

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

52AA 223653

Q. 339/11
MAY 21, 21, 2201
S. 21/11

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

Signature

Additional Registrar
of Assurances-II, Kolkata
31.12.11

CONVEYANCE

1. Date: 24th December 2011

2. Place: Kolkata

3. Parties:

3.1 **Abubakkar Ali alias Budhai Bux also known as Budhai Mondal**, son of Mawla Bux also known as Maola Bux, residing at Village Raigachi, Post Office Rajarhat, Kolkata-_____, Police Station Rajarhat (**Vendor**, includes successors-in-interest)

And

3.2 **Snowball Impex Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 46/2, B.T. Road, Kolkata-700002, Police Station Cossipore (PAN AAQCS6470F), being represented by its authorized signatory



LT1 of Abubakkar Ali
alias Budhai Bux
also Budhai Mondal
by the Power of Attorney
Asrar Ali

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24/11

Narsh Kadri

108775

SAHA & RAY
Advocates
3A/1, 3rd Floor, Highpas Chambers
7C, Kinnaird Road, 1st Floor
Kolkata - 700017



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8 DEC 2011
L. S. V.
High Court A.S.

Narsh Kadri

- GARDENIA IMPEX PVT. LTD.
- HAZEL NIRMAN PVT. LTD.
- SNOWBALL IMPEX PVT. LTD.
- SCARLET NIRMAN PVT. LTD.

Narsh Kadri

Authorized Signatory

91210



LTiy Abubakker Ali
alias Budhai Bux
alias Budhai Nisadal
by the Pw of
Asraf Ali

ADD

Name: ASRAF ALI
S/o: ASGALI ALI
Narayanpur
24 Rgs (N)
Serni

24 DEC 2011

Naresh Kumar Ladha, son of R. S. Ladha, of Flat No. 402, 4th Floor, 1/A, Kundan Bye Lane, Liluah, Howrah-711204.

- 3.3 **Hazel Nirman Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at P-10, New Howrah Bridge Approach Road, Kolkata-700001, Police Station Burrabazar (**PAN AACCH7817D**), being represented by its authorized signatory Naresh Kumar Ladha, son of R. S. Ladha, of Flat No. 402, 4th Floor, 1/A, Kundan Bye Lane, Liluah, Howrah-711204.
- 3.4 **Scarlet Nirman Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at P-10, New Howrah Bridge Approach Road, Kolkata-700001, Police Station Burrabazar (**PAN AAQCS6067G**), being represented by its authorized signatory Naresh Kumar Ladha, son of R. S. Ladha, of Flat No. 402, 4th Floor, 1/A, Kundan Bye Lane, Liluah, Howrah-711204.
- 3.5 **Gardenia Impex Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at P-12, New Howrah Bridge Approach Road, Kolkata-700001, Police Station Burrabazar (**PAN AAECG4708J**), being represented by its authorized signatory Naresh Kumar Ladha, son of R. S. Ladha, of Flat No. 402, 4th Floor, 1/A, Kundan Bye Lane, Liluah, Howrah-711204.

(collectively **Purchasers**, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** *Sali* land measuring (1) 13.75 (thirteen point seven five) decimal, more or less, comprised in R.S./L.R. *Dag* No.589/658, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part I** of the **1st Schedule** below and demarcated on the **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Property**) And (2) 1.25 (one point two five) decimal, more or less, comprised in R.S./L.R. *Dag* No.634, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within 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** below and demarcated on the **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Property**) And (3) 1.50 (one point five zero) decimal, more or less, comprised in R.S./L.R. *Dag* No.635, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part III** of the **1st Schedule** below and demarcated on the **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Property**) And (4) 2.25 (two point two five) decimal, more or less, comprised in R.S./L.R. *Dag* No.637, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part IV** of the **1st Schedule** below and demarcated on the **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Property**), totaling to land measuring 18.75 (eighteen point seven five) decimal, more or less more fully described in the **2nd Schedule** below.



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The First Property, the Second Property, the Third Property and the Fourth Property (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 represents, warrants and covenants regarding title as follows:

5.1.1 **Ownership of Vendor:** The Vendor is the recorded owner of the Said Property and his name is recorded in the record of the Land Revenue Settlement in L.R. *Khatian* No.831.

5.1.2 **Said Agreement of Said Property:** By an Agreement dated 16th October, 2006 (**Said Agreement**), the Vendor had agreed to sell the First Property, the Second Property, the Fourth Property and various other properties, to Jenco Developers Private Limited (**Jenco**). Jenco paid to the Vendor a total sum of Rs.2,00,000/- (Rupees two lac) (**Said Advance**) under the Said Agreement.

5.1.3 **Assignment to Green Oaks Developers:** By an Agreement dated 8th October, 2010 (**First Assignment Agreement**), Jenco assigned to Green Oaks Developers (**Green Oaks**) and its assigns *inter alia* all rights of any and every nature whatsoever of Jenco in the First Property, the Second Property, the Fourth Property and various other properties acquired by virtue of the Said Agreement and/or against the Vendor under the Said Agreement and/or otherwise together with the benefit of the Said Advance.

5.1.4 **Assignment to Siddha Projects Private Limited:** By an Agreement dated 7th November, 2011 (**Second Assignment Agreement**), Green Oaks further assigned to Siddha Projects Private Limited (**Siddha Projects**) and its assigns *inter alia* all rights of any and every nature whatsoever of Green Oaks in the First Property, the Second Property, the Fourth Property and various other properties acquired by virtue of the Said Agreement, the First Assignment Agreement and/or against the Vendor under the Said Agreement and the First Assignment Agreement and/or otherwise together with the benefit of the Said Advance.

5.1.5 **Assignment to Purchasers:** By an Agreement dated 28th November, 2011 (**Third Assignment Agreement**), Siddha Projects assigned to the Purchasers and its assigns *inter alia* all rights of any and every nature whatsoever of Siddha Projects in the First Property, the Second Property, the Fourth Property and various other properties acquired by virtue of the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement and/or against the Vendor under the Said Agreement, First Assignment Agreement and the Second Assignment Agreement and/or otherwise together with the all benefits under the Said Agreement, First Assignment Agreement and the Second Assignment Agreement together with the benefit of the Said Advance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants 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

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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 or 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 Preemption:** No person or persons whatsoever have/had/has any right of preemption 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*, trusts, prohibitions, Income Tax attachment, 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 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 from the Vendor.
- 6.2 **Adjustment of Said Advance:** Jenco had already paid to the Vendor the Said Advance under the Said Agreement for purchase of the First Property, the Second Property, the Fourth Property and various other properties. Since the Purchasers have

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stepped into the shoe of Jenco by virtue of the Third Assignment Agreement, it has been agreed between the Parties that the Purchasers shall adjust the Said Advance proportionately from the Vendor's Consideration.

- 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, described in the **2nd Schedule** below, comprising of **(1)** the First Property, i.e. *sali* land measuring 13.75 (thirteen point seven five) decimal, more or less, comprised in R.S./L.R. *Dag* No.589/658, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part I** of the **1st Schedule** below and demarcated on the **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property, i.e. *sali* land measuring 1.25 (one point two five) decimal, more or less, comprised in R.S./L.R. *Dag* No.634, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within 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** below and demarcated on the **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property, i.e. *sali* land measuring 1.50 (one point five zero) decimal, more or less, comprised in R.S./L.R. *Dag* No.635, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part III** of the **1st Schedule** below and demarcated on the **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Property, i.e. *sali* land measuring 2.25 (two point two five) decimal, more or less, comprised in R.S./L.R. *Dag* No.637, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part IV** of the **1st Schedule** below and demarcated on the **Plan D** annexed hereto and bordered in colour **Red** thereon, **totaling to** land measuring 18.75 (eighteen point seven five) decimal, 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 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.21,21,220/- (Rupees twenty one lac twenty one thousand two hundred and twenty) paid by the Purchasers 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*, 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 the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest 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:** *Ihas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the 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 the Purchasers' 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 attorneys 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
(First Property)

Sali land measuring 13.75 (thirteen point seven five) decimal, more or less, comprised in R.S./L.R. *Dag* No.589/658, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, demarcated on the **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. 637 and 589
- On the East** : By *Dags* of Reckjoani *Mouza*
- On the South** : By *Dags* of Reckjoani *Mouza*
- On the West** : By R.S./L.R. *Dag* Nos. 632 and 638

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.

Part II
(Second Property)

Sali land measuring 1.25 (one point two five) decimal, more or less, comprised in R.S./L.R. *Dag* No.634, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, demarcated on the **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

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- On the North** : By R.S./L.R. *Dag* No. 593
On the East : By R.S./L.R. *Dag* No. 636
On the South : By R.S./L.R. *Dag* No. 635
On the West : By R.S./L.R. *Dag* No. 633

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)

Sali land measuring 1.50 (one point five zero) decimal, more or less, comprised in R.S./L.R. *Dag* No.635, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, and demarcated on the **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* Nos. 633 and 634
On the East : By R.S./L.R. *Dag* No. 636
On the South : By R.S./L.R. *Dag* Nos. 632 and 637
On the West : By R.S./L.R. *Dag* No. 632

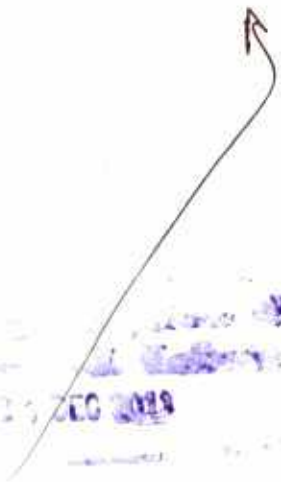
Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Third Property and appurtenances and inheritances for access and user thereof.

Part IV
(Fourth Property)

Sali land measuring 2.25 (two point two five) decimal, more or less, comprised in R.S./L.R. *Dag* No.637, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, demarcated on the **Plan D** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 635 and 636
On the East : By R.S./L.R. *Dag* No. 589
On the South : By R.S./L.R. *Dag* Nos. 632 and 589/658

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On the West ; By R.S./L.R. *Dag* No. 632

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

2nd Schedule
(Said Property)

Sali land measuring 13.75 (thirteen point seven five) decimal, more or less, comprised in R.S./L.R. *Dag* No.589/658, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas and demarcated on the **Plan A** annexed hereto and bordered in colour **Red** thereon.

Sali land measuring 1.25 (one point two five) decimal, more or less, comprised in R.S./L.R. *Dag* No.634, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas and demarcated on the **Plan B** annexed hereto and bordered in colour **Red** thereon.

Sali land measuring 1.50 (one point five zero) decimal, more or less, comprised in R.S./L.R. *Dag* No.635, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas and demarcated on the **Plan C** annexed hereto and bordered in colour **Red** thereon.

Sali land measuring 2.25 (two point two five) decimal, more or less, comprised in R.S./L.R. *Dag* No.637, recorded in L.R. *Khatian* No. 831, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat- Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas and demarcated on the **Plan D** annexed hereto and bordered in colour **Red** thereon.

totaling to land measuring 18.75 (eighteen point seven five) decimal.

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	589/658	831	Sali	55.00	13.75	Budhai Bux
Raigachi	634	831	Sali	5.00	1.25	Budhai Bux
Raigachi	635	831	Sali	6.00	1.50	Budhai Bux
Raigachi	637	831	Sali	9.00	2.25	Budhai Bux
Total Area of Land Sold					18.75	



9. Execution and Delivery

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



LTI of Abubakkar Ali also
Budhai Bux & known
as Budhai Mondal by his P. &
Asst of Ali.

(Abubakkar Ali alias Budhai Bux alias Budhai Mondal)

Read over and explained the contents of this document by me to
Budhai Mondal in Bengali language, who after understanding the
meaning and purport of this document, put his LTI in my presence.

Signature Asst of Ali

Naresh Ladha

Naresh Kumar Ladha
Authorised Signatory
(Snowball Impex Private Limited)
(Hazel Nirman Private Limited)
(Scarlet Nirman Private Limited)
(Gardenia Impex Private Limited)

[Purchasers]

Witnesses:

গোবিন্দ চন্দ্র সেন

Signature _____

Name গোবিন্দ চন্দ্র সেন

Father's Name সুন্দর সেন

Address Raigachi Molla Para

P.O. Rajachak P.S. Rajachak
24 Pargana (N)

Feroz Khan

Signature _____

Name FEROZ KHAN

Father's Name Rajdan Ali

Address Raigachi Molla Para

P.S. Rajachak, 24 Pargana (N)

31 DEC 2011



Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.21,21,220/- (Rupees twenty one lac twenty one thousand two hundred and twenty) 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.)
Cheque No. 274048 (P)	16.10.2006	Tamilnad Mercantile Bank Limited	41,565/-
Cheque No. 174841	20.12.2011	HDFC Bank	10,39,827/-
Cheque No. 174843	20.12.2011	HDFC Bank	10,39,828/-
Total			21,21,220/-



LTI of Abubakkar Ali alias Budhai
Bux alias Budhai Mondal
by the Pen of

(Abubakkar Ali alias Budhai Bux alias Budhai Mondal)
[Vendor]

Asrat Ali

Read over and explained the contents of this document by me to Budhai Mondal in Bengali language, who after understanding the meaning and purport of this document, put his LTI in my presence.

Signature _____

Asrat Ali

Witnesses: _____

Signature _____

Name _____

Signature _____

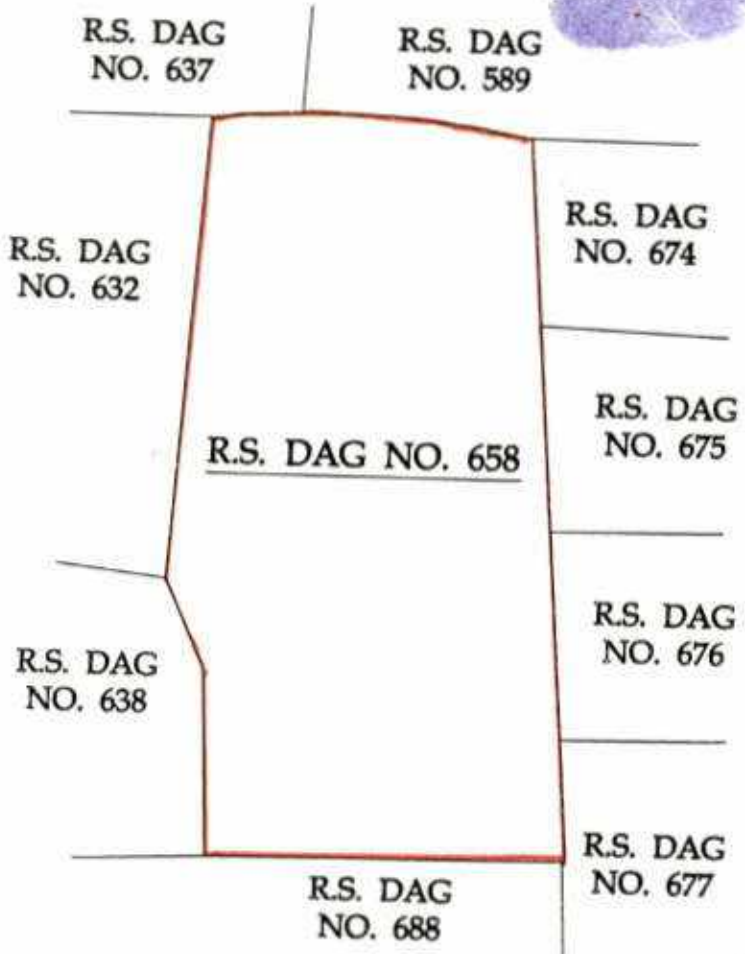
Name _____

2 DEC 2017



SITE PLAN OF R.S./L.R. DAG NO.- 658, R.S./L.R. KHATIAN NO.- 831, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 658 - 55 DECIMAL



LT 1/8 Akebakkar Ali
 alias Buekhai Bux
 alias Buekhai Mondal
 by the Plan
 Aspect AWT

RECKJOAN

- GARDENIA IMPEX PVT. LTD.
- HAZEL NIRMAN PVT. LTD.
- SNOWBALL IMPEX PVT. LTD.
- SCARLET NIRMAN PVT. LTD.

Narash Kumar
 Director

- Snowball Impex Pvt. Ltd.
- Gardenia Impex Pvt. Ltd.
- Scarlet Nirman Pvt. Ltd.
- Hazel Nirman Pvt. Ltd.

Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 13.75 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 55 DECIMAL OF R.S./L.R. DAG NO.- 658 .

SHOWN THUS :-



24 DEC 2017

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SITE PLAN OF R.S./L.R. DAG NO.- 634, R.S./L.R. KHATIAN NO.- 831, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 634 - 05 DECIMAL



LT1 of Abee Bakkar Ali
alias Buehai Bue
alias Buehai Nor dal
by the Per of



Asraf Ali

R.S. DAG NO. 593

R.S. DAG NO. 633

R.S. DAG NO. 634

R.S. DAG NO. 636
~~SCARLET NIRMAN PVT. LTD.~~
~~HAZEL NIRMAN PVT. LTD.~~
~~SNOWBALL IMPEX PVT. LTD.~~
~~GARDENIA IMPEX PVT. LTD.~~

R.S. DAG NO. 635

Snowball Impex Pvt. Ltd.
Gardenia Impex Pvt. Ltd.
Scarlet Nirman Pvt. Ltd.
Hazel Nirman Pvt. Ltd.

Narsh Lunde
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S :

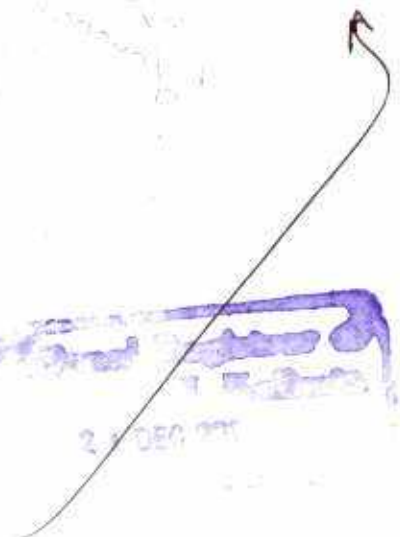
LEGEND : 1.25 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 05 DECIMAL OF R.S./L.R. DAG NO.- 634 .

SHOWN THUS :-

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SITE PLAN OF R.S./L.R. DAG NO.- 635 R.S./L.R. KHATIAN NO.- 831, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 635 - 06 DECIMAL



LT/ g Abubakkar Ali
 alias Budaai
 Buse alias Budaai
 Mondal by the
 ?
 Asraf Ali



Snowball Impex Pvt. Ltd.
 Gardenia Impex Pvt. Ltd.
 Scarlet Nirman Pvt. Ltd.
 Hazel Nirman Pvt. Ltd.

Narish Kundu
 Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 1.5 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 06 DECIMAL OF R.S./L.R. DAG NO.- 635 .

SHOWN THUS :-

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24 DEC 2011



SITE PLAN OF R.S./L.R. DAG NO.- 637, R.S./L.R. KHATIAN NO.- 831, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 637 - 09 DECIMAL



LT1 of Abubakkar Ali
alias Buelhai Buan
alias Buelhai Mondal
by the Pen of
Aspet Ah.



Snowball Impex Pvt. Ltd.
Gardenia Impex Pvt. Ltd.
Scarlet Nirman Pvt. Ltd.
Hazel Nirman Pvt. Ltd.

Narish Ludo.
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 2.25 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 09 DECIMAL OF R.S./L.R. DAG NO.- 637 .

SHOWN THIS :-



21 DEC 2011

21 DEC 2011

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
---------	--



Narshendra

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



*LT 1 of Abubakar
Adi by the
Asst. Hk.*

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



24 DEC 2011





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

Endorsement For Deed Number : I - 16135 of 2011
(Serial No. 14747 of 2011)

On

Payment of Fees:

On 24/12/2011

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

Presented for registration at 20.30 hrs on :24/12/2011, at the Private residence by Naresh Kumar Ladha ,Claimant.

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

Execution is admitted on 24/12/2011 by

1. Abubakkar Ali Alias Budhai Bux (Mondal), son of Mawla (Maola) Bux , Village:Raigachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat , By Caste Muslim, By Profession : Others

2. Naresh Kumar Ladha

Authorised Signatory, Snowball Impex Pvt Ltd, 46/2, B T Road, Kol, Thana:-Cossipur, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700002 .

Authorised Signatory, Hazel Nirman Pvt Ltd, P-10, New Howrah Bridge Approach Road, Kol, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Scarlet Nirman Pvt Ltd, P-10, New Howrah Bridge Approach Road, Kol, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Gardenia Impex Pvt Ltd, P-12, New Howrah Bridge Approach Road, Kol, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

, By Profession : Others

Identified By Asraf Ali, son of Asgar Ali, Narayanpur, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Service.

(Abani Kumar Dey)

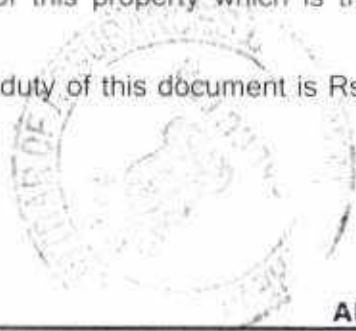
ADDL. REGISTRAR OF ASSURANCES-II

On 26/12/2011

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.-21,21,220/-

Certified that the required stamp duty of this document is Rs.- 106071 /- and the Stamp duty paid as: Impresive Rs.- 10/-



(Abani Kumar Dey)

ADDL. REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : I - 16135 of 2011
(Serial No. 14747 of 2011)

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II

On 31/12/2011

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 Cash

Rs. 23422.00/-, on 31/12/2011

(Under Article : A(1) = 23331/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 31/12/2011)

Deficit stamp duty

Deficit stamp duty Rs. 106071/- is paid 42136621/12/2011 State Bank of India, DALHOUSIE SQUARE,
received on 31/12/2011

(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II



(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II

DATED 24th DAY OF December, 2011

Between

**Abubakkar Ali *alias* Budhai Bux *alias* Budhai Mondal
... Vendor**

And

**Snowball Impex Private Limited & Ors.
... Purchasers**

CONVEYANCE

18.75 decimal
Portion of
R.S./L.R Dag Nos. 589/658, 634, 635 & 637
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 64
Page from 582 to 602
being No 16135 for the year 2011.



Abani Kumar Dey

(Abani Kumar Dey) 02-January-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal