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25/9/2015



पश्चिम बंगाल WEST BENGAL

90AA 249479

7-1-64988/15  
 1526/2015  
 15/5/15  
 4-50 m  
 Registrar of Assurances  
 Kolkata



Mr. 15680012

Certified that the Document is admitted to  
 Registration, the Signature Sheet and the  
 endorsement, and the fee paid to this document  
 are the part of this document.

Additional Registrar  
 of Assurances-II, Kolkata

*(Signature)*

15/5/15  
312

15/05

CONVEYANCE

1. Date: 15<sup>th</sup> May 2015
2. Place: Kolkata
3. Parties

*(Signature)* H. H. Chini

*(Signature)* A. H. Chini

60663



Anirban Bhattacharya.

*Bhad*



REGISTRAR

12 MAY 1968








Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19021000064983/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr MOHAMMAD ABDUL HALIM Alias Md ABDUL HALIM RAIGACHI GHAT MUNSHI PARA, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Seller			e-3438 Md. Abdul Halim 15/5/2015
2	Mr ANIRBAN BHATTACHARYA 99 A PARK STREET, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer (MORMU KUT ENCLAVE PVT LTD)			e-3439 Anirban Bhattacharya 15/5/15
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr MOHIUDDIN MOLLA Son of Late CHARIUDDIN MOLLA LANGALPOTA, P.O:- MATIAGACHA, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135	Mr MOHAMMAD ABDUL HALIM 		Mohiuddin Molla. 15/05/2015	

(Dular Saha)

ADDITIONAL REGISTRAR  
OF ASSURANCE



*[Handwritten signature]*  
12 MAY 2015

OFFICE OF THE A.R.A. -  
II KOLKATA  
Kolkata, West Bengal



✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES, CALCUTTA  
15 MAY 1955

- 3.1 **Mohammad Abdul Halim alias Md. Abdul Halim**, son of Late Mohammad Abdul Sattar *alias* Abdul Chatter *alias* Md. Ab. Sattar, residing at Village Raigachi Ghat (Munshi Para), Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**PAN AGZPH9061R**)

(**Vendor**, includes successors-in-interest)

**And**

- 3.2 **Mormukut Enclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2<sup>nd</sup> Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAICM1458M**), represented by its authorized signatory **Anirban Bhattacharya**, son of Giridhari Bhattacharya, of 99A, Park Street, Kolkata-700016, Police Station Park Street (**PAN AOLPB2357J**)

(**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**

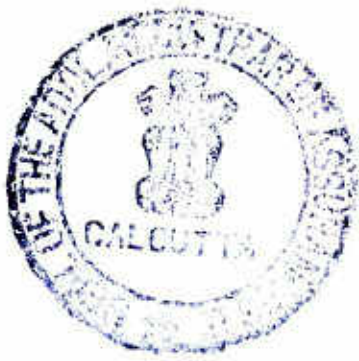
- 4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 2.75 (two point seven five) decimal [equivalent to (1) 1.6637 (one point six six three seven) *cottah* and (2) 111.2843 (one hundred and eleven point two eight four three) square meter], more or less, out of 87 (eighty seven) decimal, being a portion of R.S./L.R. *Dag* No.639, recorded in L.R. *Khatian* No.1565, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet* (**RBGP**), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Said Property**) and more fully described in the **Schedule** below and a portion of said *Dag* No.639 is demarcated and delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and the Said Property is an integral part and portion of such demarcated portion of *Dag* No.639 **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:** By a Deed of Conveyance dated 27<sup>th</sup> July, 1978, registered in the Office of Sub-Registrar, Cossipore Dum Dum, in Book No.I, Volume No.116, at Pages 236 to 239, being Deed No.4630 for the year 1978, (1) Mohammad Abdul Halim *alias* Md. Abdul Halim (the Vendor herein) (2) Mohammad Abdul Khayer and (3) Mohammad Abdur Rashid *alias* Abdul Rasid *alias* Md. Abdul Rasid jointly and collectively purchased from (1) Habibar Rahaman and (2) Nabibar Rahaman (**Said Purchase**), land classified as *sali* (agricultural) measuring 16.5 (sixteen point five) decimal [equivalent to 10 (ten) *cottah*], more or less, out of 87 (eighty seven)

  
A. Halim





1 1/2 1/2 1/2



  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/087388  
 পরিচয় পত্র  
**Duplicate**  
 প্রতিলিপ

Elector's Name	Mahiuddin Molla
নির্বাচকের নাম	মহিউদ্দিন মোল্লা
Father's Name	Chariuddin Molla
পিতার নাম	ছবিউদ্দিন মোল্লা
Sex	M
লিঙ্গ	পুরুষ
Age as on 1.1.2002	27
১.১.২০০২-এ বয়স	২৭

*Identified*

Name- MOHIUDDIN MOLLA  
 S/o- CHARIUDDIN MOLLA (L.T)  
 SIL- LANGALPOTA  
 PD- MATIAGACHA  
 P.S. RAJARHAT  
 DIST- 24 PARGANAS (N)  
 KOL- 700135  
 PE-BESNESE

Address:  
 Langalpota Kirtipur-2 Barasat North 24 Parganas 743510

ঠিকানা :  
 লংলপোতা কীর্তিপুর-২ বারসাত উত্তর ২৪ পরগণা ৭৪৩৫১০

Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচন নিবন্ধন অফিসার

Assembly Constituency: 91-Rajarhat (SC)  
 বিধানসভা নির্বাচন কেন্দ্র : ৯১-রাজারহাট (স্বপ্নশিল্পী জাতি)

Place: North 24 Parganas স্থান: উত্তর ২৪ পরগণা  
 Date: 13.07.2002 তারিখ: ১৩.০৭.২০০২

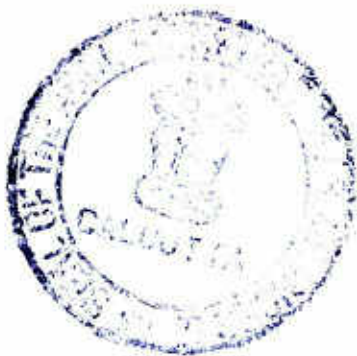


ADDITIONAL REGISTRAR  
OF ASSURANCES  
CALCUTTA  
15 MAY 1952

decimal, being a portion of R.S./L.R. *Dag* No.639, recorded in R.S. *Khatian* No.869, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Cossipore, District 24 Parganas (**Mother Property**), free from all encumbrances.

- 5.1.2 **Ownership of Larger Property:** After the Said Purchase, Mohammad Abdul Halim *alias* Md. Abdul Halim (the Vendor hereinabove) became the sole and absolute owner of land measuring 5.5 (five point five) decimal, more or less, out of Mother Property (**Larger Property**), free from all encumbrances.
- 5.1.3 **Mutation:** Pursuant to the Said Purchase, the Vendor got his name mutated in the records of Block Land and Land Reforms Office, Rajarhat, in L.R. *Khatian* No. 1565, free from all encumbrances. The Said Property is a portion of the Larger Property and is the subject matter of this Conveyance.
- 5.1.4 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the Said Property out of the Larger Property, free from all encumbrances.
- 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, *debutter*, *wakf*,

*Abdul Halim*  
*A. Halim*



ASST. COMMISSIONER, DISTRICT HEADQUARTERS  
MYSURU  
15 MAY 2015  
DATA

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 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 Pioneer Prodev:** 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 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, more fully described in the **Schedule** below, being land classified as *sali* (agricultural) measuring 2.75 (two point seven five) decimal [equivalent to (1) 1.6637 (one point six six three seven) *cottah* and (2) 111.2843 (one hundred and eleven point two eight four three) square meter], more or less, out of 87 (eighty seven) decimal, being a portion of R.S./L.R. *Dag* No.639, recorded in L.R. *Khatian* No.1565, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and a portion of said *Dag* No. 639 is demarcated and delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and the Said Property is an integral part and portion of such demarcated portion of *Dag* No.639 **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.15,57,263/- (Rupees fifteen lac fifty seven thousand two hundred and sixty three) 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.



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**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, *debutter*, *wakf*, 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.
- 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, peaceful and physical possession of the Said Property has been handed over to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings 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

*ABW*  
*A. Halim*



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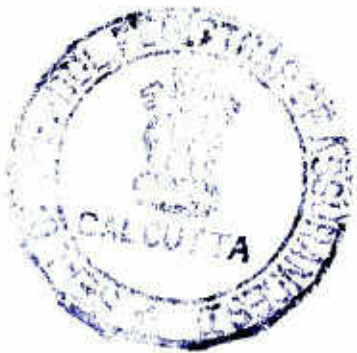
demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for 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 gives up each and every one of the aforesaid rights.

- 8.6 **No Objection to Mutation and Conversion:** 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 from agricultural to non-agricultural/housing for construction of a housing complex and the Purchaser shall be fully entitled to do the same in all public and statutory records and the 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 agricultural 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 from agricultural to non-agricultural/housing 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 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 2.75 (two point seven five) decimal [equivalent to (1) 1.6637 (one point six six three seven) *cottah* and (2) 111.2843 (one hundred and eleven point two eight four three) square meter], more or less, out of 87 (eighty seven) decimal, being a portion of R.S./L.R. *Dag* No.639, recorded in L.R. *Khatian* No.1565, *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 a portion of said *Dag* No.639 is demarcated and delineated on **Plan** annexed hereto and bordered in colour

*AS*  
*A. Akh*



**Red** thereon and the Said Property is an integral part and portion of such demarcated portion of *Dag* No. 639 and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 641 and 640  
**On the East** : By R.S./L.R. *Dag* No. 639 (Part)  
**On the South** : By R.S./L.R. *Dag* No. 639 (Part)  
**On the West** : By R.S./L.R. *Dag* No. 641

**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	639	1565	<i>Sali</i>	87	2.75	Mohammad Abdul Halim <i>alias</i> Md. Abdul Halim
<b>Total Area of Land Sold:</b>					<b>2.75</b>	

*Abdul Halim*  
*A. Halim*



ADDITIONAL REGISTRAR  
OF  
15 MAY 2018

**9. Execution and Delivery**

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

Md. Abdul Halim  
(**Mohammad Abdul Halim alias Md. Abdul Halim**)  
(**Vendor**)

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

Signature \_\_\_\_\_

Mormukut Enclave Private Limited  
Anurban Bhattacharya  
~~Director~~ / Authorised Signatory  
\_\_\_\_\_  
(**Purchaser**)

**Drafted by:**

Shuvodip  
Advocate  
High Court, Calcutta  
F/184/14

**Witnesses:**

Signature Maidul Islam

Name: Maidul Islam

Father's Name: Kate Nazarul Islam

Address: VII - Raigachi, P.O. + P.S.  
Rajshahi Dist - N 24 Pgs  
Kot 135

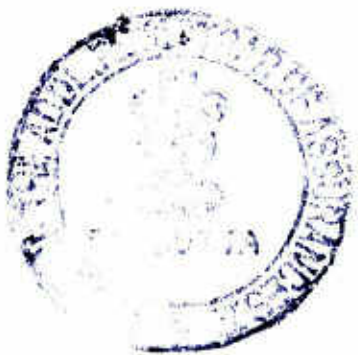
Signature SK Noor Islam

Name: SK NOOR ISLAM

Father's Name: Yousof Ali

Address: Rai gaeu  
P.O. + P.S. Rajshahi  
K L 700135

A. Halim



1 2 MAY 2015

### Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.15,57,263/-** (**Rupees fifteen lac fifty seven thousand two hundred and sixty three**) 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. 406421	08.05.2015	Axis Bank Limited, Kolkata Branch	15,57,263/-

*Md. Abdul Halim*

**(Mohammad Abdul Halim alias Md. Abdul Halim)**  
(Vendor)

**Witnesses:**

Signature *Maidul Islam*  
Name *Maidul Islam*

Signature *SK Noor Islam.*  
Name *SK NOOR ISLAM.*



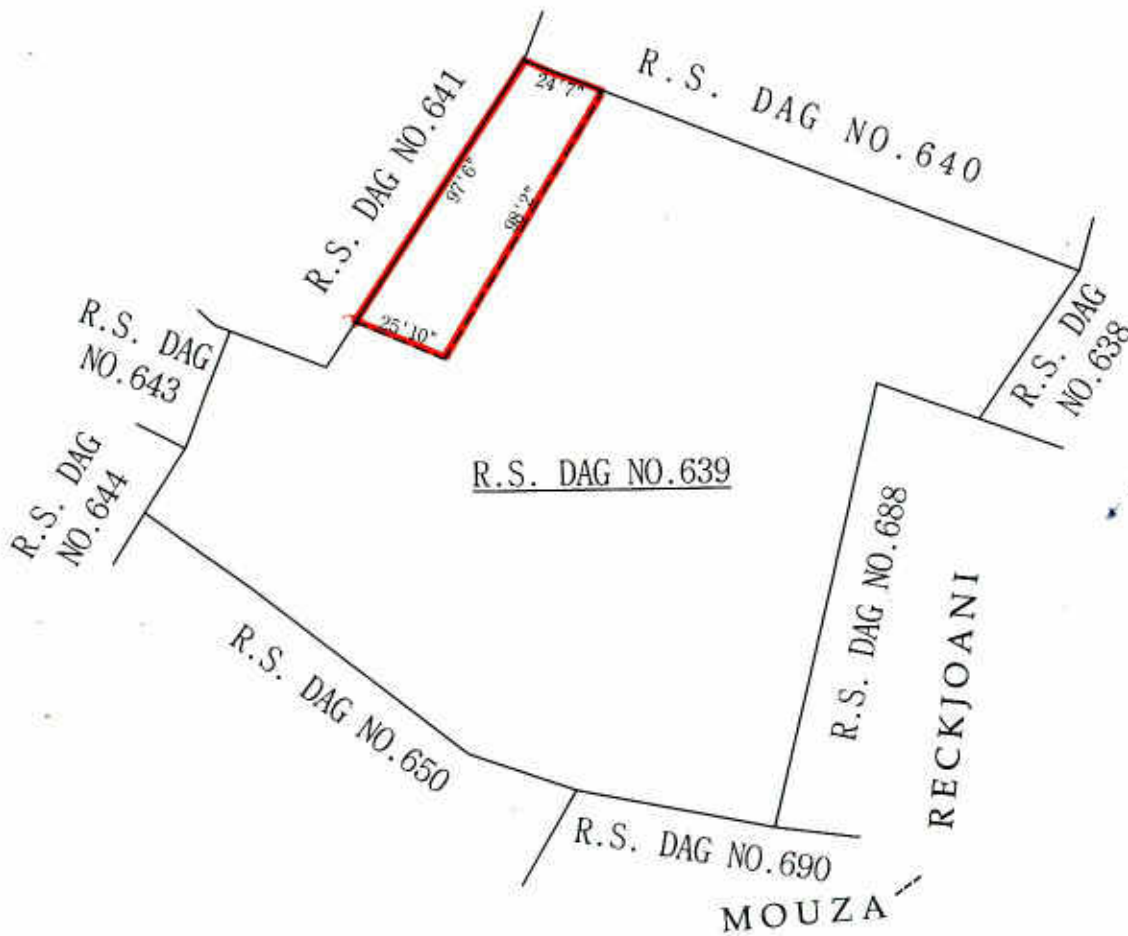
ADDITIONAL REGISTRAR  
KOLKATA  
15 MAY 2015



Plan

SITE PLAN OF R.S./L.R. DAG NO.- 639, L.R. KHATIAN NO.-1565, MOUZA-RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 639 is 87 DECIMAL



*Md. Abdul Halim*

NAME & SIGNATURE OF THE VENDOR/S :

Mormukut Enclave Private Limited

*Anirban Bhattacharya*

~~Director~~ / Authorised Signatory
























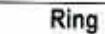








LEGEND : 2.7500 DECIMAL EQUIVALENT TO 1.6637 COTTAH UNDIVIDED SHALI LAND OUT OF DIVIDED AND DEMARCATED 5.5000 DECIMAL OUT OF 87 DECIMAL LAND IN R.S./L.R. DAG NO. 639.

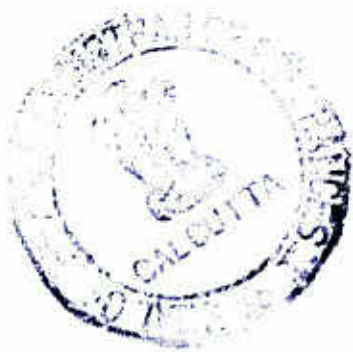
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1 - MAY 2015

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	  <i>Anubans Bhattacharya</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	  <i>Md. Abdul Halim</i>					
		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



15 MAY 2015

# Seller, Buyer and Property Details

## Seller & Buyer Details

### Seller Details

Name, Address, Photo, Finger print and Signature

SL No.		Photo	Finger Print
1	<p>Mr MOHAMMAD ABDUL HALIM (Alias: Md ABDUL HALIM) Son of Late MOHAMMAD ABDUL SATTAR RAIGACHI GHAT MUNSHI PARA, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. AGZPH9061R, Status : Self Date of Execution : 15/05/2015 Date of Admission : 15/05/2015 Place of Admission of Execution : Pvt. Residence</p>	Signature	



Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	MORMUKUT ENCLAVE PVT LTD 2ND FLOOR 109 PARK STREET, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 PAN No. AAICM1458M, Status : Organization Represented by representative as given below:-		
1(1)	Mr ANIRBAN BHATTACHARYA, AUTHORISED SIGNATORY Son of Mr GIRIDHARI BHATTACHA 99 A PARK STREET, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AOLPB2357J, Status : Representative Date of Execution : 15/05/2015 Date of Admission : 15/05/2015 Place of Admission of Execution : Pvt. Residence	Photo	Finger Print
		Signature	

### B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr MOHIUDDIN MOLLA Son of Late CHARIUDDIN MOLLA LANGALPOTA, P.O:- MATIAGACHA, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India,	Mr MOHAMMAD ABDUL HALIM, Mr ANIRBAN BHATTACHARYA	

### C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details





Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi	RS Plot No:- 639 , RS Khatian No:- 1565	2.75 Decimal	15,57,263/-	15,60,001/-	Proposed Use: Bastu, ROR: Shali, Property is on Road

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SUBHADEEP CHAKRABORTY
Address	7C K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
applicant's Status	Advocate



**Office of the A.R.A. - II KOLKATA, District: Kolkata**  
**Endorsement For Deed Number : I - 190205633 / 2015**

<b>Query No/Year</b>	19021000064983/2015	<b>Serial no/Year</b>	1902005555 / 2015
<b>Deed No/Year</b>	I - 190205633 / 2015		
<b>Transaction</b>	[0101] Sale, Sale Document		
<b>Name of Presentant</b>	Mr ANIRBAN BHATTACHARYA	<b>Presented At</b>	Private Residence
<b>Date of Execution</b>	15-05-2015	<b>Date of Presentation</b>	15-05-2015
<b>Remarks</b>			

**On 15/05/2015**

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

Presented for registration at 16:50 hrs on : 15/05/2015, at the Private residence by Mr ANIRBAN BHATTACHARYA ..

**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 15,60,001/-

**Endorsement by Commissioner after execution of Visit Commission Case No:-001526 of 2015**

Having visited the residence of

Mr MOHAMMAD ABDUL HALIMAlias , Md ABDUL HALIM, Son of Late MOHAMMAD ABDUL SATTAR, RAIGACHI GHAT MUNSHI PARA, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Others  
Who has been identified to my satisfaction by Mr MOHIUDDIN MOLLA, Son of Late CHARIUDDIN MOLLA, LANGALPOTA, P.O: MATIAGACHA, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business and the said  
1. Mr MOHAMMAD ABDUL HALIMAlias , Md ABDUL HALIM has admitted the execution of this document

**Endorsement by Commissioner after execution of Visit Commission Case No:-001526 of 2015**

Having visited the residence of

Mr ANIRBAN BHATTACHARYA, AUTHORISED SIGNATORY, 2ND FLOOR 109 PARK STREET, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, By caste Hindu, By Profession Service  
Who has been identified to my satisfaction by Mr MOHIUDDIN MOLLA, Son of Late CHARIUDDIN MOLLA, LANGALPOTA, P.O: MATIAGACHA, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business and the said  
1. Mr ANIRBAN BHATTACHARYA has admitted the execution of this document





(Dulal Saha)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

On 16/05/2015

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,251/- ( A(1) = Rs 17,160/- ,E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 17,251/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 78,010/- and Stamp Duty paid by Draft Rs 78,000/-, by Stamp Rs 10/-

**Description of Stamp**

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 60663, Purchased on 20/03/2015, Vendor named M GHOSH.

**Description of Draft**

1. Rs 78,000/- is paid, by the Draft(8554-16) No: 075733, Date: 15/05/2015, Bank: STATE BANK OF INDIA (SBI), PARK STREET.



(Dulal Saha)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal

On 25/05/2015

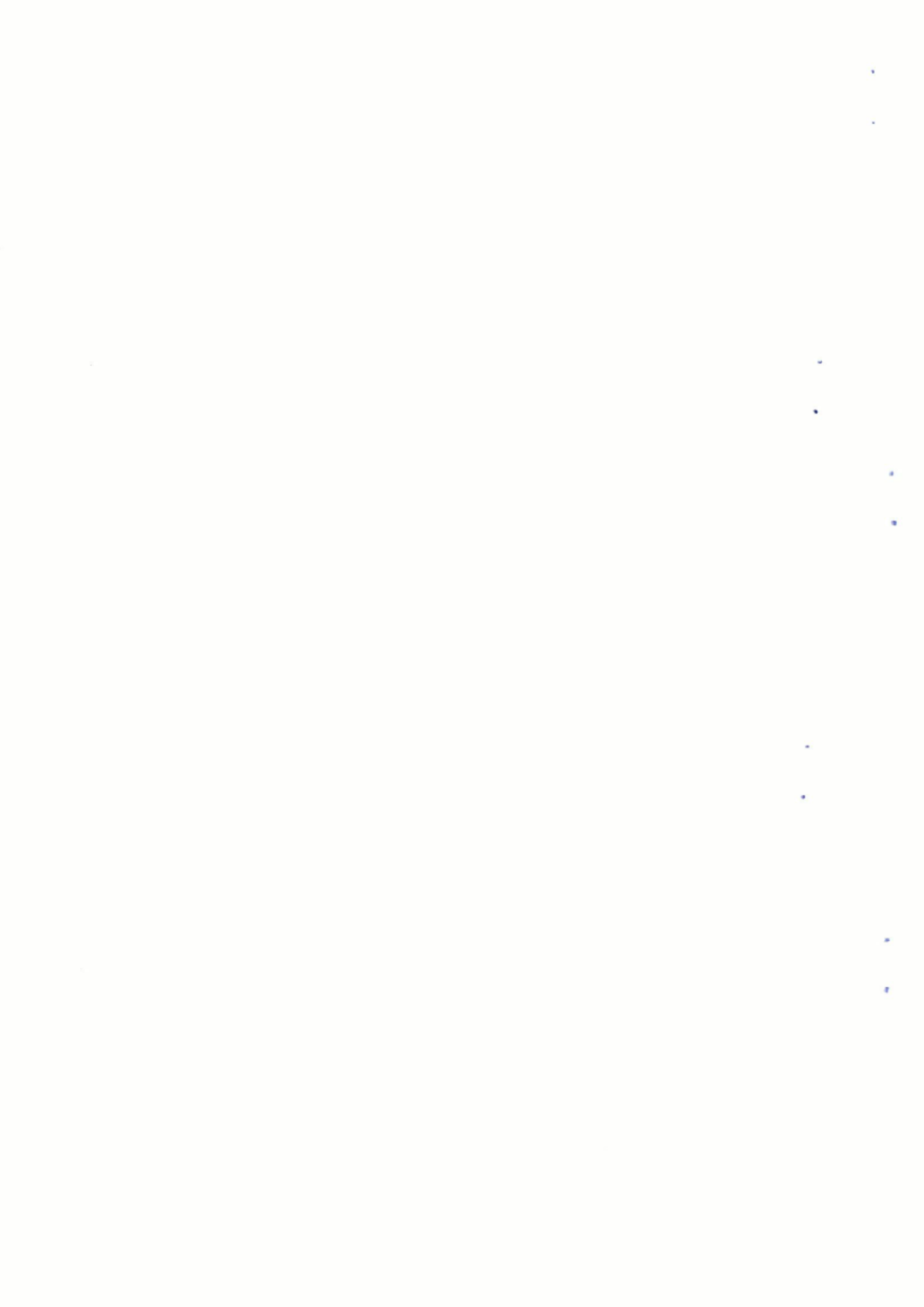
**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.



(Dulal Saha)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal



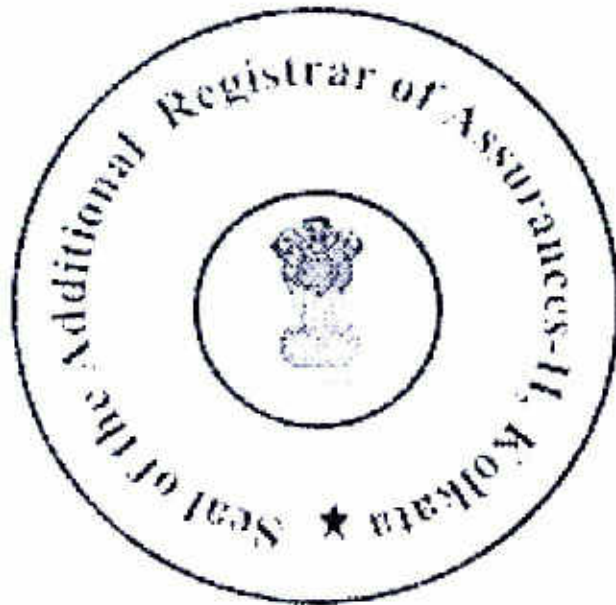


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2015, Page from 2585 to 2606

being No 190205633 for the year 2015.



Digitally signed by DULAL CHANDRA  
SAHA  
Date: 2015.05.28 17:22:13 +05:30  
Reason: Digital Signing of Deed.

(Dulal Saha) 5/28/2015 5:22:13 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)

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Dated this 15<sup>th</sup> day of May, 2015

Between

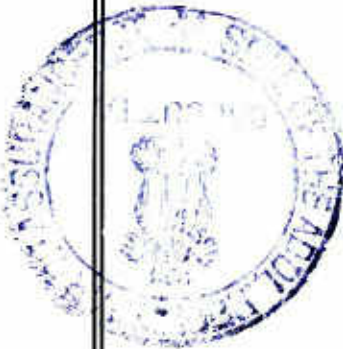
**Mohammad Abdul Halim *alias* Md. Abdul Halim**  
... Vendor

And

**Mormukut Enclave Pvt. Ltd.**  
... Purchaser

**CONVEYANCE**

Land Measuring  
2.75 (two point seven five) decimal  
Portion of  
R.S./L.R. Dag No. 639  
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