

15972/2013 R6/129

16640/13



8.25
 355/13
 17/12/13
 A.P.A. Registrar of Assurances II
 Kolkata

49/5/13

69AA 776166



Inv. 1475676

Decided that the stamp of the Registrar of Assurances II, Kolkata should be cancelled.

Registrar of Assurances, Kolkata

17/12/13

CONVEYANCE

1. Date: 13th December 2013

2. Place: Kolkata

3. Parties

Masuda
 Masuda Khanam Saniha

আবু জামান M. Khanam.
 আবু জামান

M. Khanam.
 আবু জামান আবু জামান
 Nazrul Islam
 S. M. Akbar Masuda
 Masuda Khanam
 Musshida Khanam

S. M. Akbar

AKA

AKA

200
 752
 17/12

Musshida

Ambar Bhattachya

114812



e-9296

JOGRAJ PROJECTS PRIVATE LIMITED

Ambar Bhattachya
Chartered Accountant

23 SEP 2013
SUDHANU MUKHERJEE
2 & 3, K. S. Road

SAHA & RAY
Advocates
3A/1, 3rd Floor, Kalyans Chambers
7C, Kalyan Chamber, New Road
Kolkata - 700001



e-9297

অম্বর ভট্টাচার্য

23 SEP 2013

23 SEP 2013



e-9298

Mahasina Khanam.



e-9299

Masura Khanam.



e-9300

- Murshida Khanam.



e-9301

- Nazrul Islam

ATA
13 DEC 2013

Ambar

RTO



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

Endorsement For Deed Number : I - 16640 of 2013
(Serial No. 15972 of 2013 and Query No. 1902L000035516 of 2013)

On 13/12/2013

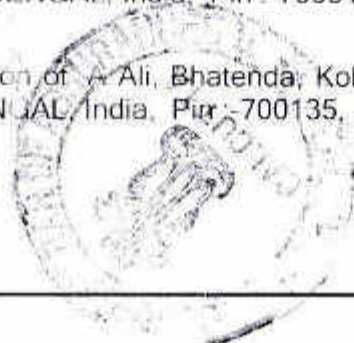
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 20.25 hrs on :13/12/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 13/12/2013 by

1. Nazrul Islam, son of Aakkaj Mollya , Jhinkiya, Thana:-Haroa, P.O. :-Khalisadi, District:-North 24-Parganas, WEST BENGAL, India. By Caste Muslim, By Profession : Others
2. Aakarujjaman Molya Alias Akrujjaman, son of Aakkaj Mollya , Jhinkiya, Thana:-Haroa, P.O. :-Khalisadi, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743425, By Caste Muslim, By Profession : Others
3. Anima Khatun, wife of Ayub Ali , Bhatenda, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
4. Sekh Mosiuddin Ahmmed Alias Sekh Mosiuddin Ahmed, son of Sekh Dinmahammad , Bhaturiya Paschim Para, Thana:-Barasat, P.O. :-Matiyagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
5. Mahashina Kalam Alias Mahashina Khanam, daughter of Sekh Mosiuddin Ahmmed , Bhaturiya Paschim Para, Thana:-Barasat, P.O. :-Matiyagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
6. Mascura Kham Bibi Alias Mascura Khanam, wife of Maidul Islam , Muslim Para, Jagadishpur, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
7. Murshida Khanam, daughter of Sekh Mosiuddin Ahmmed , Bhaturiya Paschim Para Thana:-Barasat, P.O. :-Matiyagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
8. Masuda Khanam, daughter of Sekh Mosiuddin Ahmmed , Bhaturiya Paschim Para Thana:-Barasat, P.O. :-Matiyagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
9. Sekh Samim Uddin, son of Sekh Mosiuddin Ahmmed , Bhaturiya Paschim Para, Thana:-Barasat, P.O. :-Matiyagacha, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
10. Anirban Bhattacharya
Authorised Signatory, Jograj Projects Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016,
By Profession : Others
Identified By Asif Ali, son of A Ali, Bhatenda, 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



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

Endorsement For Deed Number : I - 16640 of 2013
(Serial No. 15972 of 2013 and Query No. 1902L000035516 of 2013)

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

On 14/12/2013

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.-14,75,674/-

Certified that the required stamp duty of this document is Rs.- 73804 /- and the Stamp duty paid as Impresive Rs.- 10/-

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

On 17/12/2013

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 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 16323/- is paid , by the draft number 292065, Draft Date 14/12/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/12/2013

(Under Article : A(1) = 16225/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 17/12/2013)

Deficit stamp duty

- Deficit stamp duty Rs. 73804/- is paid , by the draft number 292064, Draft Date 14/12/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 17/12/2013

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



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

- 3.1 **Nazrul Islam**, son of Aakkaj Molya, residing at Village Jhinkiya, Post Office Khalisadi, PIN-743425, Police Station Haroa, District North 24 Parganas (PAN _____)
- 3.2 **Aakarujjaman Molya alias Akrujjaman**, son of Aakkaj Molya, residing at Village Jhinkiya, Post Office Khalisadi, PIN-743425, Police Station Haroa, District North 24 Parganas (PAN _____)
- 3.3 **Anima Khatun**, wife of Ayub Ali, residing at Village Bhatenda, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (PAN _____)
- 3.4 **Sekh Mosiuddin Ahmmed alias Sekh Mosiuddin Ahmed alias Mosiuddin Kalam alias Mosiar Rahaman**, son of Sekh Dinmahammad, residing at Village Bhaturiya Paschim Para, Post Office Matiyagacha, PIN-700135, Police Station Barasat, District North 24 Parganas (PAN AFHPA2026C)
- 3.5 **Mahashina Kalam alias Mahashina Khanam**, daughter of Sekh Mosiuddin Ahmmed alias Sekh Mosiuddin Ahmed alias Mosiuddin Kalam alias Mosiar Rahaman, residing at Village Bhaturiya Paschim Para, Post Office Matiyagacha, PIN-700135, Police Station Barasat, District North 24 Parganas (PAN DIMPK 3728A)
- 3.6 **Mascura Khalam Bibi alias Mascura Khanam**, wife of Maidul Islam, residing at Village Muslim Para, Jagadishpur Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (PAN _____)
- 3.7 **Murshida Khanam**, daughter of Sekh Mosiuddin Ahmmed alias Sekh Mosiuddin Ahmed alias Mosiuddin Kalam alias Mosiar Rahaman, residing at Village Bhaturiya Paschim Para, Post Office Matiyagacha, PIN-700135, Police Station Barasat, District North 24 Parganas (PAN _____)
- 3.8 **Masuda Khanam**, daughter of Sekh Mosiuddin Ahmmed alias Sekh Mosiuddin Ahmed alias Mosiuddin Kalam alias Mosiar Rahaman, residing at Village Bhaturiya Paschim Para, Post Office Matiyagacha, PIN-700135, Police Station Barasat, District North 24 Parganas (PAN _____)
- 3.9 **Sekh Samim Uddin**, son of of Sekh Mosiuddin Ahmmed alias Sekh Mosiuddin Ahmed alias Mosiuddin Kalam alias Mosiar Rahaman, residing at Village Bhaturiya Paschim Para, Post Office Matiyagacha, PIN-700135, Police Station Barasat, District North 24 Parganas (PAN _____)
(collectively **Vendors**, includes successors-in-interest)

M. Khanam

And

- 3.10 **Jograj Projects 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 AADCJ0136C), represented by its authorized signatory **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street (**Purchaser**, includes successors-in-interest).

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

Mascura.
Murshida

অক্ষয়

Samim Masuda

2. M. Khanam.

S. H. A

অক্ষয়
Akrujjaman

Nazrul Islam



e-9302

- SK. Saiful Uddin



e-9303

- Akrujjaman



e-9304

- Masuda Khanam



e-9305

- SK. Mosiuddin Akbar



- Asif Aci

S/o - Ayub Akbar

VII - Bhatenda Panchayat

Kol - 135

Dist - 24 Pgs (IV)

Gness

13/05/2014

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property: (1)** Land classified as *sahi* (agricultural) measuring 0.1704 (zero point one seven zero four) decimal, more or less equivalent to 1 (one) *chittack* and 29.23 (twenty nine point two three) square feet, more or less [out of 4 (four) decimal, more or less equivalent to 2 (two) *cottah* 6 (six) *chittack* and 32.4 (thirty two point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.606, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *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 Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No.606 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And (2)** land classified as *sahi* (agricultural) measuring 0.4164 (zero point four one six four) decimal, more or less equivalent to 4 (four) *chittack* and 1.37 (one point three seven) square feet, more or less [out of 2 (two) decimal, more or less equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.2 (sixteen point two) square feet, more or less], being a portion of R.S./L.R. *Dag* No.610, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No.610 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And (3)** land classified as *sahi* (agricultural) measuring 0.6246 (zero point six two four six) decimal, more or less equivalent to 6 (six) *chittack* and 2.09 (two point zero nine) square feet, more or less [out of 3 (three) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.8 (one point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.612, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part III** of the **1st Schedule** below and the said *Dag* No.612 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **And (4)** land classified as *sahi* (agricultural) measuring 1.8738 (one point eight seven three eight) decimal, more or less equivalent to 1 (one) *cottah* 2 (two) *chittack* and 6.19 (six point one nine) square feet, more or less [out of 9 (nine) decimal, more or less equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.628, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below and the said *Dag* No.628 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**), the First Land, the Second Land, the Third Land and the Fourth Land **aggregating to** land measuring 3.0852 (three point zero eight five two) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 38.88 (thirty eight point eight eight) square feet, more or less (collectively **Said Property**) **together with** all title, benefits, easement, authorities, claims, demands, usufructs, 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.

5. Background, Representations, Warranties and Covenants

Masuda.
Masuda

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3 M. Khanam,
S. M. A

Sahin Masuda



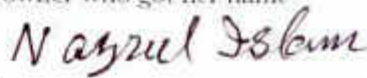

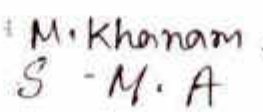
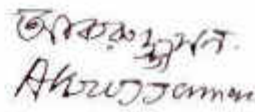

Nazrul Islam

অক্ষয়
Akshay Jomon



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- 5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:
- 5.1.1 **Record of Rights of Vendor No.3.1:** The Vendor No.3.1 is the recorded owner who got his name recorded in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, in L.R. *Khatian* No.669/1, in respect of (1) land measuring 0.0556 (zero point zero five five six) decimal, more or less, being a portion of R.S./L.R. *Dag* No.606 (2) land measuring 0.1388 (zero point one three eight eight) decimal, more or less, being a portion of R.S./L.R. *Dag* No.610 (3) land measuring 0.2082 (zero point two zero eight two) decimal, more or less, being a portion of R.S./L.R. *Dag* No.612 and (4) land measuring 0.6246 (zero point six two four six) decimal, more or less, being a portion of R.S./L.R. *Dag* No.628, all in *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, District North 24 Parganas (collectively **Recorded Portions Of Vendor No.3.1**).
- 5.1.2 **Ownership of Vendor No.3.1:** In the above mentioned circumstances, the Vendor No.3.1 has become the absolute owner of the Recorded Portions Of Vendor No.3.1, comprised in the Said Property.
- 5.1.3 **Record of Rights of Vendor No.3.2:** The Vendor No.3.2 is the recorded owner who got his name recorded in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, in L.R. *Khatian* No.41/1, in respect of (1) land measuring 0.0588 (zero point zero five eight eight) decimal, more or less, being a portion of R.S./L.R. *Dag* No.606 (2) land measuring 0.1388 (zero point one three eight eight) decimal, more or less, being a portion of R.S./L.R. *Dag* No.610 (3) land measuring 0.2082 (zero point two zero eight two) decimal, more or less, being a portion of R.S./L.R. *Dag* No.612 and (4) land measuring 0.6246 (zero point six two four six) decimal, more or less, being a portion of R.S./L.R. *Dag* No.628, all in *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, District North 24 Parganas (collectively **Recorded Portions Of Vendor No.3.2**).
- 5.1.4 **Ownership of Vendor No.3.2:** In the above mentioned circumstances, the Vendor No.3.2 has become the absolute owner of the Recorded Portions Of Vendor No.3.2, comprised in the Said Property.
- 5.1.5 **Record of Rights of Vendor No.3.3:** The Vendor No.3.3 is the recorded owner who got her name recorded in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, in L.R. *Khatian* No.16, in respect of (1) land measuring 0.028 (zero point zero two eight) decimal, more or less, being a portion of R.S./L.R. *Dag* No.606 (2) land measuring 0.0694 (zero point zero six nine four) decimal, more or less, being a portion of R.S./L.R. *Dag* No.610 (3) land measuring 0.1041 (zero point one zero four one) decimal, more or less, being a portion of R.S./L.R. *Dag* No.612 and (4) land measuring 0.3123 (zero point three one two three) decimal, more or less, being a portion of R.S./L.R. *Dag* No.628, all in *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, District North 24 Parganas (collectively **Recorded Portions Of Vendor No.3.3**).
- 5.1.6 **Ownership of Vendor No.3.3:** In the above mentioned circumstances, the Vendor No.3.3 has become the absolute owner of the Recorded Portions Of Vendor No.3.3, comprised in the Said Property.
- 5.1.7 **Record of Rights of Samsur Nahar:** Samsur Nahar Khatun *alias* Samsur Nahar Begum *alias* Khuku Khatun (**Samsur Nahar**) is the recorded owner who got her name



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recorded in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, in L.R. *Khatian* No.446/1, in respect of (1) land measuring 0.028 (zero point zero two eight) decimal, more or less, being a portion of R.S./L.R. *Dag* No.606 (2) land measuring 0.0694 (zero point zero six nine four) decimal, more or less, being a portion of R.S./L.R. *Dag* No.610 (3) land measuring 0.1041 (zero point one zero four one) decimal, more or less, being a portion of R.S./L.R. *Dag* No.612 and (4) land measuring 0.3123 (zero point three one two three) decimal, more or less, being a portion of R.S./L.R. *Dag* No.628, all in *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, District North 24 Parganas (collectively **Recorded Portions Of Samsur Nahar**).

- 5.1.8 **Demise of Samsur Nahar:** According to the Legal Heir Certificate dated 25th November, 2013 issued by the Kirtipur *Gram Panchayat* No.II, Samsur Nahar, a Muslim governed by the Mohammedan Law of inheritance, died *intestate* leaving behind surviving her husband Sekh Mosiuddin Ahmmad (the Vendor No.3.4 herein), her only son Sekh Samim Uddin (the Vendor No.3.9 herein) and her 4 (four) daughters, namely (1) Mahashina Kalam *alias* Mahashina Khanam (the Vendor No.3.5 herein) (2) Mascura Khalam Bibi *alias* Mascura Khanam (the Vendor No.3.6 herein) (3) Murshida Khanam (the Vendor No.3.7 herein) and (4) Masuda Khanam (the Vendor No.3.8 herein) as her only legal heirs and heiresses (collectively **Legal Heirs Of Samsur Nahar**) who jointly and in diverse shares inherited the right, title and interest of Late Samsur Nahar in the Recorded Portions Of Samsur Nahar.
- 5.1.9 **Ownership of Legal Heirs Of Samsur Nahar:** In the above mentioned circumstances, the Legal Heirs Of Samsur Nahar, i.e. (1) the Vendor No.3.4 (2) the Vendor No.3.5 (3) the Vendor No.3.6 (4) the Vendor No.3.7 (5) the Vendor No.3.8 and (6) the Vendor No.3.9 have become the joint and absolute owners of the Recorded Portions Of Samsur Nahar, comprised in the Said Property.
- 5.1.10 **Absolute Ownership of Vendors:** In the above mentioned circumstances, the Vendors have become the joint and absolute owners of the Said Property, comprising of (1) the Recorded Portions Of Vendor No.3.1 (2) the Recorded Portions Of Vendor No.3.2 (3) the Recorded Portions Of Vendor No.3.3 and (4) the Recorded Portions Of Samsur Nahar.
- 5.2 **Representations, Warranties and Covenants by Vendors:** The Vendors represent, warrant and covenant 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 Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do 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 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.

মুর্শিদা

Murshida

Mascura

সমিম

M. Khanam,
S. M. A

Masuda

আব্দুল হামিদ
Abdul Hamid

Nazrul Islam

স্বাক্ষর



13 DEC 1999

- 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 now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bagdars* 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 marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same from the Vendors.
- 6.2 **Surrender of Rights:** 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, they have agreed to surrender/release such claim 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, described in the **2nd Schedule** below, comprising of **(1)** the First Land, i.e. land classified as *vahi* (agricultural) measuring 0.1704 (zero point one seven zero four) decimal, more or less equivalent to 1 (one) *chittack* and 29.23 (twenty nine point two three) square feet, more or less [out of 4 (four) decimal, more or less equivalent to 2 (two) *cottah* 6 (six) *chittack* and 32.4 (thirty two point four) square feet,

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Mursheda

M. Khanam.
S. M. A

আবুজামর
Aburjoman

Masuda.

Sahin Masuda

Nazrul Islam



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more or less], being a portion of R.S./L.R. *Dag* No.606, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No.606 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 0.4164 (zero point four one six four) decimal, more or less equivalent to 4 (four) *chittack* and 1.37 (one point three seven) square feet, more or less [out of 2 (two) decimal, more or less equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.2 (sixteen point two) square feet, more or less], being a portion of R.S./L.R. *Dag* No.610, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No.610 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Land, i.e. land classified as *sali* (agricultural) measuring 0.6246 (zero point six two four six) decimal, more or less equivalent to 6 (six) *chittack* and 2.09 (two point zero nine) square feet, more or less [out of 3 (three) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.8 (one point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.612, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part III** of the **1st Schedule** below and the said *Dag* No.612 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Land, i.e. land classified as *sali* (agricultural) measuring 1.8738 (one point eight seven three eight) decimal, more or less equivalent to 1 (one) *cottah* 2 (two) *chittack* and 6.19 (six point one nine) square feet, more or less [out of 9 (nine) decimal, more or less equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.628, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below and the said *Dag* No.628 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon **aggregating to** land measuring 3.0852 (three point zero eight five two) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 38.88 (thirty eight point eight eight) 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 Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

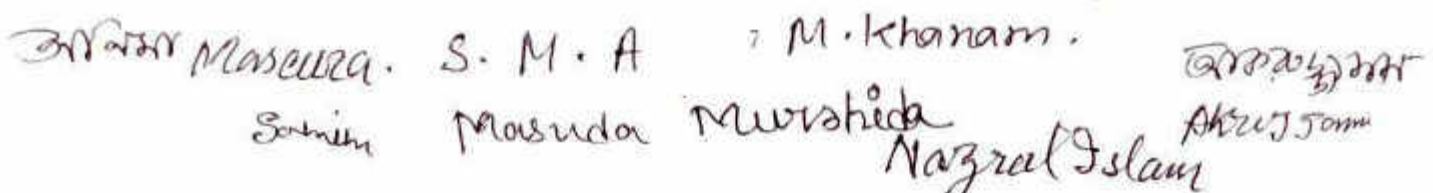
7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.10,26,595/- (Rupees ten lac twenty six thousand five hundred and ninety five) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.

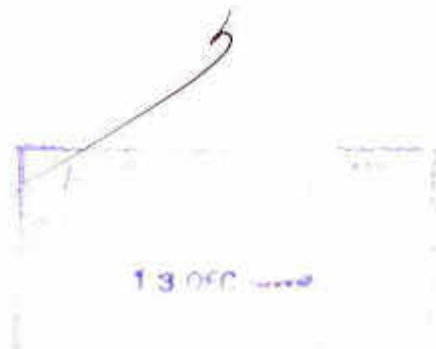
8. Terms of Transfer

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.


 Masuda. S. M. A. M. Khanam. Nazrat Islam. Akruj Somi.



- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *wakfs*, 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 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 Vendors about the correctness of the Vendors' title, Vendors' authority to sell, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendors under this Conveyance and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue or not complied with 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/or 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/or assigns 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:** *khass*, vacant and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendors, 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

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Samin Masuda

Masuda Murshida Nazrul Islam

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Abul Kalam



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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 Vendors hold and own any land contiguous to the Said Property and such land 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 everyone 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 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 any land held or owned by the Vendors contiguous to the Said Property 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 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, 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, 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 *sahi* (agricultural) measuring 0.1704 (zero point one seven zero four) decimal, more or less equivalent to 1 (one) *chittack* and 29.23 (twenty nine point two three) square feet, more or less [out of 4 (four) decimal, more or less equivalent to 2 (two) *cottah* 6 (six) *chittack* and 32.4 (thirty two point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.606, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No.1 *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said *Dag* No.606 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

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

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S. M. A M. Khanam.
Masuda Nazrul Islam
Maswura. Murshida Akusjama

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- On the South** : By portion of R.S./L.R. *Dag* No. 603
On the West : By portion of R.S./L.R. *Dag* No. 607

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

Part II
(Second Land)

Land classified as *sali* (agricultural) measuring 0.4164 (zero point four one six four) decimal, more or less equivalent to 4 (four) *chittack* and 1.37 (one point three seven) square feet, more or less [out of 2 (two) decimal, more or less equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.2 (sixteen point two) square feet, more or less], being a portion of R.S./L.R. *Dag* No.610, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No.1 *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said R.S./L.R. *Dag* No.610 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

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

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

Part III
(Third Land)

Land classified as *sali* (agricultural) measuring 0.6246 (zero point six two four six) decimal, more or less equivalent to 6 (six) *chittack* and 2.09 (two point zero nine) square feet, more or less [out of 3 (three) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.8 (one point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No.612, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No.1 *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said R.S./L.R. *Dag* No.612 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 611
On the East : By R.S./L.R. *Dag* No. 596
On the South : By portion of R.S./L.R. *Dag* No. 595
On the West : By portion of R.S./L.R. *Dag* No. 613

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

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Masuda

Masuda

Murshida

Magzul Islam

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Aburjoman

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Part IV
Fourth Land

Land classified as *sahi* (agricultural) measuring 1.8738 (one point eight seven three eight) decimal, more or less equivalent to 1 (one) *cottah* 2 (two) *chittack* and 6.19 (six point one nine) square feet, more or less [out of 9 (nine) decimal, more or less equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.628, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said *Dag* No.628 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By portion of R.S./L.R. *Dag* No. 625
On the East : By portion of R.S./L.R. *Dag* No. 625
On the South : By portion of R.S./L.R. *Dag* No. 629
On the West : By R.S./L.R. *Dag* No.627 and by portion of R.S./L.R. *Dag* No.629

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

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

Land classified as *sahi* (agricultural) measuring 0.1704 (zero point one seven zero four) decimal, more or less equivalent to 1 (one) *chittack* and 29.23 (twenty nine point two three) square feet, more or less [out of 4 (four) decimal, more or less equivalent to 2 (two) *cottah* 6 (six) *chittack* and 32.4 (thirty two point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.606, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No.I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** above and the said *Dag* No.606 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon

Land classified as *sahi* (agricultural) measuring 0.4164 (zero point four one six four) decimal, more or less equivalent to 4 (four) *chittack* and 1.37 (one point three seven) square feet, more or less [out of 2 (two) decimal, more or less equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.2 (sixteen point two) square feet, more or less], being a portion of R.S./L.R. *Dag* No.610, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No.I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** above and the said R.S./L.R. *Dag* No.610 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon

Land classified as *sahi* (agricultural) measuring 0.6246 (zero point six two four six) decimal, more or less equivalent to 6 (six) *chittack* and 2.09 (two point zero nine) square feet, more or less [out of 3 (three) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.8 (one point eight) square feet, more or less], being a portion of

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Sahin Masuda
Masuda.

M. Kheram
Nazrul Islam
Mushida

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AKUSJoma.

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R.S./L.R. *Dag* No.612, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part III** of the **1st Schedule** above and the said R.S./L.R. *Dag* No.612 being delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 1.8738 (one point eight seven three eight) decimal, more or less equivalent to 1 (one) *cottah* 2 (two) *chittack* and 6.19 (six point one nine) square feet, more or less [out of 9 (nine) decimal, more or less equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No.628, recorded in L.R. *Khatian* Nos.16, 41/1, 446/1 and 669/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No.I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** above and the said *Dag* No.628 being delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon

aggregating to land measuring 3.0852 (three point zero eight five two) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 38.88 (thirty eight point eight eight) 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 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.	R.S./ 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	606	16, 41/1, 446/1 and 669/1	<i>Sali</i>	4	0.1704	(1) Nazrul Islam (2) Aakarujjaman Molya alias Akrujjaman (3) Anima Khatun and (4) Samsur Nahar Khatun alias Samsur Nahar Begum alias Khuku Khatun
Raigachi	610	16, 41/1, 446/1 and 669/1	<i>Sali</i>	2	0.4164	(1) Nazrul Islam (2) Aakarujjaman Molya alias Akrujjaman (3) Anima Khatun and (4) Samsur Nahar Khatun alias Samsur Nahar Begum alias Khuku Khatun
Raigachi	612	16, 41/1, 446/1 and 669/1	<i>Sali</i>	3	0.6246	(1) Nazrul Islam (2) Aakarujjaman Molya alias Akrujjaman (3) Anima Khatun and (4) Samsur Nahar Khatun alias Samsur Nahar Begum alias Khuku Khatun
Raigachi	628	16, 41/1, 446/1 and	<i>Sali</i>	9	1.8738	(1) Nazrul Islam (2) Aakarujjaman Molya alias Akrujjaman (3) Anima Khatun and (4) Samsur

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M. Khanan, ১৭/১১/১৯

Sahin Masuda

Maseura.

Nazrul Islam Akrujjaman.
Murshid

ABM



13 DEC 1964

		669/1				Nahar Khatun <i>alias</i> Samsur Nahar Begum <i>alias</i> Khuku Khatun
Total Area of Land Sold:					3.0852	

9. Execution and Delivery

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

Nazrul Islam

(Nazrul Islam)

Akarujjaman

(Aakarujjaman Molya *alias* Akrujjaman)

Anima Khatun

(Anima Khatun)

SK. Mosiuddin Ahmed

(Sekh Mosiuddin Ahmmed *alias* Sekh
Mosiuddin Ahmed *alias* Mosiuddin
Kalam *alias* Mosiar Rahaman)

Mahashina Khanam

(Mahashina Kalam *alias* Mahashina
Khanam)

Mascura Khanam

(Mascura Khalam Bibi *alias* Mascura
Khanam)

Murshida Khanam

(Murshida Khanam)

Masuda Khanam

(Masuda Khanam)



13 DEC 1968

SK Samim Uddin

(Sekh Samim Uddin)
[Vendors]

Read over and explained the contents of this document by me to (1) Nazrul Islam (2) Aakarujjaman Molya *alias* Akrujjaman (3) Anima Khatun (4) Sekh Mosiuddin Ahmmed *alias* Sekh Mosiuddin Ahmed *alias* Mosiuddin Kalam *alias* Mosiar Rahaman (5) Mahashina Kalam *alias* Mahashina Khanam (6) Mascura Khalam Bibi *alias* Mascura Khanam (7) Murshida Khanam (8) Masuda Khanam (9) Sekh Samim Uddin in Bengali language, who after understanding the meaning and purport of this document, put their respective LTIs/signatures in my presence.

Signature _____

Asif Ali

Jograj Projects Private Limited

Anirban Bhattacharya

(Anirban Bhattacharya)
Authorized Signatory
[Purchaser]

Drafted by me:

Shuvadip Chakraborty
Shuvadip Chakraborty
Advocate

Witnesses:

Signature Asif Ali

Name Asif Ali

Father's Name Ayub Ali

Address Bhatenda

Potps Rajarhat, 24 Pgs (N)
Kol-135

Signature S.K. Rice Uddin Ahmed

Name S.K. Rice Uddin Ahmmed

Father's Name S.K. Modiddin Ahmmed

Address Bhatieni, Potps

Rajarhat, 24 Pgs (N)
Kol-135



13 DEC 2011

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.10,26,595/- (Rupees ten lac twenty six thousand five hundred and ninety five) towards full and final payment of the Consideration for sale of the Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No. 104369	13/12/2013	Axix Bank Limited.	3,41,799/-
Pay Order No. 104370	13/12/2013	Axix Bank Limited.	3,42,864/-
Pay Order No. 104371 104371	13/12/2013	Axix Bank Limited.	1,70,966/-
Pay Order No. 104372 104372	13/12/2013	Axix Bank Limited	42,741/-
Pay Order No. 104376	13/12/2013	Axix Bank Limited.	21,371/-
Pay Order No. 104374	13/12/2013	Axix Bank Limited.	21,371/-
Pay Order No. 104375	13/12/2013	Axix Bank Limited.	21,371/-
Pay Order No. Cash	—	—	21,371/-
Pay Order No. 104372	13/12/2013	Axix Bank Limited	42,741/-
Total:			10,26,595/-

Nazrul Islam
 Samim
 Murtahida
 Masuda
 Masuda
 Masuda
 S.M.A
 Akarujaman

Nazrul Islam

(Nazrul Islam)

Akarujaman

(Akarujaman Molya alias Akrujjaman)

অনিমা খাতুন

(Anima Khatun)

SK. Mosiuddin Ahmed

(Sekh Mosiuddin Ahmmed alias Sekh
Mosiuddin Ahmed alias Mosiuddin
Kalam alias Mosiar Rahaman)



13 DEC 1990

Mahashina Khanam.
(Mahashina Kalam *alias* Mahashina
Khanam)

Mascura Khanam.
(Mascura Kalam Bibi *alias* Mascura
Khanam)

Murshida Khanam Masuda Khanam
(Murshida Khanam) (Masuda Khanam)

Sk. Samim Uddin

(Sekh Samim Uddin)
[Vendors]

Read over and explained the contents of this document by me to (1) Nazrul Islam (2) Aakarujjaman Molya *alias* Akrujjaman (3) Anima Khatun (4) Sekh Mosiuddin Ahmmmed *alias* Sekh Mosiuddin Ahmed *alias* Mosiuddin Kalam *alias* Mosiar Rahaman (5) Mahashina Kalam *alias* Mahashina Khanam (6) Mascura Kalam Bibi *alias* Mascura Khanam (7) Murshida Khanam (8) Masuda Khanam (9) Sekh Samim Uddin in Bengali language, who after understanding the meaning and purport of this document, put their respective LTIs/signatures in my presence.

Signature Asif Ali

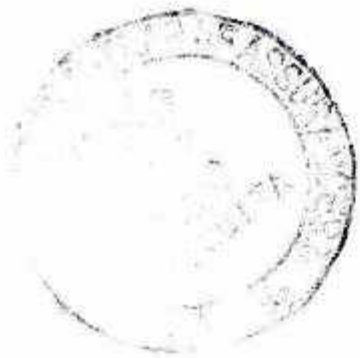
Witnesses:

Signature Asif Ali

Name ASIF ALI

Signature S.K, Riceuddin Ahmmmed,

Name S.K, Riceuddin Ahmmmed,



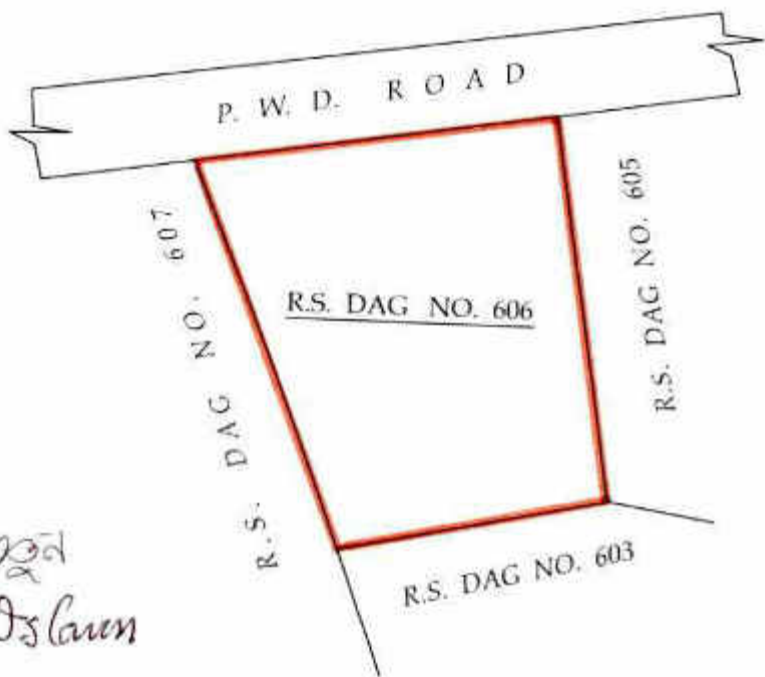
13 OFC

PLAN - A

SITE PLAN OF R.S./L.R. DAG NO.- 606, L.R. KHATIAN NO.- 669/1,41/1, 16 & 446/1, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.



TOTAL AREA OF DAG NO. 606 is 4 DECIMAL



মাসুদা খানম
Mazrul Islan
AKZUJ Jaman.
SK. Mosiuddin Ahud
Mahasina Khanam.
Masuda Khanam
Masceba Khanam.
Mushida Khanam

JOGRAI PROPERTIES PRIVATE LIMITED
Ankur Bhatnagar
Manager

SK. Samim Uddin
NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.1704 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 4 DECIMAL OF R.S./L.R. DAG NO.- 606 .

SHOWN THUS :-



[Handwritten flourish]

13 DEC 1948

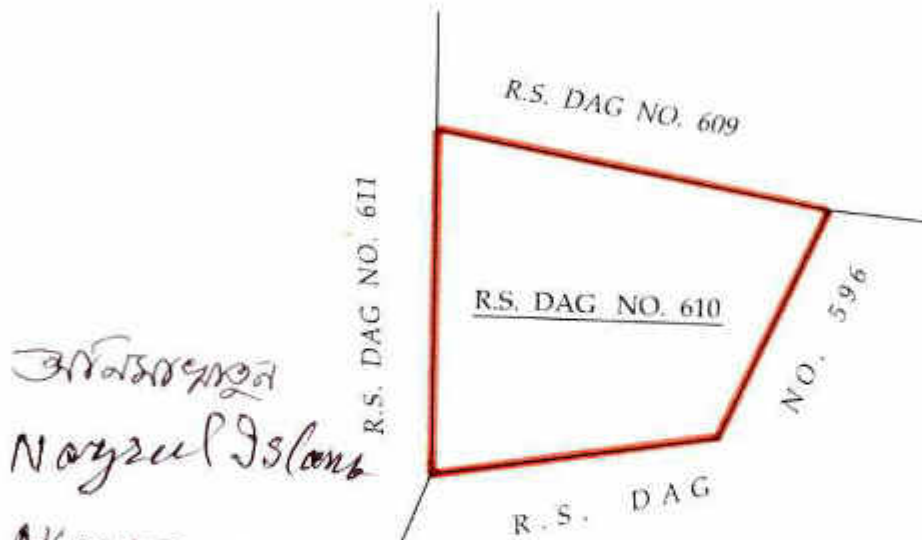
PLAN-3

SITE PLAN OF R.S./L.R. DAG NO.- 610, L.R. KHATIAN NO.- 669/1,41/1, 16 & 446/1,
MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS,
UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.



N.T.S.

TOTAL AREA OF DAG NO. 610 is 2 DECIMAL



নয়সুল ইসলাম
Naysul Islam

Akzuj Jaman.

SK. Mosiuddin Akh

Mahasina Khanam .

Masuda Khanam

Maswora Khanam.

Murshida Khanam

SK. Saheem Uddin

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.4164 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 2 DECIMAL OF
R.S./L.R. DAG NO.- 610.

SHOWN THUS :-

AMBEN BHATTACHARYA

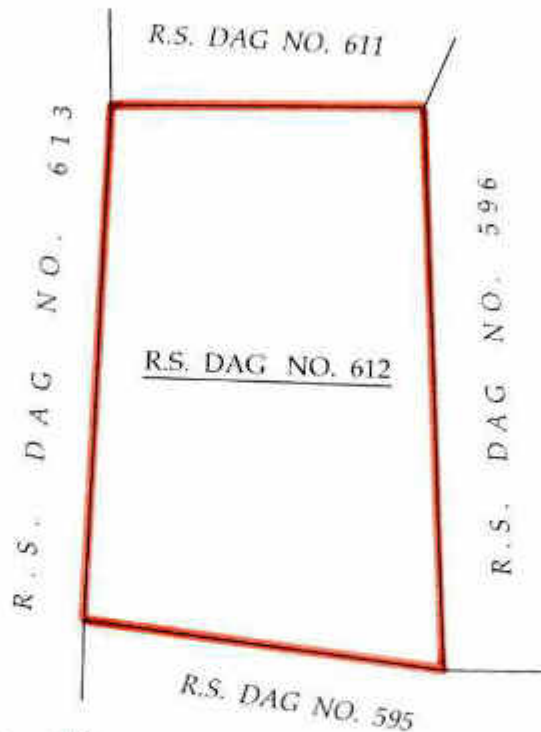


13 DEC 1964

PLAN-C.

SITE PLAN OF R.S./L.R. DAG NO.- 612, L.R. KHATIAN NO.- 669/1,41/1, 16 & 446/1, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 612 is 3 DECIMAL



Handwritten signature: Nazrul Islam

Handwritten signature: Abu Jjomen.

Handwritten signature: SK. Mosiuddin Abu

Handwritten signature: Mahasira Khanam.

Handwritten signature: Masuda Khanam

Handwritten signature: Maswura Khanam.

Handwritten signature: Murshida Khanam

JOGRAJ PROJECTS PRIVATE LIMITED
Handwritten signature: Aniben Bhattachya

Handwritten signature: SK. Sohel Uddin
NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.6246 DECIMAL UNDIVIDED SHARE OF SALLAND OUT OF 3 DECIMAL OF R.S./L.R. DAG NO.- 612.

SHOWN THUS :-

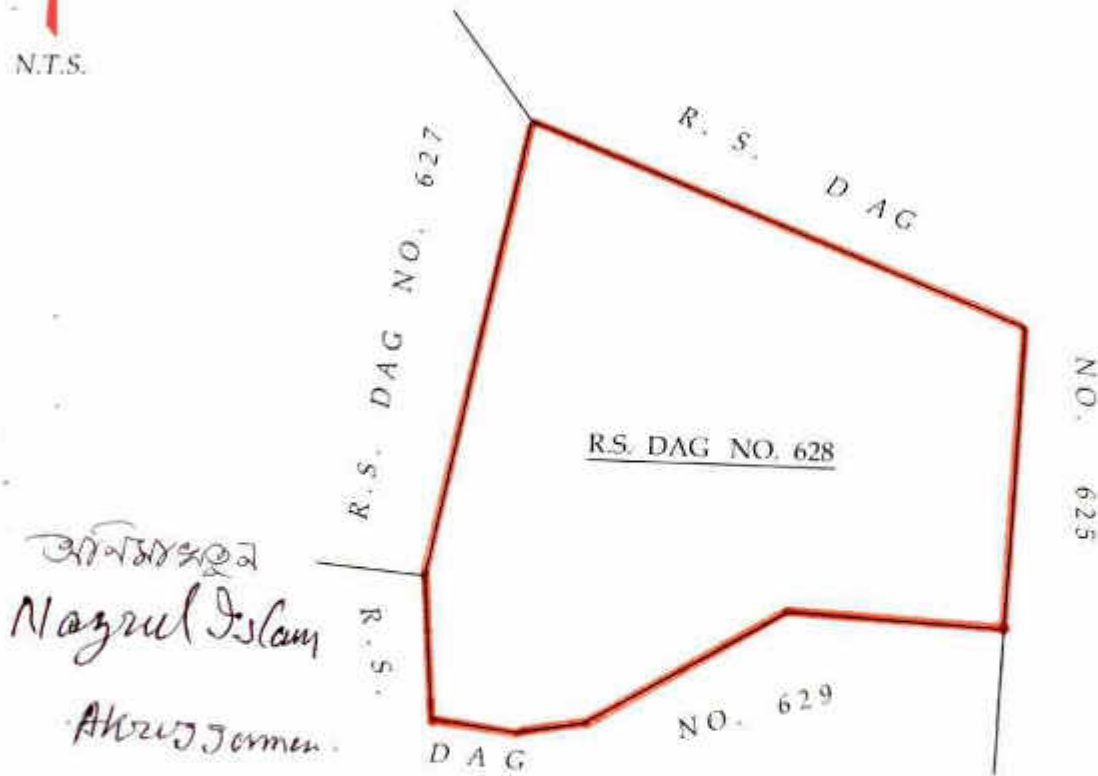


13 DEC 1911

PLAN-D.

SITE PLAN OF R.S./L.R. DAG NO.- 628, L.R. KHATIAN NO.- 669/1,41/1, 16 & 446/1,
MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS,
UNDER RAJARHAT BISHNUPUR I NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 628 is 9 DECIMAL



আবুল কালাম
Nagruul Islam

আবুল জামান
SK. Masiuddin Ahu

Makasina Khanam.
Masuda Khanam
Masweta Khanam.
Murshida Khanam

JOGRAJ PROJECTS PRIVATE LIMITED
Ambar Bhattacharya

SK. Sahin Uddin
NAME & SIGNATURE OF THE VENDOR/S :


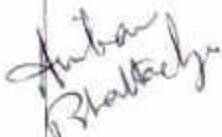


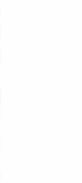































LEGEND : 1.8738 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 9 DECIMAL OF
R.S./L.R. DAG NO.- 628.

SHOWN THUS :-









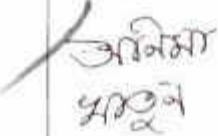











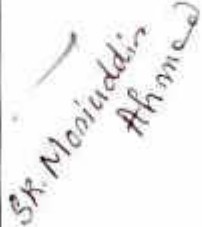

















13 DEC 1954

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




































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



13 DEC 1958


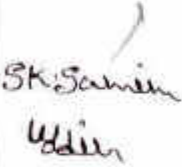






























SPECIMEN FORM TEN FINGER PRINTS

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



13 DEC 1955

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



OF
13 DEC 1970
R
RDA

Dated this 13th day of December, 2013

Between

**Nazrul Islam & Ors.
... Vendors**

And

**Jograj Projects Private Limited
... Purchaser**

CONVEYANCE

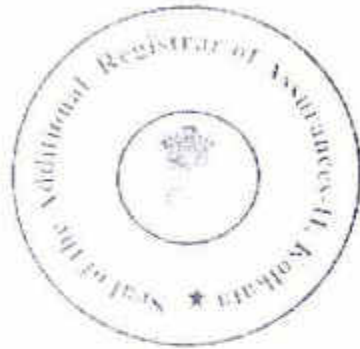
Portions of
R.S./L.R. Dag Nos. 606, 610, 612 and 628
Mouza Raigachi
District North 24 Parganas


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 52
Page from 113 to 141
being No 16640 for the year 2013.




(Dulal chandra Saha) 18-December-2013
ADDL REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal