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02-03-12

CONVEYANCE

1. Date: 23<sup>rd</sup> February 2012

2. Place: Kolkata

3. Parties

3.1 **Jamila Khatun alias Jamili Khatun alias Jamila Bibi**, wife of Ajed Ali, residing at Village Raigachi, Post Office Rajarhat, Police Station Rajarhat, District North 24 Parganas, Kolkata-700135

(Vendor, includes successors-in-interest)

L.T. of Jamila Khatun.  
alias Jamili Khatun alias  
Jamila Bibi by the pen of  
Mahideh Khan

L.T. of Jamila Khatun -  
alias Jamili Khatun alias  
Jamila Bibi by the pen  
of Mahideh Khan



Siddhartha Bhaeno

133512



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SAHA & SANYAL  
3A/1, 3rd Floor, 1st Cross, 1st Street,  
7C, Khan Shikar, 2nd Cross, New Road,  
Kolkata - 700001.

**COSMOS MANSIONS PVT. LTD.**

Siddhartha Bhaeno

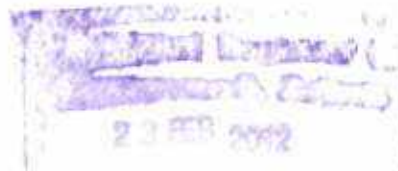
**Director**



1205C

L.T.I of Jamila Khatun alias  
Janli Khatun alias Jamila Bibi  
by the pen of Mahidul Islam

Mahidul Islam (MAHIDUL  
SONOF - Sunnat Ali Mondal ISLAM)  
Raigachi (Mollapara),  
Rajarhat, North 24 Pgs,  
Student



And

- 3.2 **Cosmos Mansions Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 53/4, P.N. Middy Road, Kolkata-700056, Police Station Belghoria (**PAN AAEECC6924A**), represented by its **authorized director signatory** Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Kolkata-700006 (**Purchaser**, includes successors-in-interest).

Vendor and Purchaser, collectively **Parties** and individually **Party**.

### NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

#### 4. Subject Matter of Conveyance



- 4.1 **Said Property: (1)** Danga land measuring 5.1256 (five point one two five six) decimal equivalent to 3 (three) *cottah* 1 (one) *chittack* and 27.7 (twenty seven point seven) square feet, more or less [out of 86 (eighty six) decimal equivalent to 2 (two) *bigha* 12 (twelve) *cottah* and 21.6 (twenty one point six) square feet, more or less], comprised in R.S./L.R. *Dag* No.593, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. 1 *Gram Panchayat* (**RBGP No.I**), Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And (2)** *sali* land measuring 0.1565 (zero point one five six five) decimal equivalent to 1 (one) *chittack* and 23.2 (twenty three point two) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* and 18 (eighteen) square feet, more or less], comprised in R.S./L.R. *Dag* No.634, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And (3)** *sali* land measuring 0.1878 (zero point one eight seven eight) decimal equivalent to 1 (one) *chittack* and 36.8 (thirty six point eight) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less], comprised in R.S./L.R. *Dag* No.635, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part III** of the **1<sup>st</sup> Schedule** below and delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **And (4)** *sali* land measuring 0.2817 (zero point two eight one seven) decimal equivalent to 2 (two) *chittack* and 32.7 (thirty two point seven) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], comprised in R.S./L.R. *Dag* No.637, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part IV** of the **1<sup>st</sup> Schedule** below and delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**) **And (5)** *sali* land measuring 3.4375 (three point four three seven five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 12.4 (twelve point four) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 4 (four) *chittack* and 18 (eighteen) square feet, more or less], comprised in R.S./L.R. *Dag* No.589/658, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within



*Ms*

<sup>2</sup> L.T. of Janila Khatun alias  
Janila Khatun alias Janila Bibi by the  
Pen of Malidul Islam

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RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part V** of the **1<sup>st</sup> Schedule** below and delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon (**Fifth Land**), the First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land **aggregating to** land measuring 9.1891 (nine point one eight nine one) decimal equivalent to 5 (five) *cottah* 8 (eight) *chittack* and 42.8 (forty two point eight) square feet, more or less, more fully described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**) **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

## 5. **Background, Representations, Warranties and Covenants**

- 5.1 **Representations and Warranties Regarding Title:** The Vendor has made the following representations and given the following warranties to the Purchaser regarding title:
- 5.1.1 **Ownership of Vendor:** The Vendor is the recorded owner of the entirety of the Said Property, comprising of the First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land.
- 5.1.2 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the absolute owner of the Said Property.
- 5.1.3 **Said Agreement of Said Property:** By an Agreement dated 16<sup>th</sup> October, 2006 (**Said Agreement**), the Vendor had agreed to sell the Said Property, to Jenco Developers Private Limited (**Jenco**). Jenco paid to the Vendor a total sum of Rs.30,000/- (Rupees thirty thousand) (**Said Advance**) under the Said Agreement.
- 5.1.4 **Assignment to Green Oaks Developers:** By an Agreement dated 8<sup>th</sup> 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 Said Property 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.
- 5.1.5 **Assignment to Siddha Projects Private Limited:** By an Agreement dated 7<sup>th</sup> 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 Said Property 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.
- 5.1.6 **Assignment to Purchaser:** By an Agreement dated 28<sup>th</sup> November, 2011 (**Third Assignment Agreement**), Siddha Projects assigned to the Purchaser and its assigns *inter alia* all rights of any and every nature whatsoever of Siddha Projects in the Said Property 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



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Jamili Khatun alias Jamila Bibi by  
the pen of Malidul Islam

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Assignment Agreement and the Second Assignment Agreement together with the benefit of the Said Advance.

- 5.2 **Representations, Warranties and Covenants by Vendor:** The Vendor represents, warrants and covenants as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the 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 Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all

L.T.I of Janita Khatri

By Jani Li Khatri

By Janita Bibi by

The Pen of Malickul Islam



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encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above (collectively **Representations**).

- 6.2 **Adjustment of Said Advance:** Jenco had already paid to the Vendor the Said Advance under the Said Agreement for purchase of the Said Property. Since the Purchaser has stepped into the shoe of Jenco by virtue of the Third Assignment Agreement, it has been agreed between the Parties that the Purchaser 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 3<sup>rd</sup> floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender such claims in favour of the Purchaser. The Vendor shall have no responsibility or obligation in this regard.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **2<sup>nd</sup> Schedule** below, comprising of **(1)** the First Land, i.e. *danga* land measuring 5.1256 (five point one two five six) decimal equivalent to 3 (three) *cottah* 1 (one) *chittack* and 27.7 (twenty seven point seven) square feet, more or less [out of 86 (eighty six) decimal equivalent to 2 (two) *bigha* 12 (twelve) *cottah* and 21.6 (twenty one point six) square feet, more or less], comprised in R.S./L.R. *Dag* No.593, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Land, i.e. *sali* land measuring 0.1565 (zero point one five six five) decimal equivalent to 1 (one) *chittack* and 23.2 (twenty three point two) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* and 18 (eighteen) square feet, more or less], comprised in R.S./L.R. *Dag* No.634, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Land, i.e. *sali* land measuring 0.1878 (zero point one eight seven eight) decimal equivalent to 1 (one) *chittack* and 36.8 (thirty six point eight) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less], comprised in R.S./L.R. *Dag* No.635, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part III** of the **1<sup>st</sup> Schedule** below and delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Land, i.e. *sali* land measuring 0.2817 (zero point two eight one seven) decimal equivalent to 2 (two) *chittack* and 32.7 (thirty two point seven) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], comprised in R.S./L.R. *Dag* No.637, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part IV** of

L.T. of Jamila Khatun

alias Jamili Khatun alias

Jamila Bibi by the

Pen of Malibul Islam



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the **1<sup>st</sup> Schedule** below and delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon **And (5)** the Fifth Land, i.e. *sali* land measuring 3.4375 (three point four three seven five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 12.4 (twelve point four) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 4 (four) *chittack* and 18 (eighteen) square feet, more or less], comprised in R.S./L.R. *Dag* No.589/658, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part V** of the **1<sup>st</sup> Schedule** below and delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon, **aggregating to** land measuring 9.1891 (nine point one eight nine one) decimal equivalent to 5 (five) *cottah* 8 (eight) *chittack* and 42.8 (forty two point 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 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.10,02,438/- (Rupees ten lac two thousand four hundred and thirty eight) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

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

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *debutters*, 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 Purchaser 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 Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss,

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 alias Jani Li Khatun alias  
 Jamila Bibi by the  
 Pen of Mahidul Islam



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damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of the aforesaid.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the 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 Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's 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 Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 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 Purchaser 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.

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Land)**

*Danga* land measuring 5.1256 (five point one two five six) decimal equivalent to 3 (three) *cottah* 1 (one) *chittack* and 27.7 (twenty seven point seven) square feet, more or less [out of 86 (eighty six) decimal equivalent to 2 (two) *bigha* 12 (twelve) *cottah* and 21.6 (twenty one point six) square feet, more or less], comprised in R.S./L.R. *Dag* No.593, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas,

L.T.I of Jamila Khatun  
by Jamila Khatun  
Jamila Bibi by the  
Pen of Mahichit Palan

23 FEB 2012



delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 597  
**On the East** : By R.S./L.R. *Dag* Nos. 590, 591 and 592  
**On the South** : By R.S./L.R. *Dag* Nos. 633, 634 and 636  
**On the West** : By R.S./L.R. *Dag* Nos. 595 and 596

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

**Part II**  
(**Second Land**)

*Sali* land measuring 0.1565 (zero point one five six five) decimal equivalent to 1 (one) *chittack* and 23.2 (twenty three point two) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* and 18 (eighteen) square feet, more or less], comprised in R.S./L.R. *Dag* No.634, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 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 Land and appurtenances and inheritances for access and user thereof.

**Part III**  
(**Third Land**)

*Sali* land measuring 0.1878 (zero point one eight seven eight) decimal equivalent to 1 (one) *chittack* and 36.8 (thirty six point eight) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less], comprised in R.S./L.R. *Dag* No.635, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

L.T. 1 of Jamilakhatun  
 alias Jamila Khodunaliya  
 Jamila Bibi by the  
 Ren of Mahi Sult Khan

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- 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 Land and appurtenances and inheritances for access and user thereof.

**Part IV**  
**(Fourth Land)**

*Sali* land measuring 0.2817 (zero point two eight one seven) decimal equivalent to 2 (two) *chittack* and 32.7 (thirty two point seven) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], comprised in R.S./L.R. *Dag* No.637, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on **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 638  
**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 Land and appurtenances and inheritances for access and user thereof.

**Part V**  
**(Fifth Land)**

*Sali* land measuring 3.4375 (three point four three seven five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 12.4 (twelve point four) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 4 (four) *chittack* and 18 (eighteen) square feet, more or less], comprised in R.S./L.R. *Dag* No.589/658, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 637 and 589

L.T.I of Jamila Khatun  
Lias Jamili Khatun  
Lias Jamila Bibi by  
the pen of Mahiul Islam

23 FEB 2012



- On the East** : By R.S./L.R. *Dag* Nos. 674, 675, 676 and 677 of *Mouza* Reckjoani
- On the South** : By R.S./L.R. *Dag* No. 688 of *Mouza* Reckjoani
- 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 Fifth Land and appurtenances and inheritances for access and user thereof.


**2<sup>nd</sup> Schedule**  
**(Said Property)**

*Danga* land measuring 5.1256 (five point one two five six) decimal equivalent to 3 (three) *cottah* 1 (one) *chittack* and 27.7 (twenty seven point seven) square feet, more or less [out of 86 (eighty six) decimal equivalent to 2 (two) *bigha* 12 (twelve) *cottah* and 21.6 (twenty one point six) square feet, more or less], comprised in R.S./L.R. *Dag* No.593, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** above and delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon

*Sali* land measuring 0.1565 (zero point one five six five) decimal equivalent to 1 (one) *chittack* and 23.2 (twenty three point two) square feet, more or less [out of 5 (five) decimal equivalent to 3 (three) *cottah* and 18 (eighteen) square feet, more or less], comprised in R.S./L.R. *Dag* No.634, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** above and delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon

*Sali* land measuring 0.1878 (zero point one eight seven eight) decimal equivalent to 1 (one) *chittack* and 36.8 (thirty six point eight) square feet, more or less [out of 6 (six) decimal equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less], comprised in R.S./L.R. *Dag* No.635, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part III** of the **1<sup>st</sup> Schedule** above and delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon

*Sali* land measuring 0.2817 (zero point two eight one seven) decimal equivalent to 2 (two) *chittack* and 32.7 (thirty two point seven) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], comprised in R.S./L.R. *Dag* No.637, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part IV** of the **1<sup>st</sup> Schedule** above and delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon

L. T. 1 of Jamilakhatun  
alias Jamili Khatun  
alias Jamila Bibi by   
the pen of Mahidul Islam



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23 FEB 2012



*Sali* land measuring 3.4375 (three point four three seven five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 12.4 (twelve point four) square feet, more or less [out of 55 (fifty five) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 4 (four) *chittack* and 18 (eighteen) square feet, more or less], comprised in R.S./L.R. *Dag* No.589/658, recorded in L.R. *Khatian* No.552, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part V** of the **1<sup>st</sup> Schedule** above and delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon

**aggregating to** land measuring 9.1891 (nine point one eight nine one) decimal equivalent to 5 (five) *cottah* 8 (eight) *chittack* and 42.8 (forty two point 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 Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

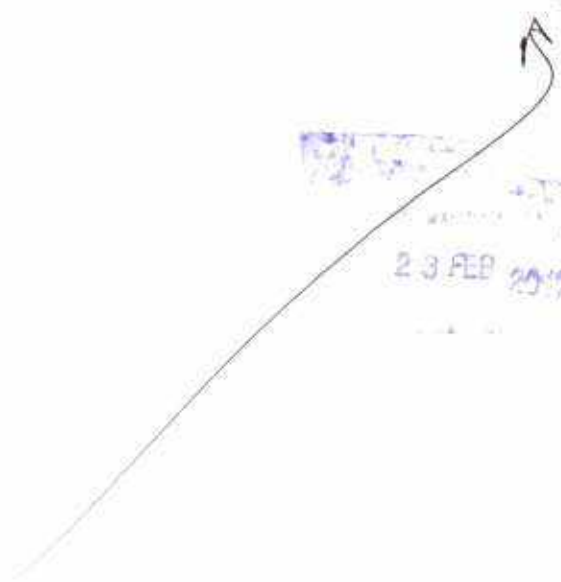
<i>Mouza</i>	L.R. <i>Dag</i> No.	L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	593	552	<i>Danga</i>	86.00	5.1256	Jamila Khatun <i>alias</i> Jamili Khatun
Raigachi	634	552	<i>Sali</i>	5.00	0.1565	Jamila Khatun <i>alias</i> Jamili Khatun
Raigachi	635	552	<i>Sali</i>	6.00	0.1878	Jamila Khatun <i>alias</i> Jamili Khatun
Raigachi	637	552	<i>Sali</i>	9.00	0.2817	Jamila Khatun <i>alias</i> Jamili Khatun
Raigachi	589/658	552	<i>Sali</i>	55.00	3.4375	Jamila Khatun <i>alias</i> Jamili Khatun
<b>Total Area of Land Sold:</b>					<b>9.1891</b>	

L.T.I of Jamila Khatun  
*alias* Jamili Khatun  
*alias* Jamila Kibi by the  
 Son of Mahidul Islam

MS



23 FEB 2012



9. Execution and Delivery

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



L.T.I of Jamila Khatun alias Jamili Khatun alias Jamila Bibi by the pen of Mahidul Islam

**Jamila Khatun alias Jamili Khatun alias Jamila Bibi**  
**[Vendor]**

Read over and explained the contents of this document by me to Jamila Khatun alias Jamili Khatun alias Jamila Bibi in Bengali language, who after understanding the meaning and purport of this document, put her LTI/signature in my presence.

Signature Mahidul Islam

**Cosmos Mansions Private Limited**

**COSMOS MANSIONS PVT. LTD.**

Siddhartha Bhalotia  
**Director**

**(Siddhartha Bhalotia)**  
**Authorized Signatory**  
**[Purchaser]**

**Witnesses:**

Signature Mahidul Islam

Name MAHIDUL ISLAM

Father's Name Sunnat Ali Mondal

Address Rajgachi (Mollapara),  
Rajshahi, Kal- 135

Signature Azmon Ali

Name Azmon Ali

Father's Name Jonab Ali

Address Rajgachi (mollapara)  
Rajshahi Kal-135

Drafted by me

Sumanta Basu  
Adv.

(SUMANTA BASU)  
Advocate

23 FEB 2012





### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.10,02,438/- (Rupees ten lac two thousand four hundred and thirty eight) towards full and final payment of the consideration for sale of the Said Property described in the 2<sup>nd</sup> Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 287601	16.10.2006	Tamilnad Mercantile Bank Limited	30,000/-
Cash	09.02.2012	_____	9,72,438/-
<b>Total:</b>			<b>10,02,438/-</b>



L.T.I of Jamila Khatun  
alias Jamili Khatun alias Jamila Bibi  
by the pen of Mahidul Islam

**(Jamila Khatun alias Jamili Khatun alias Jamila Bibi)**  
**[Vendor]**

Read over and explained the contents of this document by me to Jamila Khatun alias Jamili Khatun alias Jamila Bibi in Bengali language, who after understanding the meaning and purport of this document, put her LTI in my presence.

Signature Mahidul Islam

#### Witnesses:

Signature Mahidul Islam

Name MAHIDUL ISLAM

Signature Arman Ali

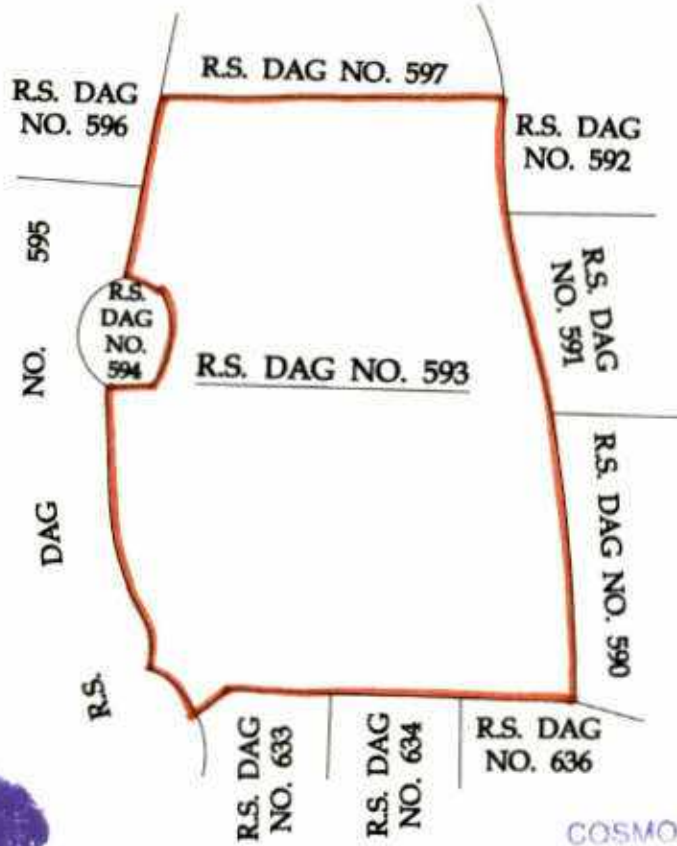
Name Arman Ali

23 FEB 2012



**SITE PLAN OF R.S./L.R. DAG NO.- 593, R.S./L.R. KHATIAN NO.- 552, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.**

**TOTAL AREA OF DAG NO. 593 - 86 DECIMAL**



L.T.I of Jamila Khatun  
alias Jamili' Khatun alias  
Jamila Bibi by the pen of  
Mahidul Islam

**COSMOS MANSIONS PVT. LTD.**

*J. Siddhanta Bhattacharya*  
Director

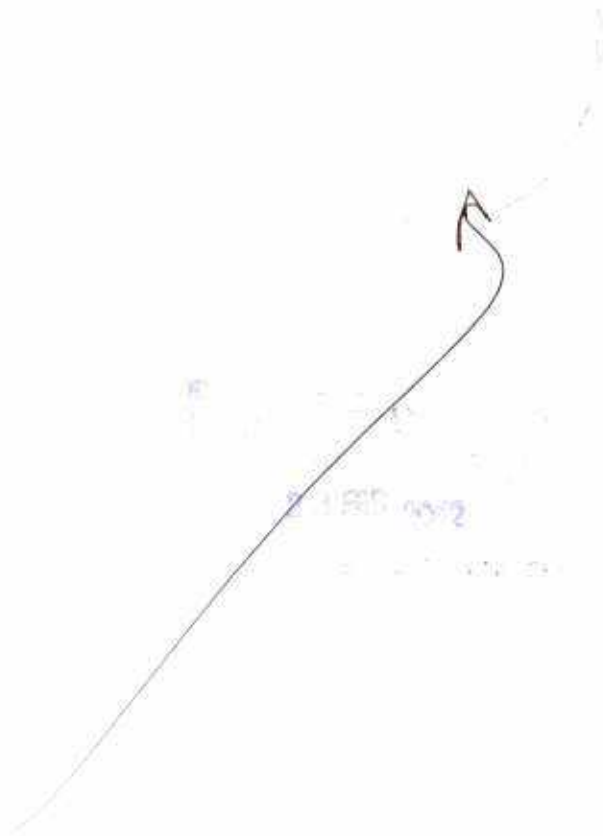
**Cosmos Mansions Pvt Ltd.**

*J. Siddhanta Bhattacharya*  
Authorized Signatory

**NAME & SIGNATURE OF THE VENDORS :**

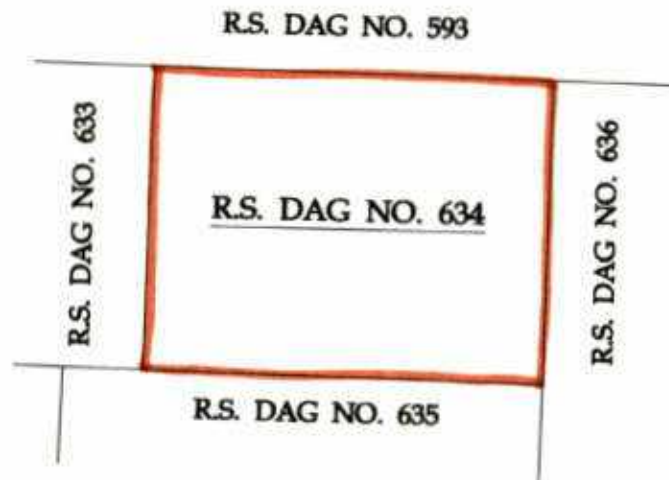
**LEGEND : 5.1256 DECIMAL UNDIVIDED SHARE OF DANGA LAND OUT OF 86 DECIMAL OF R.S./L.R. DAG NO.- 593 .**

**SHOWN THIS :-**



SITE PLAN OF R.S./L.R. DAG NO.- 634, R.S./L.R. KHATIAN NO.- 552, 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



L.T. of Jamilakhatoon  
alias Jamili Khatoon alias  
Jamilabibi by the pen  
of Malidul-bakur

**COSMOS MANSIONS PVT. LTD.**

*Abdullah Khan*  
Director

**Cosmos Mansions Pvt. Ltd.**

Authorized Signatory

NAME & SIGNATURE OF THE VENDORS :

LEGEND : 0.1565 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 05 DECIMAL OF R.S./L.R. DAG NO.- 634 .

SHOWN THUS :-

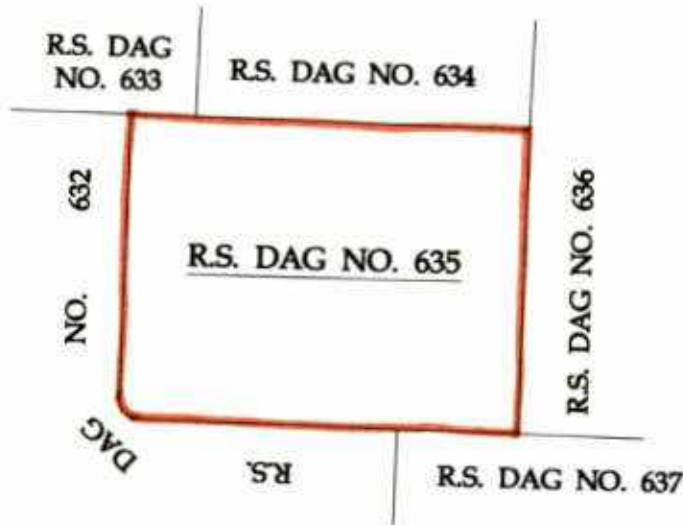


23 FEB 2012




SITE PLAN OF R.S./L.R. DAG NO.- 635 R.S./L.R. KHATIAN NO.- 552, 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



COSMOS MANSIONS PVT. LTD.

*Siddhanta Brahma*  
Director

  
L, T, & I of Jamilukhotun  
alias Jamili Khatun alias Jamilatibi  
by the Pen of Malibul Islam

Cosmos Mansions Pvt. Ltd.

Authorized Signatory

NAME & SIGNATURE OF THE VENDORS :

LEGEND : 0.1878 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 06 DECIMAL OF R.S./L.R. DAG NO.- 635 .

SHOWN THUS :-





23 FEB 2012





SITE PLAN OF R.S./L.R. DAG NO.- 637, R.S./L.R. KHATIAN NO.- 552, 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. 637 - 09 DECIMAL



L.T.I of Jamila Khatun  
alias Jamili Khatun alias Jamila Bibi  
by the son of Mahdul Islam

**COSMOS MANSIONS PVT. LTD.**

*Siddhartha Bhattacharya*  
Director

Cosmos Mansions Pvt. Ltd.

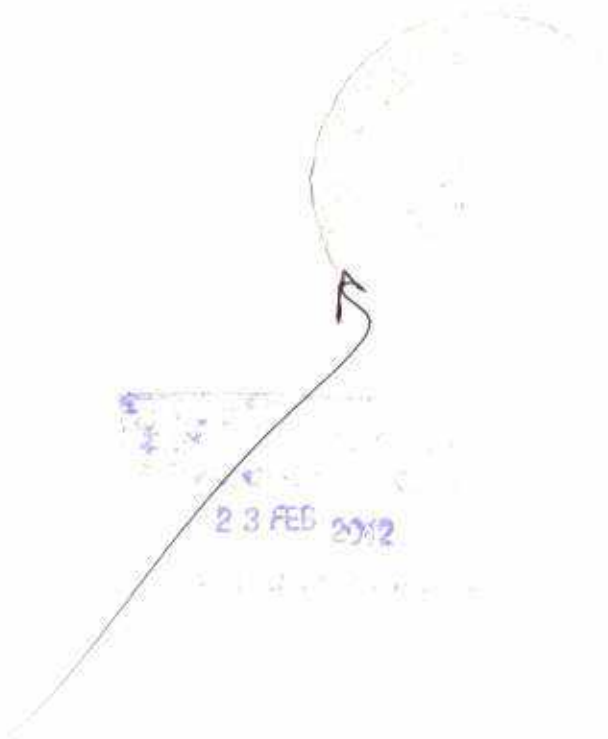
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.2817 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 09 DECIMAL OF R.S./L.R. DAG NO.- 637.

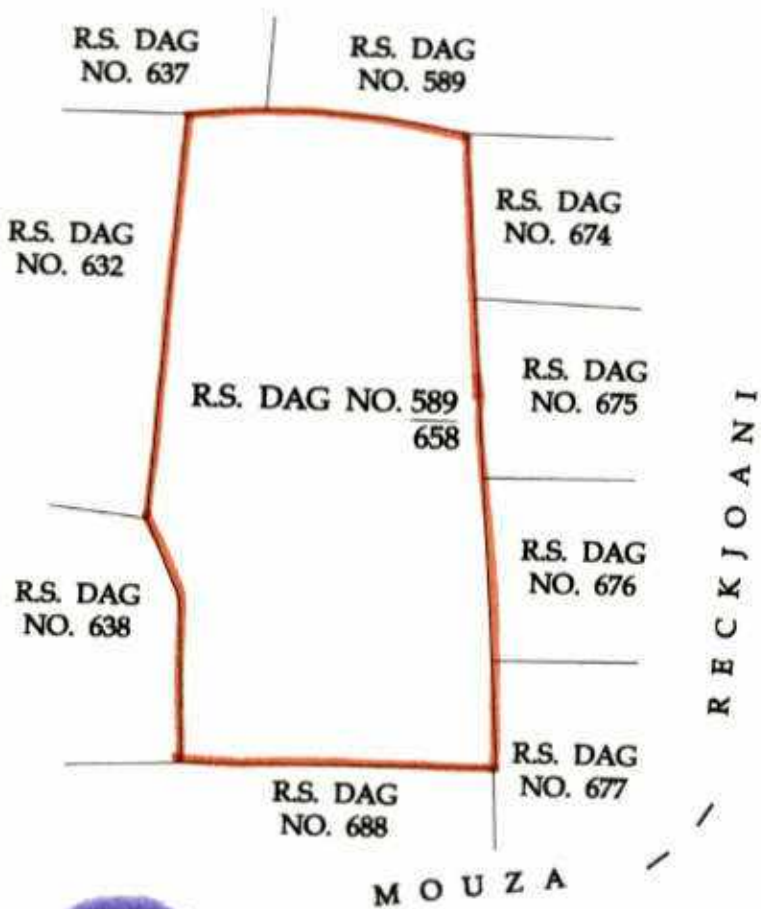
SHOWN THIS :-

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SITE PLAN OF R.S./L.R. DAG NO.- 589/658, R.S./L.R. KHATIAN NO.- 552, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 589/658 - 55 DECIMAL



COSMOS MANSIONS PVT. LTD.  
*Signature*  
 Director



L.T.I of Jamila Khatun  
 alias Jamili' Khatun alias Jamila Bibi  
 by the pen of Mahul'chul Islam

Gosmos Mansions Pvt. Ltd.

Authorized Signatory

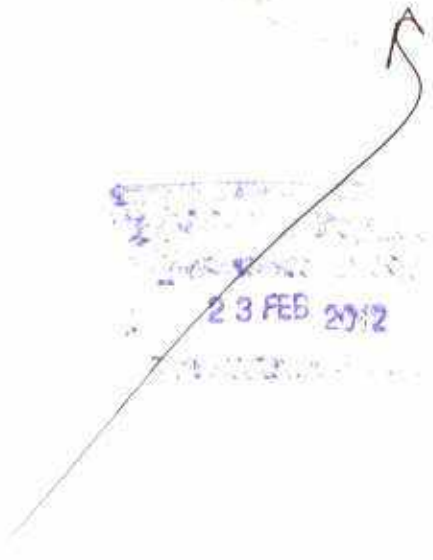
NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 3.4375 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 55 DECIMAL OF R.S./L.R. DAG NO.- 589/658 .

SHOWN THIS :-



23 FEB 2012



**SPECIMEN FORM FOR TEN FINGER PRINTS**

Sl. No. Signature of the Presentant, Executant/s and/or Vendor/s and Purchaser/s



*L.T. 1 of Jamila Khatoon alias Jamila Khondakari Jamila Bibi by the parent Mubidul Islam*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Indulhas Karim*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

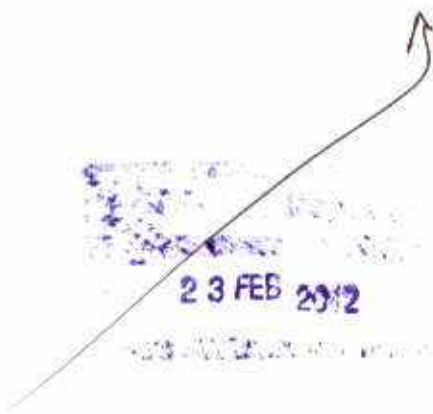
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Little	Ring	Middle	Fore	Thumb
(Left Hand)				

Thumb	Fore	Middle	Ring	Little
(Right Hand)				



23 FEB 2012





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

Endorsement For Deed Number : I - 02566 of 2012  
(Serial No. 02104 of 2012)

On

**Payment of Fees:**

On 23/02/2012

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

Presented for registration at 14:44 hrs on :23/02/2012, at the Private residence by Siddhartha Bhalotia, Claimant.

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

Execution is admitted on 23/02/2012 by

1. Siddhartha Bhalotia

Director, Cosmos Mansions Pvt Ltd, 53/4, P N Middy Road, Kol, Thana:-Belgharia, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700056.

, By Profession : Others

Identified By Mahidul Islam, son of S Ali Mondal, Raighachi ( Molla Para ) Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Student.

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

On 25/02/2012

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-10,39,578/-

Certified that the required stamp duty of this document is Rs.- 51989 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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

Execution is admitted on 25/02/2012 by

1. Jamila Khatun Alias Jamili Khatun, wife of Ajed Ali , Raigachi, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700135 , By Caste Muslim, By Profession : Others

Identified By Mahidul Islam, son of S Ali Mondal, Raighachi ( Molla Para ) Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Student.

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

On 02/03/2012



*Ad*

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

02/03/2012 14:01:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 02566 of 2012  
(Serial No. 02104 of 2012)

**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. 11520.00/-, on 02/03/2012

( Under Article : A(1) = 11429/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 02/03/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 51989/- is paid42395223/02/2012State Bank of India, DALHOUSIE SQUARE,  
received on 02/03/2012

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



( Abani Kumar Dey )  
ADDL. REGISTRAR OF ASSURANCES-II  
EndorsementPage 2 of 2



Dated this 23<sup>rd</sup> day of February, 2012

**Between**

**Jamila Khatun alias Jamili Khatun alias Jamila Bibi  
... Vendor**

**And**

**Cosmos Mansions Private Limited  
... Purchaser**

**CONVEYANCE**

**R.S./L.R. Dag Nos. 593, 634, 635, 637 & 589/658  
Mouza Raigachi  
District North 24 Parganas**

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> 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 11  
Page from 856 to 878  
being No 02566 for the year 2012.



(Abani Kumar Dey) 16-March-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal