

08275/2012

R3/55

9237/n



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AA 801835

Q. 1876/n

Case no. 2128/n
5-25 Additional

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Kolkata



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

Regional Registry
of Assurances-II, Kolkata

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CONVEYANCE

1. Date: 16th July, 2012

2. Place: Kolkata

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3. Parties

3. **Sheikh Mohiuddin alias Sk. Mohiuddin alias Sk. Mohauddin alias Sekh Mohauddin**, son of Late Sheikh Rahim alias Sk. Rahim, residing at Village Raigachi Munshi Para, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (PAN CURPS1941K)
(Vendor, includes successors-in-interest)

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10
300

16/7

And

- 3.2 **Pradyumna Promoters Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAGCP5194H**), represented by its authorized signatory Subrata Chakraborty, son of Satinath Chakraborty, of 6th Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street
- 3.3 **Gopalpriya Infracon Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 109, Park Street, Kolkata-700016, Police Station Park Street (**PAN AAECG6503F**), represented by its authorized signatory Subrata Chakraborty, son of Satinath Chakraborty, of 6th Floor, Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street (collectively **Purchasers**, includes successors-in-interest).

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

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** *Sali* (agricultural) land measuring 8.3085 (eight point three zero eight five) decimal equivalent to 5 (five) *cottah* and 25.6 (twenty five point six) square feet, more or less [out of 87 (eighty seven) decimal equivalent to 2 (two) *bigha* 12 (twelve) *cottah* 11 (eleven) *chittack* and 28.64 (twenty eight point six four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 639, recorded in L.R. *Khatian* No. 929/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayat* (**RBGP No.I**), Sub-Registration District Bidhannagar, District North 24 Parganas, more fully described in the **Schedule** below and the said *Dag* No. 639 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**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 Purchasers regarding title:
- 5.1.1 **Ownership of Guri Bibi:** Guri Bibi was the sole and absolute owner of land measuring 42 (forty two) decimal, more or less, being a portion of R.S. *Dag* No. 639, recorded in R.S. *Khatian* No. 869, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, District North 24 Parganas (**Guri Bibi's Land**).
- 5.1.2 **Demise of Guri Bibi:** Guri Bibi, a Muslim governed by the Mohammedan Law, died *intestate*, leaving behind surviving her 3 (three) sons, namely, (1) Ajibar Rahaman (2) Nabibar Rahaman and (3) Habibar Rahaman as her only legal heirs, who, according to the Mohammedan Law of inheritance, jointly and in equal shares inherited the right, title and interest of Late Guri Bibi in Guri Bibi's Land.

 *Jax*

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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
16 JUL 2012

- 5.1.3 **Sale to Vendor:** By a Deed of Sale in Bengali language (*Kobala*) dated 6th October, 1986, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No.I, Volume No.144, at Pages 237 to 242, being Deed No.7538 for the year 1986, Ajibar Rahaman sold, conveyed and transferred to the Vendor the entirety of the Said Property, formed out of Guri Bibi's Land, for the consideration mentioned therein.
- 5.1.4 **Record of Rights of Vendor:** The Vendor got his name recorded in L.R. *Khatian* No. 929/1 of the Land Reforms Settlement in respect of the Said Property.
- 5.1.5 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole and absolute owner of the Said Property.
- 5.1.6 **Said Agreement of Said Property:** By an Agreement dated 2nd November, 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.1,00,000/- (Rupees one lac) (**Said Advance**) under the Said Agreement.
- 5.1.7 **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.
- 5.1.8 **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.
- 5.1.9 **Assignment to Purchasers:** By an Agreement dated 28th November, 2011 (**Third Assignment Agreement**), Siddha Projects assigned to the Purchasers and their 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 all benefits under the Said Agreement, the 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.

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ADDITIONAL MEMBER
OF ASSURANCE KATA
16 JUL 2012

- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.
- 5.2.6 **No Right of Pre-emption:** No person or persons 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*, *debentures*, 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 Purchasers is that the Vendor shall sell the Said Property to the Purchasers, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khaj*, vacant, peaceful and physical possession and the Purchasers 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 Purchasers have stepped into the shoe of Jenco by virtue of the Third Assignment Agreement, it has been agreed between the Parties that the Purchasers 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

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REGISTRAR
KOLKATA
16 JUL 2012

agreed to surrender such claims in favour of the Purchasers. The Vendor shall have no responsibility or obligation in this regard.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, described in the **Schedule** below, being *sali* (agricultural) land measuring 8.3085 (eight point three zero eight five) decimal equivalent to 5 (five) *cottah* and 25.6 (twenty five point six) square feet, more or less [out of 87 (eighty seven) decimal equivalent to 2 (two) *bigha* 12 (twelve) *cottah* 11 (eleven) *chittack* and 28.64 (twenty eight point six four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 639, recorded in L.R. *Khatian* No. 929/1, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 639 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, 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.9,06,382/- (Rupees nine lac six thousand three hundred and eighty two) paid by the Purchasers to the Vendor, receipt of which the Vendor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

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

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

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

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnify and keep indemnified the

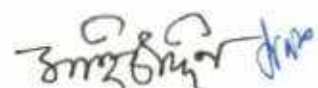

ADDITIONAL SECRETARY
OF ASSURANCE, KOLKATA
16 JUL 2012

Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of the aforesaid.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings 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 Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and the Purchasers' assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declares that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consents to the same and (2) appoints the Purchasers as the constituted attorneys of the Vendor and empowers and authorizes the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the names of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

Schedule
(Said Property)

Sali (agricultural) land measuring 8.3085 (eight point three zero eight five) decimal equivalent to 5 (five) *cottah* and 25.6 (twenty five point six) square feet, more or less [out of 87 (eighty seven) decimal equivalent to 2 (two) *bigha* 12 (twelve) *cottah* 11 (eleven) *chittack* and 28.64 (twenty eight point six four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 639, recorded in L.R. *Khatian* No. 929/1, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayat*, Sub-Registration District Bidhannagar, District North 24 Parganas, the said *Dag* No. 639 being delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:



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ADMINISTRATOR
OF ASSURANCE COMPANY, KATA
16 JUL 2012

On the North : By R.S./L.R. *Dag* Nos. 640 and 641
On the East : By R.S./L.R. *Dag* Nos. 638, 688 and *Mouza* Reckjoani
On the South : By R.S./L.R. *Dag* No. 650, 690 and *Mouza* Reckjoani
On the West : By R.S./L.R. *Dag* Nos. 641, 643 and 644

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

9. Execution and Delivery

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

Sheikh Mohiuddin

**Sheikh Mohiuddin alias Sk. Mohiuddin alias
 Sk. Mohauddin alias Sekh Mohauddin**
[Vendor]

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

Signature *SK Jamir uddin*

**Pradyumna Promoters Private Limited
 Gopalpriya Infracon Private Limited**

Subrata Chakraborty

(Subrata Chakraborty)
Authorized Signatory
[Purchasers]

Witnesses:

Signature *SK Jamir uddin*

Name *SK Jamir uddin*

Father's Name *SK Mohi uddin*

Address *vill. Baigaachi Post*

Rajarhat-24 Pgs(N)

Drafted by me

Sumanta Basu
(SUMANTA BASU)
Advocate

Signature *Rahoman*

Name *Mahibur Rahoman*

Father's Name *Luffar Rahoman*

Address *Rajarhat, North 24 Pgs.*

Kal- 700135


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ACCREDITED
OF ASSURANCE DATA
16 JUL 2012

Receipt and Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.9,06,382/- (Rupees nine lac six thousand three hundred and eighty two) 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.)
Cheque No.491207	02.11.2006	Vijaya Bank, Netaji Subhas Road, Kolkata	75,000/-
Cash	02.11.2006	_____	25,000/-
Cash	_____	_____	6,382/-
Pay Order No. 001434	05.06.2012	Axis Bank Limited, Nimta, Kolkata	8,00,000/-
		Total:	9,06,382/-



**Sheikh Mohiuddin alias Sk. Mohiuddin alias
Sk. Mohauddin alias Sekh Mohauddin)**
[Vendor]

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

Signature SK Jamir uddin

Witnesses:

Signature SK Jamir uddin

Name SK Jamir uddin

Signature Rahaman

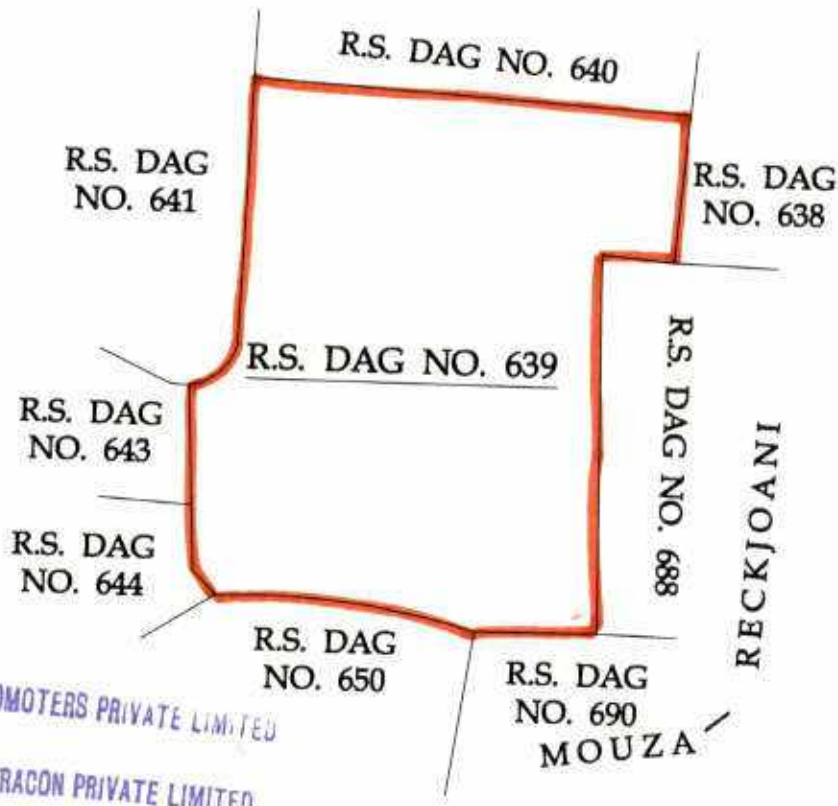
Name Mahibur Rahaman



ADDITIONAL PAGES
OF ASSURANCE POLICY
16 JUL 2012

SITE PLAN OF R.S./L.R. DAG NO.- 639, L.R. KHATIAN NO.- 929/1, 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



Sudrata Chandra
Authorized Signatory

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NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 8.3085 DECIMAL SHARE OF SALI LAND OUT OF 87 DECIMAL OF R.S./L.R. DAG NO.- 639 .


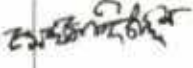






















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ADDITIONAL PAGES
OF ASSIGNMENT
16 JUL 2012

SPECIMEN FORM FOR TEN FINGER PRINTS

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



ACCOUNTANT GENERAL
OF ASSURANCE - KOLKATA
16 JUL 2012



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

Endorsement For Deed Number : I - 09237 of 2012
(Serial No. 08275 of 2012)

On

Payment of Fees:

On 16/07/2012

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

Presented for registration at 17.35 hrs on :16/07/2012, at the Private residence by Subrata Chakraborty ,Claimant.

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

Execution is admitted on 16/07/2012 by

1. Sheikh Mohiuddin Alias Sk Mohiuddin, son of Late Sheikh Rahim , Raigachi Munshi Para, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others

2. Subrata Chakraborty
Authorised Signatory, Pradyumna Promoters Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.

Authorised Signatory, Gopalpriya Infracon Pvt Ltd, 2nd Floor, 109, Park Street, Kol, Thana:-Park Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700016.
. By Profession : Others

Identified By Sk Jamir Uddin, son of Sk M Uddin, Raigachi, Kol, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Muslim, By Profession: Business.

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

On 17/07/2012

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.-32,22,688/-

Certified that the required stamp duty of this document is Rs.- 193371 /- and the Stamp duty paid as: Impressive Rs.- 20/-

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

On 25/07/2012



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

25/07/2012 12:53:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 09237 of 2012
(Serial No. 08275 of 2012)

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/-, on 25/07/2012

Amount by Draft

Rs. 35533/- is paid , by the draft number 035345, Draft Date 21/07/2012, Bank Name State Bank of
India, DALHOUSIE SQUARE, received on 25/07/2012

(Under Article : A(1) = 35442/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 25/07/2012)

Deficit stamp duty

Deficit stamp duty Rs. 193371/- is paid 03534421/07/2012 State Bank of India, DALHOUSIE SQUARE,
received on 25/07/2012

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



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

Dated this 16th day of July, 2012

Between

**Sheikh Mohiuddin *alias* Sk. Mohiuddin *alias*
Sk. Mohauddin *alias* Sekh Mohauddin
... Vendor**

And

**Pradyumna Promoters Private Limited & Anr.
... Purchasers**

CONVEYANCE

Portion of
R.S./L.R. Dag No. 639
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 35
Page from 1646 to 1659
being No 09237 for the year 2012.



(Dulal chandraSaha) 01-August-2012
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal