

02431/2012

RG/40

\* 4038/12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

56AA 384564

০৭ ৫৬৩ ৭/১২  
 মস ২, ০৫, ০৫, ৪৫০২  
 ১/৩/১২



অবকা প্রক্টোরিয়েট  
 পশ্চিমবঙ্গ সরকার  
 কলকাতা

*(Signature)*

CONVEYANCE

জাকবর হোসেন

1. **Date:** 1st. March, 2012
2. **Place:** Kolkata
3. **Parties**
- 3.1 **Akbar Hossain alias Mondal Akbar Hosen**, son of Hosen Mondal, residing at Village Raigachi Munshipara, Police Station Rajarhat, Kolkata-700135, District North 24 Parganas  
(Vendor, includes successors-in-interest)

জাকবর হোসেন

*(Signature)*

Siddhanta Bhattacharya

147660

**SAHA & RAY**  
Advocates  
3A/1, 3rd Floor, Hastings Chambers  
7C, Kiran Shankar Roy Road  
Kolkata - 700001.

Said to.....
Address.....
<b>21 FEB 2012</b>
Value.....
L.S.V. High Court A.S.



1400

For **HIBISCUS BARTER PRIVATE LIMITED**

For **MINI REALTORS PVT. LTD.**

For **POPPY TRADELINK PRIVATE LIMITED**

For **HEETA ENTERPRISE PRIVATE LIMITED**

For **PANSY MERCANTILE PRIVATE LIMITED**

**AMAL INFRAVENTURES PVT. LTD.**

**ADVIKA PROMOTERS PVT. LTD.**

**PERIWINKLE PROMOTERS PVT. LTD.**

**DFI PHINIX PROJECTS PVT. LTD.**

**MINI REALTORS PVT. LTD.**

Siddhanta Bhattacharya

Authorized Signatory  
Authorized Signatory



1401

ADD



সিদ্ধান্ত ভট্টাচার্য ৩৩৭৪

সিদ্ধান্ত ভট্টাচার্য ৩৩৭৪

Md. Ali Hosain  
AKbar Hosain  
Vill - Raigachi  
P.O + P.S Rajarhat  
Dist 29 Pgs (K)  
Business

## And

- 3.2 **Periwinkle Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar, represented by its authorized signatory Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street, Kolkata-700006
- 3.3 **Poppy Tradelink Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar, represented by its authorized signatory Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street, Kolkata-700006
- 3.4 **Hibiscus Barter Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 27, Brabourne Road, Kolkata-700001, Police Station Hare Street, represented by its authorized signatory Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street, Kolkata-700006
- 3.5 **Hosta Barter Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84A, Chittaranjan Avenue, Kolkata-700012, Police Station Bowbazar, represented by its authorized signatory Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street, Kolkata-700006
- 3.6 **Vinca Commotrade 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, represented by its authorized signatory Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street, Kolkata-700006
- 3.7 **Delphinium Projects 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, represented by its authorized signatory Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street, Kolkata-700006
- 3.8 **Rukmani Dealers Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 14, Netaji Subhas Road, Kolkata-700001, Police Station Hare Street (**PAN AAFCR6030F**), represented by its authorized signatory Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street, Kolkata-700006
- 3.9 **Amal Infraventures Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 14, Netaji Subhas Road, Kolkata-700001, Police Station Hare Street (**PAN AAKCA1938J**), represented by its authorized signatory Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street, Kolkata-700006
- 3.10 **Mini Realtors Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 14, Netaji Subhas Road, Kolkata-700001, Police Station Hare Street (**PAN AAHCM7173J**), represented by its

Handwritten signature or scribble with an arrow pointing upwards and to the right.

authorized signatory Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street, Kolkata-700006

- 3.11 **Pansy Merchantile 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, represented by its authorized signatory Siddhartha Bhalotia, son of Ram Gopal Bhalotia, of 32A, Beadon Row, Beadon Street, Kolkata-700006  
(collectively **Purchasers**, includes successors-in-interest)

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

### NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

#### 4. Subject Matter of Conveyance

- 4.1 **Said Property:** *Sali* (agricultural) land measuring 84.1680 (eighty four point one six eight zero) decimal equivalent to 2 (two) *bigha* 10 (ten) *cottah* 14 (fourteen) *chittack* and 33.5 (thirty three point five) square feet, more or less [out of 120 (one hundred and twenty) decimal equivalent to 3 (three) *bigha* 12 (twelve) *cottah* 9 (nine) *chittack* and 27 (twenty seven) square feet, more or less], comprised in R.S./L.R. *Dag* No. 630, recorded in L.R. *Khatian* No. 31, *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 the **Schedule** below and delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

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

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:

- 5.1.1 **First Purchase by Vendor:** By a Deed of Conveyance (Bengali *Kobala*) dated 21<sup>st</sup> November, 1975, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No.I, Volume No.174, at Pages 36 to 40, being Deed No.9626 for the year 1975, (1) Munshi Abdul Motaleb and (2) Mosammam Amena Khatun Bibi jointly sold, conveyed and transferred to the Vendor land measuring 34 (thirty four) decimal, more or less, comprised in R.S. *Dag* No. 630, recorded in R.S. *Khatian* Nos. 227 and 1149, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, District North 24 Parganas (**First Purchased Land**).

- 5.1.2 **Second Purchase by Vendor:** By a Deed of Conveyance (Bengali *Kobala*) dated 17<sup>th</sup> January, 1976, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No.I, Volume No.7, at Pages 66 to 69, being Deed No.289 for the year 1976, (1) Maniruzzaman Ahammad (2) Aamchharuzzaman Ahammad (3) Samsuzzaman Ahammad and (4) Abdul Latif Ahammad jointly sold, conveyed and transferred to the Vendor land measuring 19 (nineteen) decimal, more or less, comprised in R.S. *Dag* No.630, recorded in R.S. *Khatian* No. 227, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, District North 24 Parganas (**Second Purchased Land**).

3  
স্বাক্ষর ২২/৮/৭৬

SR



- 5.1.3 **Third Purchase by Vendor:** By a Deed of Conveyance (Bengali *Kobala*) dated 11<sup>th</sup> February, 1978, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No.1, Volume No.27, at Pages 136 to 141, being Deed No.878 for the year 1978, (1) Mahatab Uddin (2) Asraf Uddin (3) Nasir Uddin (4) Anichha Khatun (5) Meherun Nechha (6) Azidan Nechha (7) Rabia Khatun and (8) Riziya Khatun jointly sold, conveyed and transferred to the Vendor land measuring 26.50 (twenty six point five zero) decimal, more or less, comprised in R.S. *Dag* No.630, recorded in R.S. *Khatun* No. 227, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, District North 24 Parganas (**Third Purchased Land**).
- 5.1.4 **Record of Rights of Vendor:** The Vendor recorded his name in L.R. *Khatun* No.31 in respect of his share, being 0.7014 (zero point seven zero one four) share in 120 (one hundred and twenty) decimal, more or less, being the entirety of the Said Property, comprising of the First Purchased Land, the Second Purchased Land and the Third Purchased Land.
- 5.1.5 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the absolute owner of the entirety of the Said Property.
- 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 Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities

4 10 2012





whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khaz*, vacant, peaceful and physical possession and the Purchasers shall purchase the same from the Vendor.
- 6.2 **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/release such claims in favour of the Purchasers. The Vendor shall have no responsibility or obligation in this regard.

## 7. Transfer

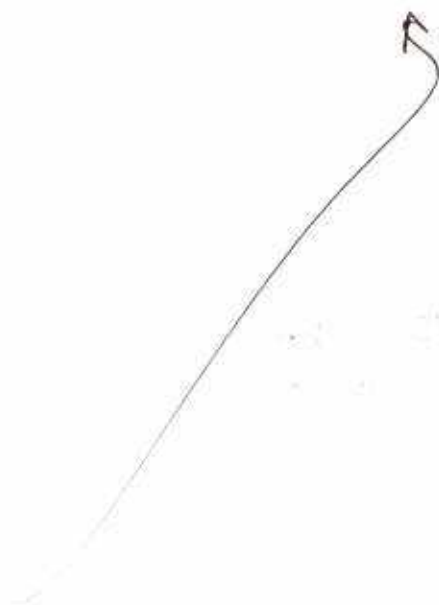
- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, being *Sali* (agricultural) land measuring 84.1680 (eighty four point one six eight zero) decimal equivalent to 2 (two) *bigha* 10 (ten) *cottah* 14 (fourteen) *chittack* and 33.5 (thirty three point five) square feet, more or less [out of 120 (one hundred and twenty) decimal equivalent to 3 (three) *bigha* 12 (twelve) *cottah* 9 (nine) *chittack* and 27 (twenty seven) square feet, more or less], comprised in R.S./L.R. *Dag* No. 630, recorded in L.R. *Khatian* No. 31, recorded in L.R. *Khatian* No. 1360, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within RBGP No.1, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **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.2,05,05,450/- (Rupees two crore five lac five thousand four hundred and fifty) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

## 8. Terms of Transfer

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



- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendor, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.



- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the names of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule**  
**(Said Property)**

*Sali* (agricultural) land measuring 84.1680 (eighty four point one six eight zero) decimal equivalent to 2 (two) *bigha* 10 (ten) *cottah* 14 (fourteen) *chittack* and 33.5 (thirty three point five) square feet, more or less [out of 120 (one hundred and twenty) decimal equivalent to 3 (three) *bigha* 12 (twelve) *cottah* 9 (nine) *chittack* and 27 (twenty seven) square feet, more or less], comprised in R.S./L.R. *Dag* No. 630, recorded in L.R. *Khatian* No. 31, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within Rajarhat-Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	:	By R.S./L.R. <i>Dag</i> Nos.595, 614 and 631
<b>On the East</b>	:	By R.S./L.R. <i>Dag</i> Nos.595, 631 and 632
<b>On the South</b>	:	By R.S./L.R. <i>Dag</i> Nos.640 and 641
<b>On the West</b>	:	By R.S./L.R. <i>Dag</i> Nos.615 and 629

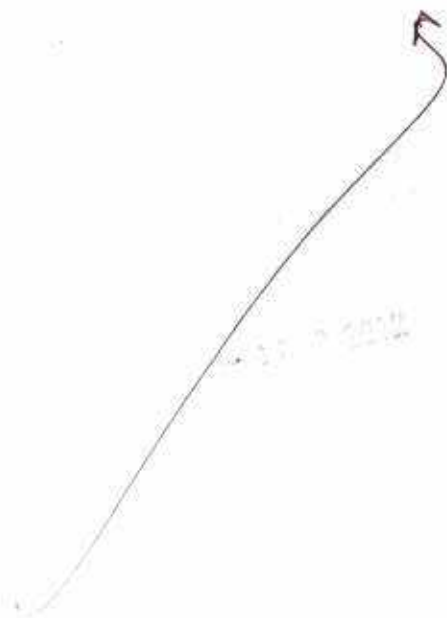
**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

<b><i>Mouza</i></b>	<b>L.R. <i>Dag</i> No.</b>	<b>L.R. <i>Khatian</i> No.</b>	<b>Total Area of <i>Dag</i> (In Decimal)</b>	<b>Share in <i>Dag</i></b>	<b>Total Area Sold (In Decimal)</b>	<b>Name of Recorded Owner</b>
Raigachi	630	31	120	0.7014	84.1680	Akbar Hossain alias Mondal Akbar Hosen

7  
সাক্ষর ২২/১০/১৬

[Signature]



**9. Execution and Delivery**

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

অব্দুল হক (অব্দুল হোসেন)

**(Akbar Hossain alias Mondal Akbar Hosen)**

**[Vendor]**

Read over and explained the contents of this document by me to Akbar Hossain in Bengali language, who after understanding the meaning and purport of this document, put his L.H/signature in my presence.

Signature MD. MOHASIN

**Periwinkle Promoters Private Limited  
Hibiscus Barter Private Limited  
Vinca Commotrade Private Limited  
Rukmani Dealers Private Limited  
Mini Realtors Private Limited**

**Poppy Tradelink Private Limited  
Hosta Barter Private Limited  
Delphinium Projects Private Limited  
Amal Infraventures Private Limited  
Pansy Merchantile Private Limited**

Siddhartha Bhalotia

**(Siddhartha Bhalotia)**

**Authorized Signatory**

**[Purchasers]**

**Witnesses:**

Signature MD. MOHASIN

Signature MD. ALI HOSSAIN

Name \_\_\_\_\_

Name \_\_\_\_\_

Father's Name Late - Abdul Rosid

Father's Name AKBAR HOSSAIN

Address vill - Ghe dha

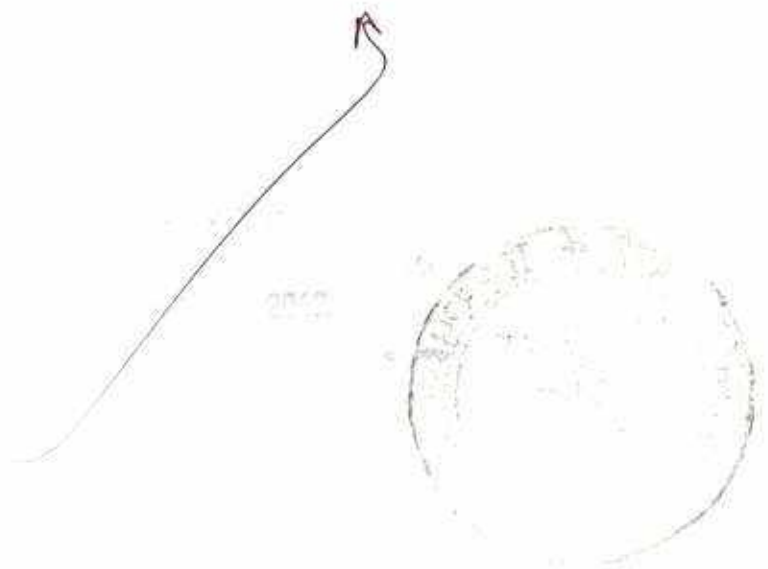
Address vill - Raigachi

P.S - Titagar

P.O + P.S - Rajanhat

Dist - 24 Pgs (N)

Dist 21 Pgs (N)





### Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.2,05,05,450/- (Rupees two crore fifty five lac five thousand four hundred and fifty) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Pay Order No.000854	29.02.2012	Axis Bank Limited, Nimta, Kolkata	1,35,05,450/-
Manager's Cheque No.178623	01.03.2012	HDFC Bank Limited, Stephen House, B.B.D. Bag, Kolkata	9,00,000/-
Manager's Cheque No.178624	01.03.2012	HDFC Bank Limited, Stephen House, B.B.D. Bag, Kolkata	9,00,000/-
Manager's Cheque No.178625	01.03.2012	HDFC Bank Limited, Stephen House, B.B.D. Bag, Kolkata	9,00,000/-
Manager's Cheque No.178626	01.03.2012	HDFC Bank Limited, Stephen House, B.B.D. Bag, Kolkata	9,00,000/-
Manager's Cheque No.178627	01.03.2012	HDFC Bank Limited, Stephen House, B.B.D. Bag, Kolkata	9,00,000/-
Manager's Cheque No.178628	01.03.2012	HDFC Bank Limited, Stephen House, B.B.D. Bag, Kolkata	9,00,000/-
Manager's Cheque No.178629	01.03.2012	HDFC Bank Limited, Stephen House, B.B.D. Bag, Kolkata	9,00,000/-
Manager's Cheque No.178646	01.03.2012	HDFC Bank Limited, Stephen House, B.B.D. Bag, Kolkata	7,00,000/-
		<b>Total:</b>	<b>2,05,05,450/-</b>

আব্বার হোসেন

(Akbar Hossain alias Mondal Akbar Hosen)  
[Vendor]

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

Signature: MD. Mohasin

#### Witnesses:

Signature MD. Mohasin

Signature MD. Ali Hossain

Name \_\_\_\_\_

Name \_\_\_\_\_

10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100

101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200

201  
202  
203  
204  
205  
206  
207  
208  
209  
210  
211  
212  
213  
214  
215  
216  
217  
218  
219  
220  
221  
222  
223  
224  
225  
226  
227  
228  
229  
230  
231  
232  
233  
234  
235  
236  
237  
238  
239  
240  
241  
242  
243  
244  
245  
246  
247  
248  
249  
250  
251  
252  
253  
254  
255  
256  
257  
258  
259  
260  
261  
262  
263  
264  
265  
266  
267  
268  
269  
270  
271  
272  
273  
274  
275  
276  
277  
278  
279  
280  
281  
282  
283  
284  
285  
286  
287  
288  
289  
290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300























301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340  
341  
342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391  
392  
393  
394  
395  
396  
397  
398  
399  
400



2010



SPECIMEN FORM FOR TEN FINGER PRINTS

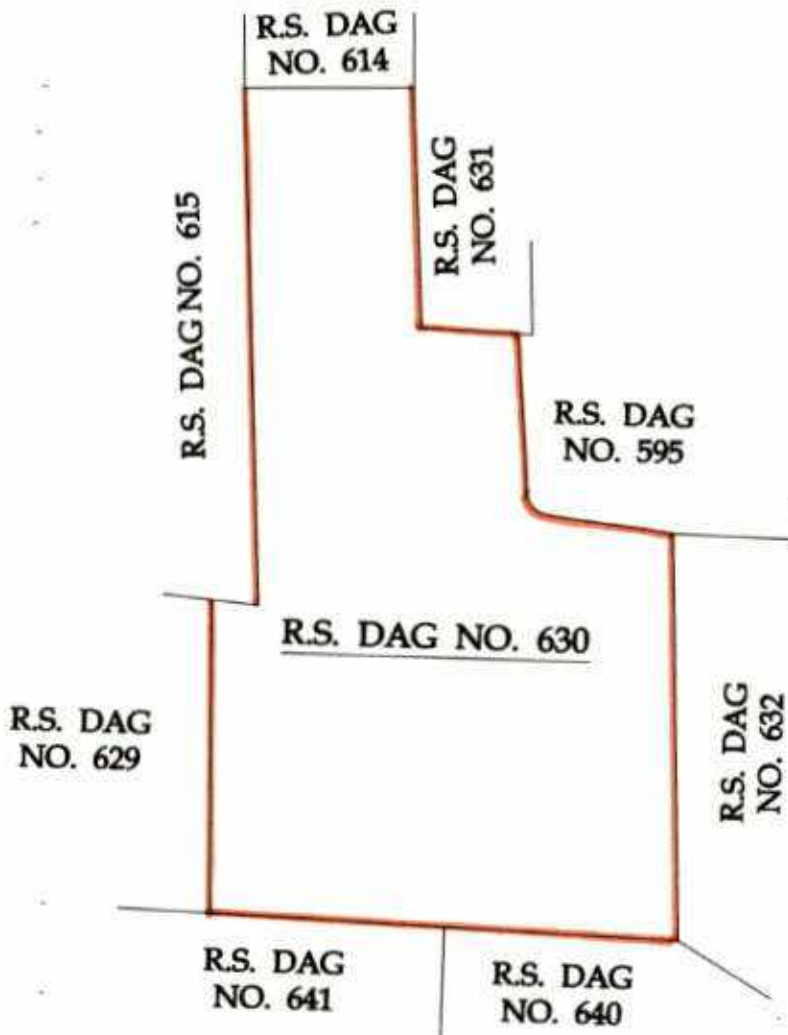
Sl. No.	Signature of the Presentant, Executant/s and/or Vendor/s and Purchaser/s					
 আকবর আল আকবর আল আকবর আল	 Little	 Ring	 Middle	 Fore	 Thumb	
	(Left Hand)					
	 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)					
 Indhanter Ghosh	 Little	 Ring	 Middle	 Fore	 Thumb	
	(Left Hand)					
	 Thumb	 Fore	 Middle	 Ring	 Little	
	(Right Hand)					
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					

1400 2012



SITE PLAN OF R.S./L.R. DAG NO.- 630, L.R. KHATIAN NO.- 31, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 630 is 120 DECIMAL



Periwinkle Promoters Pvt. Ltd.  
Delphinium Projects Pvt. Ltd.  
Amal Infraventures Pvt. Ltd.  
Vinca Commotrade Pvt. Ltd.  
Pansy Mercantile Pvt. Ltd.  
Rukmani Dealers Pvt. Ltd.  
Poppy Tradelink Pvt. Ltd.  
Hibiscus Barter Pvt. Ltd.  
Hosta Barter Pvt. Ltd.  
Mini Realtors Pvt. Ltd.

*Siddhanta Bhattacharya*

NAME & SIGNATURE OF THE VENDOR/S :

Authorised Signatory

LEGEND : 84.168 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 120 DECIMAL OF R.S./L.R. DAG NO.- 630 .

SHOWN THIS :-

→ 2012





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

Endorsement For Deed Number : I - 04038 of 2012  
(Serial No. 02431 of 2012)

On 01/03/2012

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

Presented for registration at 16.11 hrs on 01/03/2012, at the Private residence by Siddhartha Bhalotia ,Claimant.

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

Execution is admitted on 01/03/2012 by

1. Akbar Hossain Alias Mondal Akbar Hosen, son of Hosen Mondal , Raigachi Munshipara, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700135 . By Caste Muslim, By Profession : Others



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



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

**Endorsement For Deed Number : I - 04038 of 2012**

**(Serial No. 02431 of 2012)**

Siddhartha Bhalotia

Authorised Signatory, Perwinkle Promoters Pvt Ltd, 84 A, Chittaranjan Avenue, Kol, Thana:-Bowbazar,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700012 .

Authorised Signatory, Popy Tradelink Pvt Ltd, 84 A, Chittaranjan Avenue, Kol, Thana:-Bowbazar,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700012 .

Authorised Signatory, Hibiscus Barter Pvt Ltd, 27, Brabourne Road, 1st Floor, , Kol, Thana:-Hare  
Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Hosta Barter Pvt Ltd, 84 A, Chittaranjan Avenue, Kol, Thana:-Bowbazar,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700012 .

Authorised Signatory, Vinca Commotrade Pvt Ltd, 53/4, P N Midya Road, , Kol, Thana:-Belgharia,  
District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700056 .

Authorised Signatory, Delphinium Projects Pvt Ltd, 53/4, P N Midya Road, , Kol, Thana:-Belgharia,  
District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700056 .

Authorised Signatory, Rukmani Dealers Pvt Ltd, 14, Netaji Subhas Road, , 1st Floor, , Kol, Thana:-Hare  
Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Amal Infraventures Pvt Ltd, 14, Netaji Subhas Road, , Kol, Thana:-Hare Street,  
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Mini Realtors Pvt Ltd, 14, Netaji Subhas Road, , 1st Floor, , Kol, Thana:-Hare  
Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .

Authorised Signatory, Pansy Merchantile Pvt Ltd, 53/4, P N Midya Road, , Kol, Thana:-Belgharia,  
District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700056 .

By Profession - Others

Identified By Md Ali Hossain, son of Akbar Hossain, Raigachi, Thana:-Rajarhat, District:-North  
24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Business.

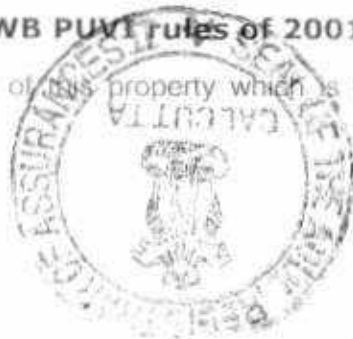
( Abani Kumar Dey )

ADDL REGISTRAR OF ASSURANCES-II

**On 02/03/2012**

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

Certified that the market value of this property which is the subject matter of the deed has been  
assessed at Rs.-2,05,05,450/-



( Abani Kumar Dey )

ADDL REGISTRAR OF ASSURANCES-II

02/04/2012 13:07:00

EndorsementPage 2 of 3





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

Endorsement For Deed Number : I - 04038 of 2012  
(Serial No. 02431 of 2012)

Certified that the required stamp duty of this document is Rs - 1230336 /- and the Stamp duty paid as:  
Impresive Rs - 10/-

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

On 03/03/2012

**Payment of Fees:**

Amount By Cash

Rs. 225646.00/- on 03/03/2012

( Under Article - A(1) = 225555/- , E = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 03/03/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 1230336/- is paid 42421802/03/2012 State Bank of India, DALHOUSIE SQUARE,  
received on 03/03/2012

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

On 02/04/2012

**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. 0.00/- on 02/04/2012

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



Ad

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

02/04/2012 13:07:00

EndorsementPage 3 of 3

Dated this 1st day of March, 2012

**Between**

**Akbar Hossain *alias* Mondal Akbar Hosen**  
**... Vendor**

**And**

**Periwinkle Promoters Private Limited & Ors.**  
**... Purchasers**

**CONVEYANCE**

**R.S./L.R Dag No. 630**  
**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 17  
Page from 341 to 356  
being No 04038 for the year 2012.



AD

(Abani KumarDey) 21-April-2012  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal