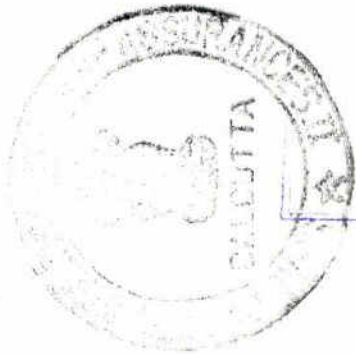
P.O & P.S. Rajarhat

RL 700 135

Drafted by me

(Sumantra Basu)

Advocate



12 DEC 2012

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Receipt and Memo of Consideration I

Received from the within named Purchasers the within mentioned sum of Rs.17,44,228/- (Rupees seventeen lac forty four thousand two hundred and twenty eight) towards full and final payment of the Vendor's 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.001949 (Part)	12.12.2012	Axis Bank Limited, Nimta, Kolkata	8,72,113/-
Pay Order No.001950 (Part)	12.12.2012	Axis Bank Limited, Nimta, Kolkata	8,72,115/-
Total:			17,44,228/-

Ananta Kumar Pal

(Ananta Kumar Paul alias Ananta Pal alias Ananta Kumar Pal)
[Vendor]

Read over and explained the contents of this document by me to Ananta Kumar Paul alias Ananta Pal alias Ananta Kumar Pal in Bengali language, who after understanding the meaning and purport of this document, put his LTI/signature in my presence.

Signature _____

Witnesses:

Signature Abdul Ajit Mondal

Name ABDUL AJIT MONDAL

Signature SK Noor Isam

Name SK NOOR ISAM

Saha



1 2 DEC 2012



Receipt and Memo of Consideration II

Received from the within named Purchaser the within mentioned sum of Rs.5,82,807/- (Rupees five lac eighty two thousand eight hundred and seven) towards full and final payment of the Confirming Parties' Consideration for confirming the sale of the Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No.001951 (Part)	12.12.2012	Axis Bank Limited, Nimta, Kolkata	1,94,269/-
Pay Order No.001952 (Part)	12.12.2012	Axis Bank Limited, Nimta, Kolkata	1,94,269/-
Pay Order No.001953 (Part)	12.12.2012	Axis Bank Limited, Nimta, Kolkata	1,94,269/-
		Total:	5,82,807/-


(Susama Paul *alias* Susamamayi Pal)


(Anima Paul *alias* Anima Rani Pal)

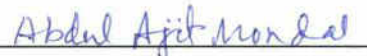



(Gita Paul)
[Confirming Parties]

Read over and explained the contents of this document by me to (1) Susama Paul *alias* Susamamayi Pal (2) Anima Paul *alias* Anima Rani Pal and (3) Gita Paul in Bengali language, who after understanding the meaning and purport of this document, put their LTI/signatures in my presence.

Signature 

Witnesses:

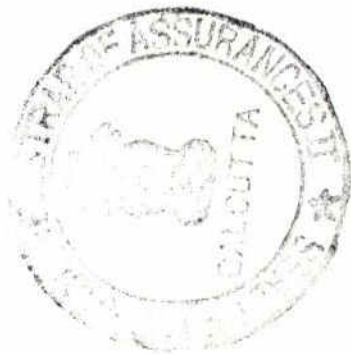
Signature 

Signature 

Name ABDUL AJIT MONDAL

Name SK NOOR ISLAM

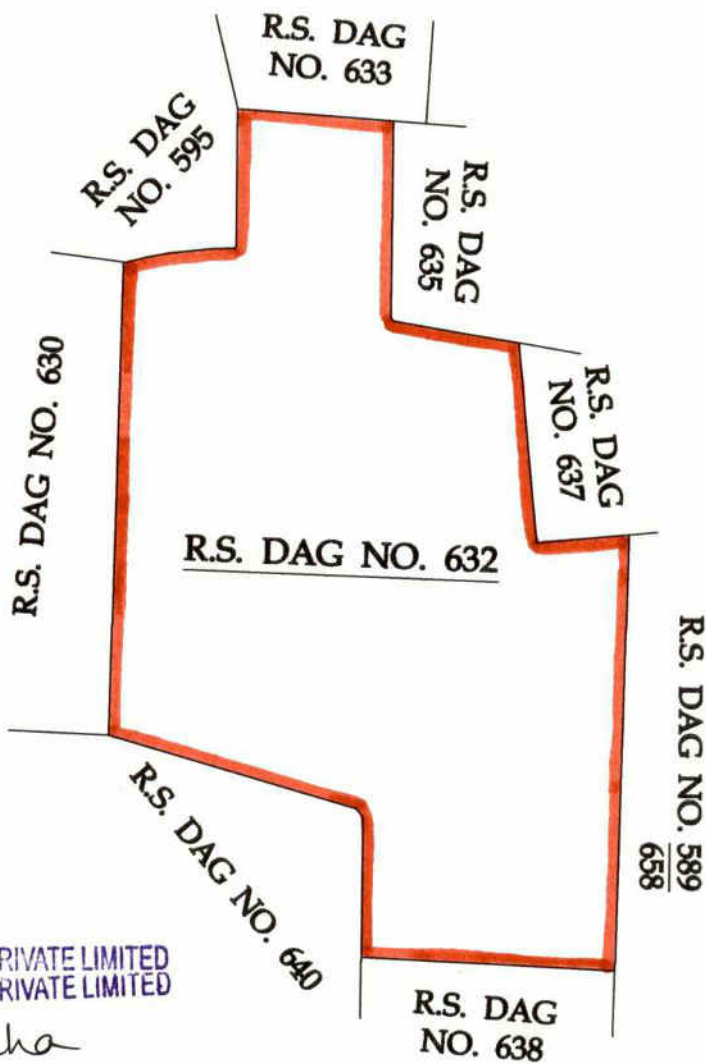




12 DEC 2012

SITE PLAN OF R.S./L.R. DAG NO.- 632, R.S./L.R. KHATIAN NO.- 11, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 632 - 94 DECIMAL



MORMUKUT REALTECH PRIVATE LIMITED
MORMUKUT ENCLAVE PRIVATE LIMITED

Tanuja Saha

Authorised Signatory/Director

জিতা সাহা

অনু কুমার সেন
আনন্দের কুমার সেন
জিতা সাহা

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 4.1774 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 94 DECIMAL OF R.S./L.R. DAG NO.- 632 .

SHOWN THIS :-

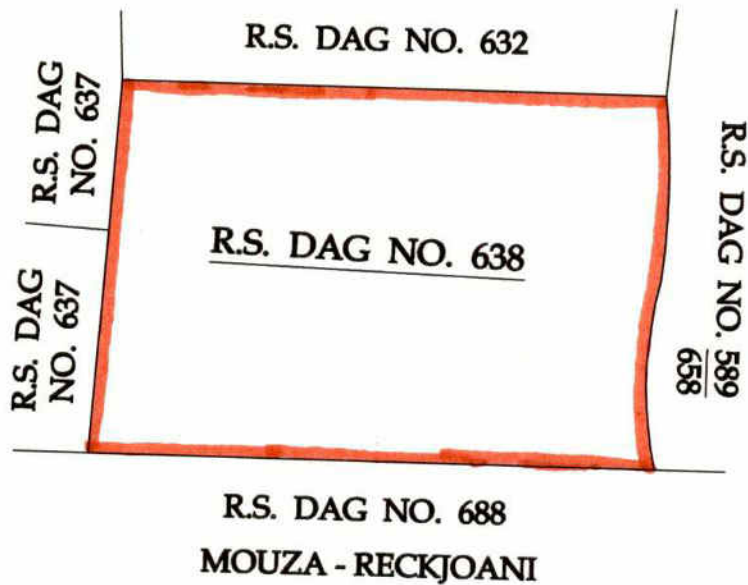


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12 DEC 2012

SITE PLAN OF R.S./L.R. DAG NO.- 638, R.S./L.R. KHATIAN NO.- 11, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 638 - 26 DECIMAL



MORMUKUT REALTECH PRIVATE LIMITED
MORMUKUT ENCLAVE PRIVATE LIMITED

Taniya Saha

Authorised Signatory/Director

Signature in Bengali script

Ananta Kumar Pal

Signature in Bengali script

Signature in Bengali script

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 1.1554 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 26 DECIMAL OF R.S./L.R. DAG NO.- 638 .































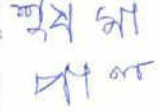





Ananta

SHOWN THUS :-






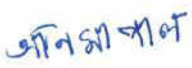
































SPECIMEN FORM TEN FINGER PRINTS

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



MINISTRE DE ASSURANCES
DE ASSURANCES DE MALTE
1 2 DEC 2012

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



ADMINISTRATIVE STAMP
OF ASSURANCE, TELUKA
12 DEC 2012

Dated this 12th day of December, 2012

Between

**Ananta Kumar Paul *alias* Ananta Pal *alias* Ananta Kumar Pal
... Vendor**

And

**Mormukut Realtech Private Limited & Anr.
... Purchasers**

And

**Susama Paul *alias* Susamamayi Pal & Ors.
... Confirming Parties**

CONVEYANCE

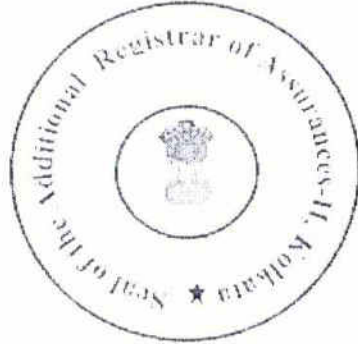
Portions of
R.S./L.R. Dag Nos. 632 and 638
Mouza Raigachi
District North 24 Parganas


Saha & Ray

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 5797 to 5819
being No 01065 for the year 2013.




(Dulal chandra Saha) 30-January-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal