

04946/2014

R6/234

5/109/2014



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

B 203993 B 203993  
 M.V. 24867896

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

Additional Registrar  
 of Assurances, Kolkata



11592/14  
 14/5/14  
 24/4/14  
 West. Registrar of Assurances II  
 Kolkata

CONVEYANCE

1. Date: 24<sup>th</sup> April 2014
2. Place: Kolkata
3. Parties

Amor  
 Suman etc.

Amor

32  
 225  
 437

29/09

Amor

5582

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

Greeni Kunn Olu.

NAME.....  
 ADD.....  
 10 APR 2014  
**SURANJAN MIKHERJEE**  
 Licensed Signer Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kaly



e-2847

Aksharvani Commercial Pvt. Ltd.

10 APR 2014

Greeni Kunn Olu.  
Director/Authorised Signatory

10 APR 2014



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SKANO UD Deo



Kadere Tarafdar

3/o - Anam Tarafdar

dd - Atghar. Chinac Park

kol - 136

Student

ADITYA  
 OF ASSAM, KOLKATA  
 22 APR 2014



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

Endorsement For Deed Number : I - 05109 of 2014  
(Serial No. 04946 of 2014 and Query No. 1902L000011592 of 2014)

On 24/04/2014

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

Presented for registration at 18.39 hrs on :24/04/2014, at the Private residence by Sushil Kumar Agarwala ,Claimant.

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

Execution is admitted on 24/04/2014 by

1. Sheikh Anowar Ali Alias Sk Anowar Ali, son of Golam Kader , Raigachi, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743510, By Caste Muslim, By Profession : Others
2. Sushil Kumar Agarwala  
Authorised Signatory, Aksharvani Commercial Pvt Ltd, 27, Biplabi Trailokya Maharaj Sarani, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others  
Identified By Kader Tarafdar, son of A Tarafdar, Atghar - Chinarpark, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700136, By Caste: Others, By Profession: Student.

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

On 25/04/2014

**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.-24,86,789/-

Certified that the required stamp duty of this document is Rs.- 124359 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

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

On 28/04/2014

**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. 27444/- is paid , by the draft number. 296835, Draft Date 19/04/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 28/04/2014



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

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

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**Endorsement For Deed Number : I - 05109 of 2014**  
**(Serial No. 04946 of 2014 and Query No. 1902L000011592 of 2014)**

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( Under Article : A(1) = 27346/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 28/04/2014 )

**Deficit stamp duty**

Deficit stamp duty Rs. 119359/- is paid , by the draft number 296836, Draft Date 19/04/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 28/04/2014

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



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



- 3.1 **Sheikh Anowar Ali alias Sk. Anowar Ali alias Sekh Anowar**, son of Golam Kader alias Golam, residing at Village Raigachi, Post Office Rajarhat, PIN-743510, Police Station Rajarhat, District North 24 Parganas

(Vendor, includes successors-in-interest)

And

- 3.2 **Aksharvani Commercial Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Biplabi Trailakya Maharaj Sarani, Kolkata-700001, Police Station Hare Street (PAN AAMCA3133H), represented by its authorized signatory **Sushil Kumar Agarwala**, son of Late Gajanand Agarwala, of 3<sup>rd</sup> Floor, 1/133, Azadgarh, Kolkata-700040, Police Station Jadavpur

(Purchaser, includes successors-in-interest).

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

#### NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

#### 4. Subject Matter of Conveyance

- 4.1 **Said Property:** Land classified as *sahi* (agricultural) measuring 5.3382 (five point three three eight two) decimal equivalent to 3 (three) *cottah* 3 (three) *chittack* and 30.312 (thirty point three one two) square feet, more or less [out of 56 (fifty six) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 3.456 (three point four five six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.651, recorded in L.R. *Khatian* No.105, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Schedule** below and the said *Dag* No.651 is delineated and demarcated 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 whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:
- 5.1.1 **Ownership of Mother Property:** Golam Rasul and Golam Kader were the joint owners of land classified as *sahi* (agricultural) measuring 56 (fifty six) decimal, more or less, comprised in R.S./L.R. *Dag* No.651, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, District North 24 Parganas (**Mother Property**), each having 1/2 (one half) share and/or interest in the Mother Property.
- 5.1.2 **Demise of Golam Rasul:** Golam Rasul, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate*, leaving behind him surviving his only wife, Chand Bibi, his only son, Golam Sarawar and his only daughter, Lakshmi Khatoon (collectively **Legal Heirs Of Golam Rasul**), as his sole legal heiresses and heir, who

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ACCEPTED FOR REGISTRATION  
OF ASSURANCE POLICY  
23 APR 1977



- jointly inherited the right, title and interest of Late Golam Rasul in the Mother Property, each having diverse shares and/or interest therein.
- 5.1.3 **Demise of Lakshmi Khatoon:** Lakshmi Khatoon, one of the Legal Heirs Of Golam Rasul, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate* as a spinster, leaving behind her surviving her mother, Chand Bibi and her only brother, Golam Sarawar (collectively **Legal Heirs Of Lakshmi Khatoon**), as her sole legal heiress and heir, who jointly inherited the right, title and interest of Late Lakshmi Khatoon in the Mother Property, each having diverse shares and/or interest therein.
- 5.1.4 **Marriage of Chand Bibi with Golam Kader:** After the death of her first husband, Golam Rasul, Chand Bibi got married for the second time with Golam Kader and out of such wedlock Sheikh Anowar Ali *alias* Sk. Anowar Ali *alias* Sekh Anowar (the Vendor herein) was born. The above named Lakshmi Khatoon (one of the Legal Heirs Of Golam Rasul) died prior to the birth of the Vendor and hence, in accordance with the *Sunni* School of Mohammedan Law, the Vendor got no share and/or interest out of the right, title and interest of Late Lakshmi Khatoon in the Mother Property.
- 5.1.5 **Demise of Golam Kader:** Golam Kader, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate*, leaving behind him surviving his only wife, Chand Bibi and his only son, Sheikh Anowar Ali *alias* Sk. Anowar Ali *alias* Sekh Anowar (the Vendor herein) (collectively **Legal Heirs Of Golam Kader**), as his sole legal heiress and heir, who jointly inherited the right, title and interest of Late Golam Kader in the Mother Property, each having diverse shares and/or interest therein.
- 5.1.6 **Ownership of Chand's Portion In Mother Property:** In the above mentioned circumstances, in accordance with the *Sunni* School of Mohammedan Law, Chand Bibi, being one of the Legal Heirs Of Golam Rasul, one of the Legal Heirs Of Lakshmi Khatoon and also one of the Legal Heirs Of Golam Kader, became the sole owner of land measuring 9.7222 (nine point seven two two two) decimal, more or less (**Chand's Portion In Mother Property**), out of the Mother Property.
- 5.1.7 **Marriage of Chand Bibi with Jammal Ali:** After the death of Golam Kader, Chand Bibi got married for the third time with Jammal Ali and out of such wedlock Sekh Alamgir *alias* Sk. Alamgir, being the only son and (1) Kohinoor Begum (2) Mumtaj Begum and (3) Aleya Bibi, being 3 (three) daughters were born.
- 5.1.8 **Gift by Chand Bibi:** By a Deed of Gift in Bengali language (*Daanpatra*) dated 28<sup>th</sup> January, 2009, registered in the Office of the District Sub-Registrar II, North 24 Parganas at Barasat, in Book No. I, CD Volume No.19, at Pages 3367 to 3378, being Deed No.05171 for the year 2013, Chand Bibi, out of her natural love and affection, gifted to Sekh Alamgir *alias* Sk. Alamgir (one of her son who born out of her wedlock with Jammal Ali), *inter alia* land measuring 7 (seven) decimal, more or less, out of Chand's Portion In Mother Property.
- 5.1.9 **Ownership of Balance Land of Chand's Portion In Mother Property:** Subsequent to the above gift to Sekh Alamgir *alias* Sk. Alamgir, Chand Bibi continued to be the sole owner of the balance land of Chand's Portion In Mother Property, being land measuring 2.7222 (two point seven two two two) decimal, more or less.
- 5.1.10 **Demise of Jammal Ali:** Jammal Ali, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate*, leaving behind him surviving his only wife, Chand Bibi and his only son, Sekh Alamgir *alias* Sk. Alamgir and his 3 (three) daughters, namely, (1) Kohinoor Begum (2) Mumtaj Begum and (3) Aleya Bibi, as his sole legal heiresses and heir. Since the said Jammal Ali died prior to the death of Chand Bibi

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ADDITIONAL REGISTRAR  
22 APR 2015

therefore, in accordance with the *Sunni* School of Mohammedan Law, Jammal Ali got no share and/or interest in the balance land of Chand's Portion In Mother Property.

- 5.1.11 **Demise of Chand Bibi:** Chand Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate*, leaving behind her surviving her 3 (three) sons, namely, (1) Golam Sarawar (born out of Chand Bibi's first marriage with Late Golam Rasul) (2) Sheikh Anowar Ali *alias* Sk. Anowar Ali *alias* Sekh Anowar (the Vendor herein) (born out of Chand Bibi's second marriage with Late Golam Kader) and (3) Sekh Alamgir *alias* Sk. Alamgir (born out of Chand Bibi's third marriage with Late Jammal Ali) and her 3 (three) daughters, namely, (1) Kohinoor Begum (2) Mumtaj Begum and (3) Aleya Bibi, all born out of Chand Bibi's third marriage with Late Jammal Ali (collectively **Legal Heirs Of Chand Bibi**), as her sole legal heirs and heiresses, who jointly inherited the right, title and interest of Late Chand Bibi in the balance land of Chand's Portion In Mother Property, being land measuring 2.7222 (two point seven two two two) decimal, more or less, each having diverse shares and/or interest therein.
- 5.1.12 **Ownership of Anowar's Share In Mother Property:** Thus, by way of inheritance, Sheikh Anowar Ali *alias* Sk. Anowar Ali *alias* Sekh Anowar (the Vendor herein) being one of the Legal Heirs Of Golam Kader and one of the Legal Heirs Of Chand Bibi, has become the sole owner of land measuring 25.1049 (twenty five point one zero four nine) decimal, more or less (**Anowar's Share In Mother Property**), out of the Mother Property.
- 5.1.13 **Mutation:** In the abovementioned circumstances, though the Vendor is entitled for the entirety of the Anowar's Share In Mother Property, erroneously he got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No. 105, in respect of land measuring 21.3528 (twenty one point three five two eight) decimal, more or less, out of the entirety of the Anowar's Share In Mother Property.
- 5.1.14 **Absolute Ownership of Vendor in Said Property:** In the above mentioned circumstances, the Vendor has become the sole and absolute owner of the Anowar's Share In Mother Property. The Said Property (defined in Clause 4.1 above) is a portion of the Anowar's Share In Mother Property and such Said Property is the subject matter of this Conveyance.
- 5.1.15 **Said Agreement of Said Property:** By an Agreement dated 30<sup>th</sup> November, 2006 (**Said Agreement**), the Vendor had agreed to sell the Said Property, to Fastflow Marketing Private Limited (**Fastflow**). Fastflow paid to the Vendor a total sum of Rs.2,00,000/- (Rupees two lac) (**Said Advance**) under the Said Agreement.
- 5.1.16 **Assignment to Green Oaks:** By an Agreement dated 8<sup>th</sup> October, 2010 (**First Assignment Agreement**), Fastflow assigned to Green Oaks Developers (**Green Oaks**) and its assigns *inter alia* all rights of any and every nature whatsoever of Fastflow 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.
- 5.1.17 **Assignment to Siddha Projects:** 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.
- 5.1.18 **Assignment to Pioneer Prodev:** By an Agreement dated 31<sup>st</sup> March, 2012 (**Third Assignment Agreement**), Siddha Projects further assigned to Pioneer Prodev Private

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ADDITIONAL REGISTRAR  
OF ASSURANCE COMPANY  
24 APR 2010

Limited (**Pioneer Prodev**) 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, the First Assignment Agreement and the Second Assignment Agreement and/or otherwise together with the benefit of the Said Advance.

- 5.1.19 **Assignment to Purchaser:** By an Agreement dated 3<sup>rd</sup> March, 2014 (**Fourth Assignment Agreement**), Pioneer Prodev assigned to the Purchaser and its assigns *inter alia* all rights of any and every nature whatsoever of Pioneer Prodev in the Said Property acquired by virtue of the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement, the Third Assignment Agreement and/or against the Vendor under the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement and the Third Assignment Agreement and/or otherwise together with all benefits under the Said Agreement, the First Assignment Agreement, the Second Assignment Agreement and the Third Assignment Agreement together with the benefit of the Said Advance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 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 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



ADMITTED TO THE REGISTER  
OF ASSURERS IN CANADA  
24 APR 1970

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 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.
- 6.2 **Surrender of Rights by Ms. Vinita Jain:** Ms. Vinita Jain of 99A, Park Street, Kolkata-700016 has agreement and possessory right over the Said Property and the Purchaser agrees to settle all rights/claims of Ms. Vinita Jain at own cost and responsibility and confirms and assures that 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, more fully described in the **Schedule** below, being classified as *sahi* (agricultural) measuring 5.3382 (five point three three eight two) decimal equivalent to 3 (three) *cottah* 3 (three) *chittack* and 30.312 (thirty point three one two) square feet, more or less [out of 56 (fifty six) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 3.456 (three point four five six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.651, recorded in L.R. *Khatian* No.105, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.651 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and 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.24,86,789/- (Rupees twenty four lac eighty six thousand seven hundred and eighty nine) 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.

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ADDITIONAL REGISTRAR  
OF COMPANIES, KOLKATA  
24 APR 2000



- 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 by Vendor:** 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, 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 and 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 assigns by reason of any claim made by any third parties with respect to the title of the Vendor provided such claims or demands do not pertain to the period on and from the date of this Conveyance.
- 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:** The Vendor has handed over *khas*, vacant, peaceful and physical possession of the Said Property 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, whether as yet demanded or not, 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 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 Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the

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ADDITIONAL REGISTRAR  
OF COMPANIES, CALCUTTA  
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Vendor 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 Vendor, the Vendor 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 balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and give up each and every one of the aforesaid rights.

- 8.6 **No Objection to Mutation:** The Vendor covenants, confirms and declares that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (a) consents to the same and (b) 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 and (2) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (a) consents to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining the same and (b) 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 conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under him, 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 and assigns, 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)**

Land classified as *sali* (agricultural) measuring 5.3382 (five point three three eight two) decimal equivalent to 3 (three) *cottah* 3 (three) *chittack* and 30.312 (thirty point three one two) square feet, more or less [out of 56 (fifty six) decimal equivalent to 1 (one) *bigha* 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 3.456 (three point four five six) square feet, more or less], being a portion of R.S./L.R. *Dag* No.651, recorded in L.R. *Khatian* No.105, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.651 is delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

**On the North** : By land belonging to R.S./L.R. *Dag* No.650

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Bani



ADDITIONAL DIRECTOR  
OF ASSISTANCE & KOLHATA  
24 APR 2010

- On the East** : By land belonging to R.S./L.R. *Dag* Nos.691 and 711 of *Mouza* Reckjoani
- On the South** : By land belonging to R.S./L.R. *Dag* Nos.712 and 713 of *Mouza* Reckjoani
- On the West** : By land belonging to R.S./L.R. *Dag* Nos.652 and 653

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs and 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>	R.S./ 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 the Recorded Owner
Raigachi	651	105	<i>Sali</i>	56	5.3382	Shcikh Anowar Ali <i>alias</i> Sk. Anowar Ali <i>alias</i> Sekh Anowar
<b>Total Area of Land Sold:</b>					<b>5.3382</b>	

*Fozni*

*A-10-10*



ADDITIONAL SECRETARY  
OF ASSES & REVENUE  
24 APR 1972

9. Execution and Delivery

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

*SK Anwar Ali*

**Sheikh Anowar Ali alias Sk. Anowar Ali alias Sekh Anowar  
[Vendor]**

Read over and explained the contents of this document by me to Sheikh Anowar Ali alias Sk. Anowar Ali alias Sekh Anowar in Bengali language, who after understanding the meaning and purport of this document, put his signature in my presence.

Signature \_\_\_\_\_

**Aksharvani Commercial Private Limited**

*Sybil Kaur Ali.*

**Authorized Signatory  
[Purchaser]**

**Drafted by:**

*Susanta Bhattacharya*

Susanta Bhattacharya, Advocate

**Witnesses:**

Signature *Kadere Tarafdar*

Name *Kadere Tarafdar*

Father's Name *Anam Tarafdar*

Address *Atghasa. Chinax Post*

*Kol-136*

Signature *Jafar Ali Mondal*

Name *Jafar Ali Mondal*

Father's Name *Shau Ali Mondal*

Address *Raigachi*

*P.S- Ragar Hat*

*Kol-136*



ADDITIONAL REGISTRAR  
OF ASSISTANCES & KOLKATA  
24 APR 2010



**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of Rs.24,86,789/- (Rupees twenty four lac eighty six thousand seven hundred and eighty nine) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

<b>Mode</b>	<b>Date</b>	<b>Bank</b>	<b>Amount</b>	<b>Favouring</b>
Cheque No.254313 (part)	20.11.2006	Tamilnad Mercantile Bank Limited, N.S. Road Branch, Kolkata	Rs.50,000/-	Sheikh Anowar Ali <i>alias</i> Sk. Anowar Ali <i>alias</i> Sekh Anowar
Demand Draft No. 017654	21.04.2014	ICICI Bank, Portuguese Church Street Branch	Rs.24,36,789/-	Sheikh Anowar Ali <i>alias</i> Sk. Anowar Ali <i>alias</i> Sekh Anowar
<b>Total:</b>			<b>Rs.24,86,789/-</b>	

*SK Anowar Ali*

**Sheikh Anowar Ali *alias* Sk. Anowar Ali *alias* Sekh Anowar**

**[Vendor]**

**Witnesses:**

Signature *Kodese Taraldare*

Signature *Jafor Ali Mondal*

Name *Kodese Taraldare*

Name *Jafor Ali Mondal*

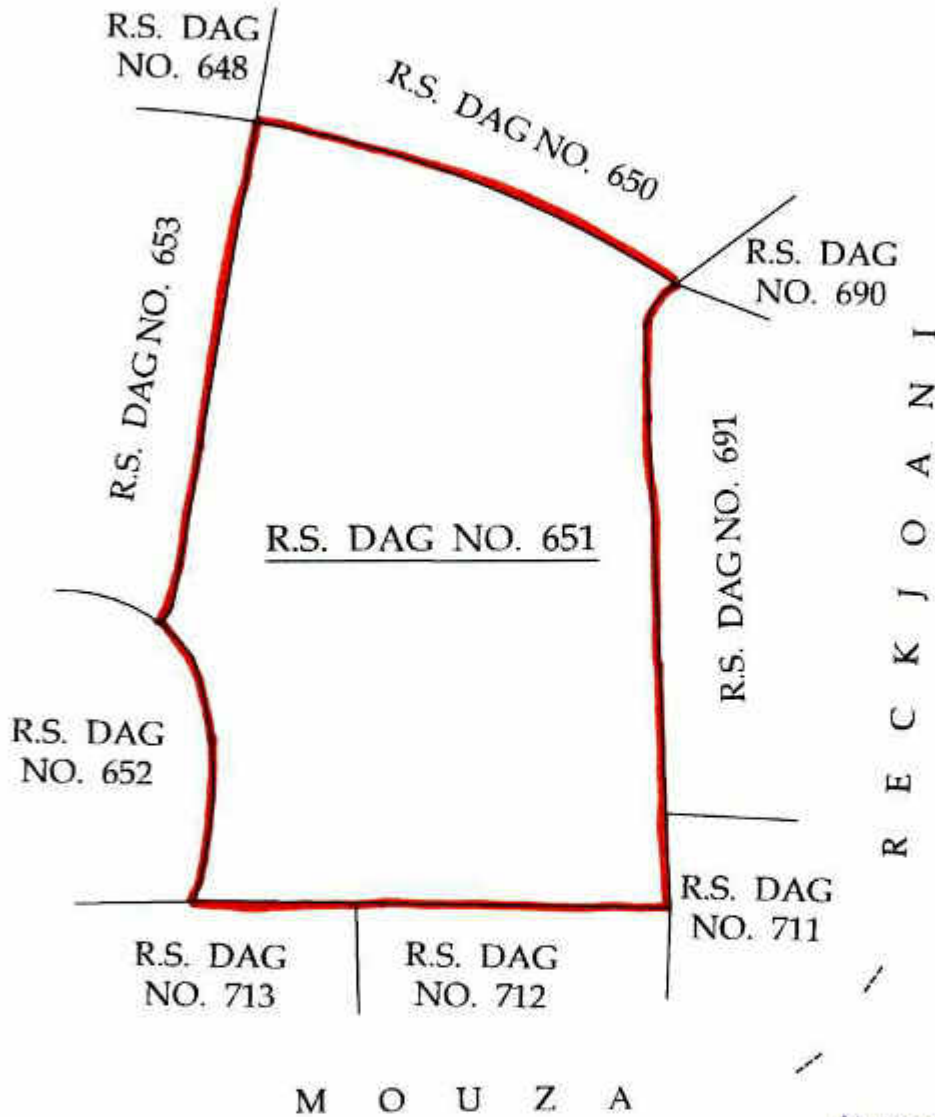


ADDITIONAL REGISTRAR  
OF ANNUAL DEEDS & KOLIKATA  
23 APR 2012

Plan

SITE PLAN OF R.S./L.R. DAG NO.- 651, L.R. KHATIAN NO.-105, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 651 is 56 DECIMAL



Asharvani Commercial Pvt. Ltd.

*Soumitra Kumar*  
Director/Authorized Signatory

*SK Anon Das*

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 5.3382 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 56 DECIMAL OF R.S./L.R. DAG NO.- 651 .

SHOWN THIS :-



ADDITIONAL REGISTRAR  
OF ASSURANCES & KOLKATA  
24 APR 2022

# SPECIMEN FORM TEN FINGER PRINTS

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



*Sami  
Khan  
O.C.*

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



*S. Anwar Khan*

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

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



24 APR 1973



Dated this 24<sup>th</sup> day of April, 2014

Between

Sheikh Anowar Ali *alias* Sk. Anowar Ali *alias* Sekh Anowar  
... Vendor

And

Aksharvani Commercial Pvt. Ltd.  
... Purchaser

CONVEYANCE

5.3382 (five point three three eight two)

Portion of

R.S./L.R. Dag No.651

Mouza Raigachi

Police Station Rajarhat

District North 24 Parganas

**Saha & Ray**

Advocates

3A/1, 3<sup>rd</sup> floor

Hastings Chambers

7C, Kiran Sankar Roy Road

Kolkata-700001



1. 1. 1. 1.

2. 2. 2. 2.

3. 3. 3. 3.

4. 4. 4. 4.

THE UNIVERSITY OF CHICAGO



1. 1. 1. 1.



2. 2. 2. 2.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 24  
Page from 1595 to 1611  
being No 05109 for the year 2014.



(Dulal chandraSaha) 30-April-2014  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal