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REGISTRY OF ASSURANCES
WEST BENGAL

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

Additional Registrar
of Assurances

24/4/12

CONVEYANCE

1. **Date:** 24th April 2012

2. **Place:** Kolkata

3. **Parties**

3.1 **Asraf Ali**, son of Ajed Ali, residing at Village Raigachi, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas
(Vendor, includes successors-in-interest)

Date
আসরাফ আলী

Date
আসরাফ আলী

10973

Subroto Choudhury

Field to:	
Field:	
Date:	23 APR 2012
Signature:	<i>LA</i>
High Court:	



2840

MULTIFOLD VISITING PRIVATE LIMITED

Subroto Choudhury
Authorized Signatory



2841

गोपम रोसल



AS

Gopam Rosal
 (Gopam Rosal)
 S/o Asraf Ali
 Raighachi, P.S. Rajachhat
 21 Jargam W
 Business

24 APR 2012

And

- 3.2 **Multifold Vinimay Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 6th Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAHCM3569J**), represented by its authorized signatory Subrata Chakroborty son of Satinath Chakroborty, of 99A, Park Street, Kolkata-700016, Police Station Park Street (**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) Doba** land measuring 3.75 (three point seven five) decimal equivalent to 2 (two) *cottah* 4 (four) *chittack* and 16.4 (sixteen point four) 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.594, recorded in L.R. *Khatian* No.231, *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 **1st Schedule** below and delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And (2) sali** land measuring 0.3125 (zero point three one two five) decimal equivalent to 3 (three) *chittack* and 1.4 (one point one four) 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.231, *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 **1st Schedule** below and delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And (3) sali** land measuring 0.375 (zero point three seven five) decimal equivalent to 3 (three) *chittack* and 28.6 (twenty eight point six) 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.231, *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 **1st Schedule** below and delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **And (4) sali** land measuring 0.5625 (zero point five six two five) decimal equivalent to 5 (five) *chittack* and 20.44 (twenty point four four) 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.231, *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 **1st 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 14.97 (fourteen point nine seven) 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.231, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, more



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fully described in **Part V** of the **1st 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 8.4375 (eight point four three seven five) decimal equivalent to 5 (five) *cottah* 1 (one) *chittack* and 36.79 (thirty six point seven nine) square feet, more or less, more fully described in the **2nd 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, Asraf ali 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 16th 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.75,000/- (Rupees seventy five thousand) (**Said Advance**) under the Said Agreement.
- 5.1.4 **Assignment to Green Oaks Developers:** By an Agreement dated 8th October, 2010 (**First Assignment Agreement**), Jenco assigned to Green Oaks Developers (**Green Oaks**) and its assigns *inter alia* all rights of any and every nature whatsoever of Jenco in the 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 7th November, 2011 (**Second Assignment Agreement**), Green Oaks further assigned to Siddha Projects Private Limited (**Siddha Projects**) and its assigns *inter alia* all rights of any and every nature whatsoever of Green Oaks in the 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 28th 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



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, *debtors*, 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



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 3rd floor, Lenin Sarani, Kolkata-700013 has been claiming possessory right over the Said Property but by virtue of commercial negotiation and amicable settlement, Pioneer Prodev has agreed to surrender such claims in favour of the 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 **2nd Schedule** below, comprising of **(1)** the First Land, i.e. *doba* land measuring 3.75 (three point seven five) decimal equivalent to 2 (two) *cottah* 4 (four) *chittack* and 16.4 (sixteen point four) 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.594, recorded in L.R. *Khatian* No.231, *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 **1st 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 0.3125 (zero point three one two five) decimal equivalent to 3 (three) *chittack* and 1.4 (one point four) 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.231, *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 **1st 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 0.375 (zero point three seven five) decimal equivalent to 3 (three) *chittack* and 28.6 (twenty eight point six) 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.231, *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 **1st 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 0.5625 (zero point five six two five) decimal equivalent to 5 (five) *chittack* and 20.44 (twenty point forty four) 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.231, *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 **1st Schedule** below



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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.231, *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 **1st Schedule** below and delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon, **aggregating to** land measuring 8.4375 (eight point four three seven five) decimal equivalent to 5 (five) *cottah* 1 (one) *chittack* and 36.79 (thirty six point seven nine) square feet, more or less, **together with** all tide, 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.9,20,448/- (Rupees nine lac twenty thousand four hundred and forty 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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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.

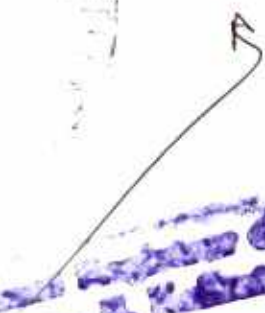
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by 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.

1st Schedule
Part I
(First Land)

Doba land measuring 3.75 (three point seven five) decimal equivalent to 2 (two) *cottah* 4 (four) *chittack* and 16.4 (sixteen point four) 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.594, recorded in L.R. *Khatian* No.231, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North



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24 Parganas, 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. <i>Dag</i> Nos. 593 and 595
On the East	: By R.S./L.R. <i>Dag</i> No. 593
On the South	: By R.S./L.R. <i>Dag</i> No. 593
On the West	: By R.S./L.R. <i>Dag</i> No. 595

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 0.3125 (zero point three one two five) decimal equivalent to 3 (three) *chittack* and 1.4 (one point four) 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.231, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, 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. <i>Dag</i> No. 593
On the East	: By R.S./L.R. <i>Dag</i> No. 636
On the South	: By R.S./L.R. <i>Dag</i> No. 635
On the West	: By R.S./L.R. <i>Dag</i> 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 0.375 (zero point three seven five) decimal equivalent to 3 (three) *chittack* and 28.6 (twenty eight point six) 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.231, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, 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:

On the North	: By R.S./L.R. <i>Dag</i> Nos. 633 and 634
On the East	: By R.S./L.R. <i>Dag</i> No. 636
On the South	: By R.S./L.R. <i>Dag</i> Nos. 632 and 637
On the West	: By R.S./L.R. <i>Dag</i> 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.



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Part IV
(Fourth Land)

Sali land measuring 0.5625 (zero point five six two five) decimal equivalent to 5 (five) *chittack* and 20.44 (twenty point forty four) 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.231, *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 **Plan D** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	: By R.S./L.R. <i>Dag</i> Nos. 635 and 636
On the East	: By R.S./L.R. <i>Dag</i> No. 589
On the South	: By R.S./L.R. <i>Dag</i> Nos. 632 and 658
On the West	: By R.S./L.R. <i>Dag</i> 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 14.97 (fourteen point nine seven) 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.231, *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 **Plan E** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	: By R.S./L.R. <i>Dag</i> Nos. 589 and 637
On the East	: By R.S./L.R. <i>Dag</i> Nos. 674, 675, 676 and 677 of <i>Mouza</i> Reckjoani
On the South	: By R.S./L.R. <i>Dag</i> No. 688 of <i>Mouza</i> Reckjoani
On the West	: By R.S./L.R. <i>Dag</i> 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.

2nd Schedule
(Said Property)

Doba land measuring 3.75 (three point seven five) decimal equivalent to 2 (two) *cottah* 4 (four) *chittack* and 16.4 (sixteen point four) 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.594, recorded in L.R. *Khatian* No.231, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more

fully described in **Part I** of the **1st Schedule** above and delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon

Sali land measuring 0.3125 (zero point three one two five) decimal equivalent to 3 (three) *chittack* and 1.4 (one point four) 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.231, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part II** of the **1st Schedule** above and delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon

Sali land measuring 0.375 (zero point three seven five) decimal equivalent to 3 (three) *chittack* and 28.6 (twenty eight point six) 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.231, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part III** of the **1st Schedule** above and delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon

Sali land measuring 0.5625 (zero point five six two five) decimal equivalent to 5 (five) *chittack* and 20.44 (twenty point four four) 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.231, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below and delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon

Sali land measuring 3.4375 (three point four three seven five) decimal equivalent to 2 (two) *cottah* 1 (one) *chittack* and 14.97 (fourteen point nine seven) 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.231, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Part V** of the **1st Schedule** above and delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon

aggregating to land measuring land measuring 8.4375 (eight point four three seven five) decimal equivalent to 5 (five) *cottah* 1 (one) *chittack* and 30.37 (thirty point three seven) 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	594	231	<i>Doba</i>	6.00	3.75	Asraf Ali
Raigachi	634	231	<i>Sali</i>	5.00	0.3125	Asraf Ali
Raigachi	635	231	<i>Sali</i>	6.00	0.375	Asraf Ali



21 APR 2012



Raigachi	637	231	Sahi	9.00	0.5625	Asraf Ali
Raigachi	589/ 658	231	Sahi	55.00	3.4375	Asraf Ali
Total Area of Land Sold:					8.4375	

9. Execution and Delivery

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

(Asraf Ali)

(Asraf Ali)
[Vendor]

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

Signature *(Rahman)* 24/04/2012

Multifold Vinimay Private Limited

(Subrata Chakroborty)
(Subrata Chakroborty)
Authorized Signatory
[Purchaser]

Witnesses:

Signature *(Golam Roshid)*

Name *(Golam Roshid)*

Father's Name *(Asraf Ali)*

Address *(Raigachi)*
(Dagun Neta)

(L135)

Signature *(Saptarshi Roy)*

Name *(SAPTARSHI ROY)*

Father's Name *(SUSANTA KR ROY)*

Address *(7C, K.S. Roy)*
(Road KOL-700001)



21 APR 2012



Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.9,20,448/- (Rupees nine lac twenty thousand four hundred and forty eight) towards full and final payment of the consideration for sale of the Said Property described in the **2nd Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque No. 274049	16.10.2006	Tamilnad Mercantile Bank Ltd, N.S. Road Branch, Kolkata- 700001	75,000/-
Cash	22.04.2012	N.A	8,45,448/-
		Total:	9,20,448/-

আসফ আলি

(Asraf Ali)
[Vendor]

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

Signature Mahoman
24/04/2012

Witnesses:

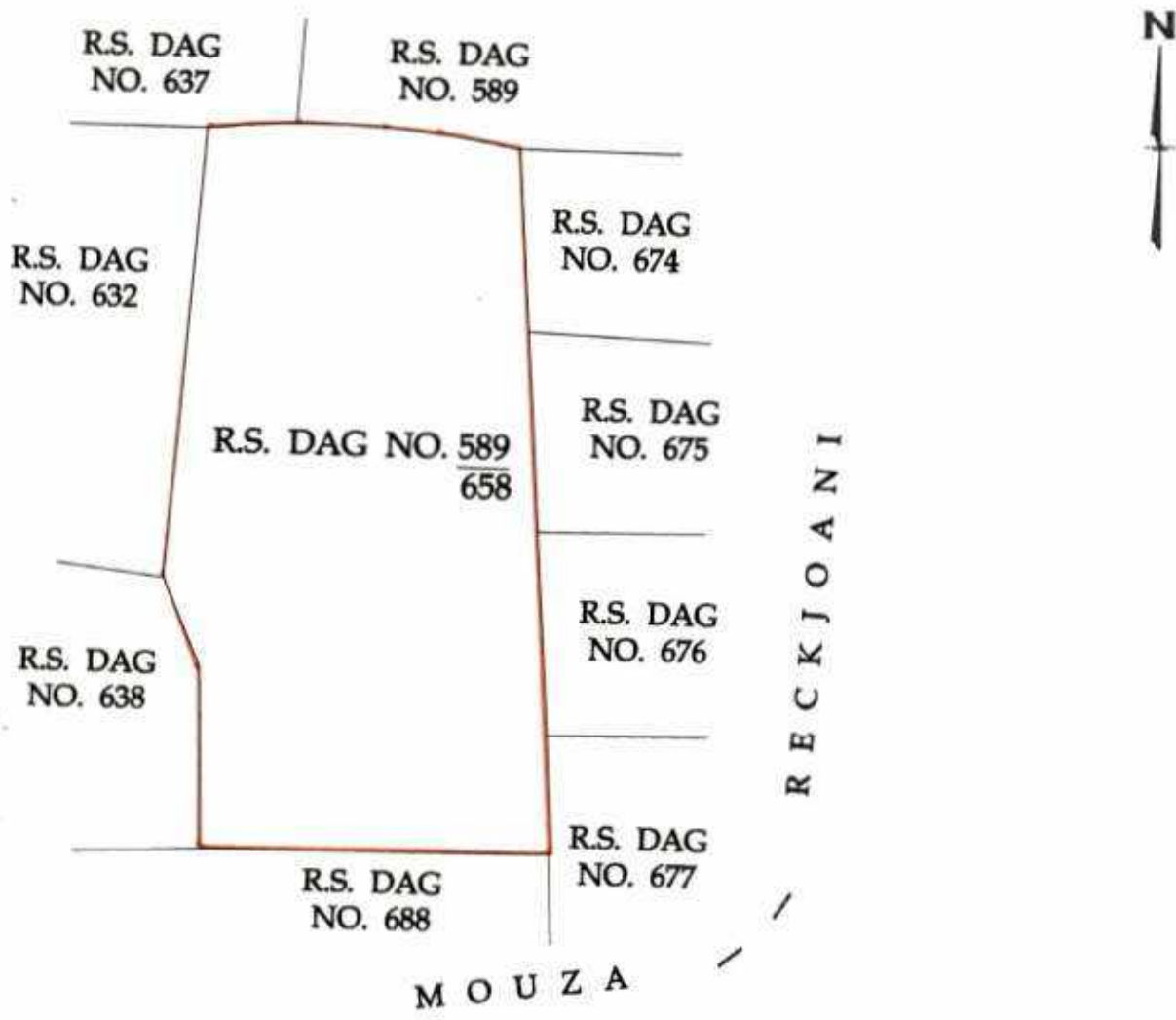
Geolam Rohul.

Signature Geolam Rohul Signature Saptarshi Roy
Name Geolam Rohul Name SAPTARSHI ROY



SITE PLAN OF R.S./L.R. DAG NO.- 589/658, L.R. KHATIAN NO.- 231, 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 is 55 DECIMAL



Multifold Vinimay Pvt. Ltd.

NAME & SIGNATURE OF THE VENDOR/S :

*Sub...
Authorised Signatory*
UNISAT...

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

SHOWN THUS :-

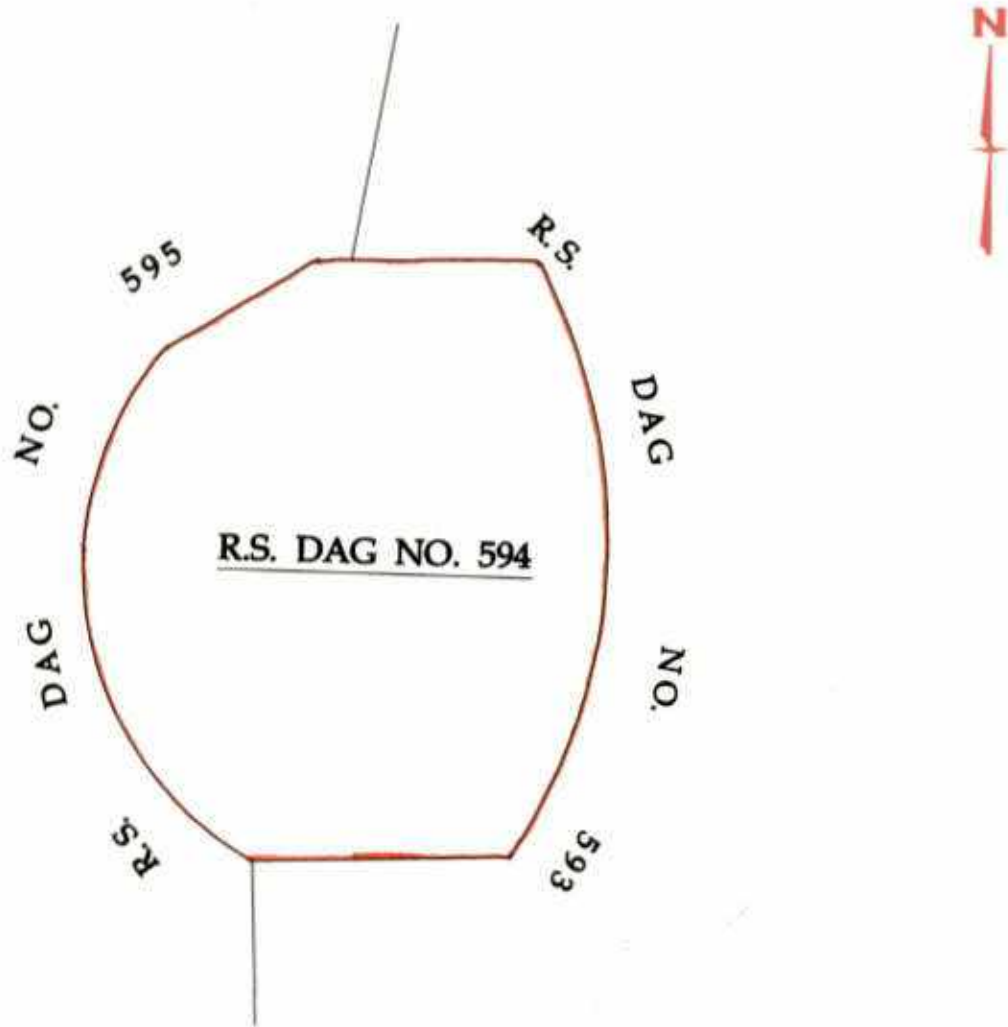


24 APR 2012



SITE PLAN OF R.S./L.R. DAG NO.- 594, L.R. KHATIAN NO.- 231, 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. 594 is 06 DECIMAL



Multifold Vinimay Pvt. Ltd.

Sudipto Choudhury
Authorized Signatory

NAME & SIGNATURE OF THE VENDORS : *স্বামীস্বামীস্বামী*

LEGEND : 3.75 DECIMAL UNDIVIDED SHARE OF DOBA LAND OUT OF 06 DECIMAL Of R.S./L.R. DAG NO.- 594 .

SHOWN THUS :-



Handwritten signature
24 APR 2012

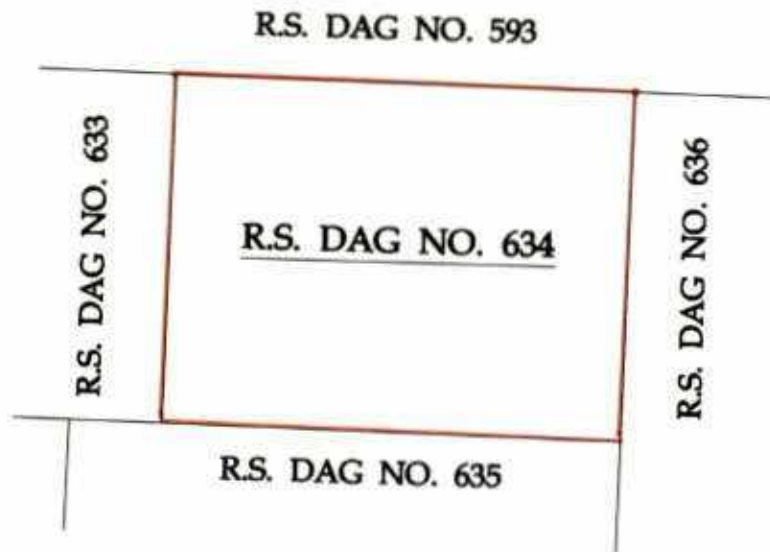
100-100000

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SITE PLAN OF R.S./L.R. DAG NO.- 634, L.R. KHATIAN NO.- 231, 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 is 05 DECIMAL



Multifold Vinimay Pvt. Ltd.

Sulata Chatterjee
Authorized Signatory

NAME & SIGNATURE OF THE VENDOR/S : *Pranab Kumar Das*

LEGEND : 0.3125 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 05 DECIMAL OF
R.S./L.R. DAG NO.- 634 .

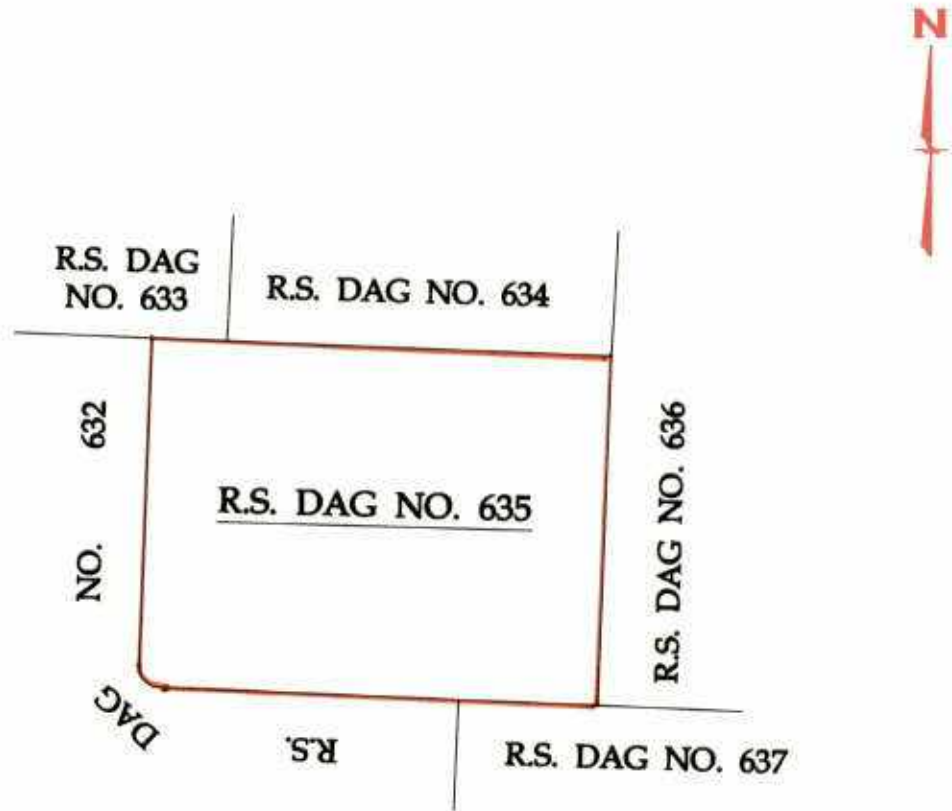
SHOWN THUS :-



General Registrar
24 APR 2012

SITE PLAN OF R.S./L.R. DAG NO.- 635 L.R. KHATIAN NO.- 231, 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. 635 is 06 DECIMAL



Multifold Vinimay Pvt. Ltd.

Subrata Chandra
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S : *Subrata Chandra Vinimay*

LEGEND : 0.375 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 06 DECIMAL OF
R.S./L.R. DAG NO.- 635 .

SHOWN THUS :-



SITE PLAN OF R.S./L.R. DAG NO.- 637, L.R. KHATIAN NO.- 231, 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 is 09 DECIMAL



Multifold Vinimay Pvt. Ltd.

Sulankar Chandan
Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S : *Sulankar Chandan*

LEGEND : 0.5625 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 09 DECIMAL OF R.S./L.R. DAG NO.- 637.

SHOWN THIS :-



24 APR 2012



SPECIMEN FORM TEN FINGER PRINTS

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



Handwritten signature in blue ink.



Little Ring Middle (Left Hand) Fore Thumb



Thumb Fore Middle (Right Hand) Ring Little



Handwritten signature in blue ink.



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 2012



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

Endorsement For Deed Number : I - 05190 of 2012
(Serial No. 04687 of 2012)

On

Payment of Fees:

On 24/04/2012

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

Presented for registration at 15.15 hrs on :24/04/2012, at the Private residence by Subrata Chakroborty ,Claimant.

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

Execution is admitted on 24/04/2012 by

1. Asraf Ali, son of Ajed Ali , Vill- Raigachi, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat Pin :-700135 , By Caste Muslim, By Profession : Others
2. Subrata Chakroborty
Authorized Signatory, Multifold Vinimay Pvt Ltd, 6th Floor Siddha Park., 99 A, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016.
By Profession : Others

Identified By Golam Rosul, son of Asraf Ali, 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 25/04/2012

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.-9,54,549/-

Certified that the required stamp duty of this document is Rs. - 47737 /- and the Stamp duty paid as: Impresive Rs.- 10/-

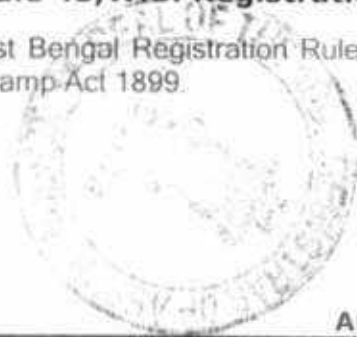
(Abani Kumar Dey)
ADDL. REGISTRAR OF ASSURANCES-II

On 30/04/2012

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:



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

30/04/2012 12:36:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 05190 of 2012
(Serial No. 04687 of 2012)

Amount By Cash

Rs. 10585.00/-, on 30/04/2012

(Under Article : A(1) = 10494/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 30/04/2012)

Deficit stamp duty

Deficit stamp duty Rs. 47737/- is paid 42660928/04/2012 State Bank of India, DALHOUSIE SQUARE,
received on 30/04/2012

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



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

Dated this 24th day of April, 2012

Between

**Asraf Ali
... Vendor**

And

**Multifold Vinimay Private Limited
... Purchaser**

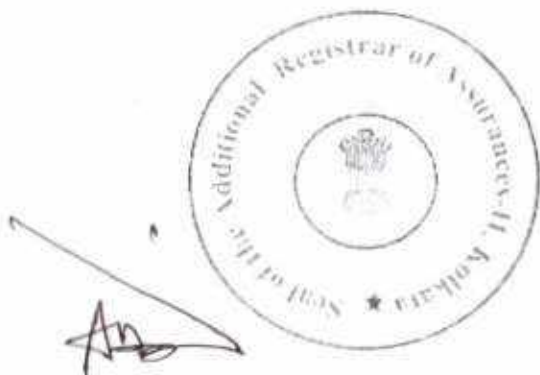
CONVEYANCE

**R.S./L.R. Dag Nos. 594, 634, 635, 637 & 589/658
Mouza Raigachi
District North 24 Parganas**

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 1586 to 1607
being No 05190 for the year 2012.



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