P. 02380/2013 KDH/84 * 8671/13

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL 63AA 977955

M.V. 568537

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-II, Kolkata

Additional Registrar of Assurance II Kolkata

17/6/13

V/C no. 584/13

CONVEYANCE

1. **Date:** 26th February 2013

2. **Place:** Kolkata

3. **Parties**

3.1 **Sarif Ali**, son of Late Sheikh Ujir Ali *alias* Ujir Ali, residing at Rahara, Goldarpara, Post Office Rahara, Police Station Khardah, Kolkata-700118, District North 24 Parganas, represented by his constituted attorney, **Ashoke Ray** *alias* **Ashoke Roy**, son of Late Nripen Roy alias Nipen Ray, residing at Ali Haider Road, Maathpara, Post Office Titagarh, Police Station Titagarh, Kolkata-700119, District North 24 Parganas (**Vendor**, includes successors-in-interest)

LTI of Ashoke Roy by the pen of Gour Mondal

SL. NO. 74857 DATE 19 FEB 2013
NAME
ADD.
AMT. 10/-

SAHA & RAY ADVOCATES 7C.K.S. ROY ROAD, KOL-1

Anirban Bhattacharya

C-1269

MANGALDHAM NIRMAN PRIVATE LIMITED
Anirban Bhattacharya
Director / Authorised Signatory

C-1270

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

LTI of Ashoke Roy ~~Caretaker~~ by the pen of Gouri Mondal.
Ashoke Roy Attorney of Sarif Ali.

REGISTRAR OF ASSURANCES CALCUTTA

Samir Kr. Karmakar
Jiban Karmakar
Durgapara, Rahara
24 PGS (N) Kol - 118
P.S Kharduha
Business

ADDITIONAL REGISTRAR OF ASSURANCES
26 FEB 2013

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

Endorsement For Deed Number : I - 08671 of 2013

(Serial No. 02380 of 2013 and Query No. 1902L000005653 of 2013)

On 26/02/2013

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

Presented for registration at 20.43 hrs on :26/02/2013, at the Private residence by Anirban Bhattacharya ,Claimant.

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

Execution is admitted on 26/02/2013 by

1. Anirban Bhattacharya
   Authorised Signatory, Mangaldham Nirman Pvt Ltd, 2nd Floor, 101, Park Street, Kol, Thana:-Park Street, District:-Kolkata, WEST BENGAL, India, Pin :-700016.
   , By Profession : Others

   Identified By Samir Kumar Karmakar, son of Jiban Karmakar, Durgapara, Rahara, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700118, By Caste: Hindu, By Profession: Business.

Executed by Attorney

Execution by

1. Ashoke Ray alias Ashoke Roy, son of Late N Roy , Ali Haider Road, Maathpara, Kol, Thana:-Titagarh, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700119 By Caste Hindu By Profession: Others,as the constituted attorney of Sarif Ali is admitted by him.

   Identified By Samir Kumar Karmakar, son of Jiban Karmakar, Durgapara, Rahara, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700118, By Caste: Hindu, By Profession: Business.

On 28/02/2013

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.-5,68,537/-

Certified that the required stamp duty of this document is Rs.- 28447 /- and the Stamp duty paid as: Impresive Rs.- 10/-

On 09/03/2013

Payment of Fees:

Amount by Draft

Rs. 6346/- is paid , by the draft number 754499, Draft Date 07/03/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 09/03/2013

(Under Article : A(1) = 6248/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/03/2013)

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

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

Endorsement For Deed Number : I - 08671 of 2013

(Serial No. 02380 of 2013 and Query No. 1902L000005653 of 2013)

Deficit stamp duty

Deficit stamp duty Rs. 28447/- is paid , by the draft number 754494, Draft Date 07/03/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 09/03/2013

On 17/06/2013

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.

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

(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

And

3.2 **Mangaldham Nirman Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 2nd Floor, 101, Park Street, Kolkata-700016, Police Station Park Street, represented by its authorized signatory, Anirban Bhattacharya, son of Giridhari Bhattacharya, of Siddha Park, 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)** Land classified as *sali* (agricultural) measuring 3.1719 (three point one seven one nine) decimal equivalent to 1.9223 (one point nine two two three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 294, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat* (**PGP**), Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No. 756 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon (**First Property**) **And (2)** land classified as *sali* (agricultural) measuring 3.1719 (three point one seven one nine) decimal equivalent to 1.9223 (one point nine two two three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 756 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon (**Second Property**) **And (3)** land classified as *sali* (agricultural) measuring 0.9063 (zero point nine zero six three) decimal equivalent to 0.5493 (zero point five four nine three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part III** of the **1st Schedule** below and the said *Dag* No. 756 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon (**Third Property**) **And (4)** land classified as *sali* (agricultural) measuring 0.6563 (zero point six five six three) decimal equivalent to 0.3977 (zero point three nine seven seven) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 303, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below and the said *Dag* No. 758 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon (**Fourth Property**) **And (5)** land classified as *sali* (agricultural) measuring 0.6563 (zero point six five six three) decimal equivalent to 0.3977 (zero point three nine seven seven) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six

three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part V** of the **1st Schedule** below and the said *Dag* No. 758 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon (**Fifth Property**) **And (6)** land classified as *sali* (agricultural) measuring 0.1875 (zero point one eight seven five) decimal equivalent to 0.1136 (zero point one one three six) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part VI** of the **1st Schedule** below and the said *Dag* No. 758 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon (**Sixth Property**) **And (7)** land classified as *sali* (agricultural) measuring 0.5469 (zero point five four six nine) decimal equivalent to 0.3315 (zero point three three one five) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 303, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part VII** of the **1st Schedule** below and the said *Dag* No. 759 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon (**Seventh Property**) **And (8)** land classified as *sali* (agricultural) measuring 0.5469 (zero point five four six nine) decimal equivalent to 0.3315 (zero point three three one five) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part VIII** of the **1st Schedule** below and the said *Dag* No. 759 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon (**Eighth Property**) **And (9)** land classified as *sali* (agricultural) measuring 0.1563 (zero point one five six three) decimal equivalent to 0.0947 (zero point zero nine four seven) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part IX** of the **1st Schedule** below and the said *Dag* No. 759 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon (**Ninth Property**). The First Property, the Second Property, the Third Property, the Fourth Property, the Fifth Property, the Sixth Property, the Seventh Property, the Eighth Property and the Ninth Property (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 Jahur Ali Mondal *alias* Jahorani Mondal:** Jahur Ali Mondal *alias* Jahorani Mondal was the recorded owner of **(1)** land classified as *sali* (agricultural) measuring 12.6875 (twelve point six eight seven five) decimal equivalent to 7.6894 (seven point six eight nine four) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 294, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Jahur's First Property**) **And (2)** land classified as *sali* (agricultural) measuring 2.625 (two point six two five) decimal equivalent to 1.5909 (one point five nine zero nine) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 303, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Jahur's Second Property**) **And (3)** land classified as *sali* (agricultural) measuring 2.1875 (two point one eight seven five) decimal equivalent to 1.3258 (one point three two five eight) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 303, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Jahur's Third Property**).

5.1.2 **Ownership of Manuar Ali Mondal:** Manuar Ali Mondal was the recorded owner of **(1)** land classified as *sali* (agricultural) measuring 12.6875 (twelve point six eight seven five) decimal equivalent to 7.6894 (seven point six eight nine four) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Manuar's First Property**) **And (2)** land classified as *sali* (agricultural) measuring 2.625 (two point six two five) decimal equivalent to 1.5909 (one point five nine zero nine) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Manuar's Second Property**) **And (3)** land classified as *sali* (agricultural) measuring 2.1875 (two point one eight seven five) decimal equivalent to 1.3258 (one point three two five eight) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Manuar's Third Property**).

5.1.3 **Ownership of Hinguljan Bibi:** Hinguljan Bibi was the recorded owner of **(1)** land classified as *sali* (agricultural) measuring 3.625 (three point six two five) decimal equivalent to 2.197 (two point one nine seven) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Hinguljan's First Property**) **And (2)** land classified as *sali* (agricultural)

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OF ASSURANCES
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measuring 0.75 (zero point seven five) decimal equivalent to 0.4545 (zero point four five four five) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Hinguljan's Second Property**) **And (3)** land classified as *sali* (agricultural) measuring 0.625 (zero point six two five) decimal equivalent to 0.3788 (zero point three seven eight eight) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas (**Hinguljan's Third Property**).

5.1.4 **Joint Sale to Ujir Ali:** By a Deed of Conveyance in Bengali Language (*kobala*) dated 23rd April, 1958, registered in the office of the Sub-Registrar, Barackpore, in Book No. I, Volume No. 24, at Pages 223 to 226, being Deed No. 1910 for the year 1958, **(1)** Jahur Ali Mondal *alias* Jahorani Mondal **(2)** Manuar Ali Mondal and **(3)** Hinguljan Bibi jointly sold, conveyed and transferred to Ujir Ali the entirety of Jahur's First Property, Jahur's Second Property, Jahur's Third Property, Manuar's First Property, Manuar's Second Property, Manuar's Third Property, Hinguljan's First Property, Hinguljan's Second Property and Hinguljan's Third Property.

5.1.5 **Demise of Ujir Ali:** Ujir Ali, a Muslim, governed by the *Sunni* School of Mohamadan Law, died intestate, leaving behind him, his only son, Sarif Ali (Vendor hereinabove), as his only legal heir, who inherited the right, title and interest of Late Ujir Ali in Jahur's First Property, Jahur's Second Property, Jahur's Third Property, Manuar's First Property, Manuar's Second Property, Manuar's Third Property, Hinguljan's First Property, Hinguljan's Second Property and Hinguljan's Third Property.

5.1.6 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the absolute owner of the First Property out of Jahur's First Property, the Second Property out of Manuar's First Property, the Third Property out of Hinguljan's First Property, the Fourth Property out of Jahur's Second Property, the Fifth Property out of Manuar's Second Property, the Sixth Property out of Hinguljan's Second Property, the Seventh Property out of Jahur's Third Property, the Eighth Property out of Manuar's Third Property and the Ninth Property out of Hinguljan's Third Property all comprised in the Said Property.

5.1.7 **Power of Attorney by Vendor:** By a General Power of Attorney (**POA**) dated 14th February, 2013 registered in the Office of the Additional District Sub-Registrar, Barackpore, in Book No. IV, CD Volume No. 1, at Pages 2454 to 2463, being Deed No. 00248 for the year 2013, the Vendor has appointed, constituted and nominated Ashoke Roy *alias* Ashoke Ray, as his true and lawful attorney and empowered him to execute proper deed of conveyance in order to convey and transfer of Said Property in favour of the Purchaser/Purchasers. The POA is valid and subsisting and has not been revoked or rescinded by the Vendor.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants 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

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OF ASSURANCE
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the Said Property is not affected by any scheme of the Panchayet Authority or Government or any 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 or 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 whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *wakf*, 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 **Agreement to Sell and Purchase:** The basic understanding between the Parties is that the Vendor will 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 will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

6.2 **Surrender/Transfer of Rights:** Maa Amba Infrastructure Private Limited, having its office at B-401, 4th Floor, City Centre, Salt Lake, Kolkata-700064 (**First Company**) had contractual transferable interest and/or right in the Said Property. Suman Construction Company Private Limited, 4, Ratan Sarkar Garden Street, Kolkata - 700007 (**Second Company**) had contracted with the Purchaser to cause the sale of the Said Property to the Purchaser directly from the Vendor and to cause the First Company to surrender all its rights, interests and claims, of any and every nature whatsoever, for a consolidated consideration, which included the price to be paid to the Vendor and the compensation to be paid to the First Company as well as the profit of the Second Company. Pursuant to the above, the Second Company is causing sale of the Said Property by the Vendor directly to the Purchaser by this Conveyance. It is also recorded that by virtue of commercial negotiation and amicable settlement with the First Company, the First Company surrendered all its rights, interests and claims, of any and every nature whatsoever, in favour of the Purchaser for mutually agreed consideration and the Second Company also confirmed that it has released/transferred all its rights in the Said Property to the Purchaser, for mutually agreed consideration.

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 **2nd Schedule** below, being **(1)** the First Property, i.e. land classified as *sali* (agricultural) measuring 3.1719 (three point one seven one nine) decimal equivalent to 1.9223 (one point nine two two three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 294, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part I** of the **1st Schedule** below and the said *Dag* No. 756 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Property, i.e. land classified as *sali* (agricultural) measuring 3.1719 (three point one seven one nine) decimal equivalent to 1.9223 (one point nine two two three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part II** of the **1st Schedule** below and the said *Dag* No. 756 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Property, i.e. land classified as *sali* (agricultural) measuring 0.9063 (zero point nine zero six three) decimal equivalent to 0.5493 (zero point five four nine three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part III** of the **1st Schedule** below and the said *Dag* No. 756 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Property, i.e. land classified as *sali* (agricultural) measuring 0.6563 (zero point six five six three) decimal equivalent to 0.3977 (zero point three nine seven seven) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 303, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District

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Barackpore, District North 24 Parganas, more fully described in **Part IV** of the **1st Schedule** below and the said *Dag* No. 758 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **And (5)** the Fifth Property, i.e. land classified as *sali* (agricultural) measuring 0.6563 (zero point six five six three) decimal equivalent to 0.3977 (zero point three nine seven seven) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part V** of the **1st Schedule** below and the said *Dag* No. 758 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **And (6)** the Sixth Property, i.e. land classified as *sali* (agricultural) measuring 0.1875 (zero point one eight seven five) decimal equivalent to 0.1136 (zero point one one three six) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part VI** of the **1st Schedule** below and the said *Dag* No. 758 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **And (7)** the Seventh Property, i.e. land classified as *sali* (agricultural) measuring 0.5469 (zero point five four six nine) decimal equivalent to 0.3315 (zero point three three one five) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 303, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part VII** of the **1st Schedule** below and the said *Dag* No. 759 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **And (8)** the Eighth Property, i.e. land classified as *sali* (agricultural) measuring 0.5469 (zero point five four six nine) decimal equivalent to 0.3315 (zero point three three one five) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part VIII** of the **1st Schedule** below and the said *Dag* No. 759 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon **And (9)** the Ninth Property, i.e. land classified as *sali* (agricultural) measuring 0.1563 (zero point one five six three) decimal equivalent to 0.0947 (zero point zero nine four seven) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of PGP, Sub-Registration District Barackpore, District North 24 Parganas, more fully described in **Part IX** of the **1st Schedule** below and the said *Dag* No. 759 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon, **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.2,50,000/- (Rupees two lac and fifty thousand) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby as well as 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, *wakf*, 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.

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:** Indemnification by the Vendor about the correctness of the Vendor's title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendor about the correctness of the Vendor's title, which if found defective or untrue at any time, the Vendor shall, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify.

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 by the Vendor 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 its 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.

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8.6 **Indemnity:** 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, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of any encumbrance on the Said Property.

8.7 **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.

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under them, 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, 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 Property)

Land classified as *sali* (agricultural) measuring 3.1719 (three point one seven one nine) decimal equivalent to 1.9223 (one point nine two two three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 294, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas, the said *Dag* No. 756 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. *Dag* No. 760
On the East	:	By R.S. *Dag* No. 757
On the South	:	By R.S. *Dag* No. 775
On the West	:	By R.S. *Dag* No. 755

Part II
(Second Property)

Land classified as *sali* (agricultural) measuring 3.1719 (three point one seven one nine) decimal equivalent to 1.9223 (one point nine two two three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas, the said *Dag* No. 756 being delineated on **Plan**

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annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. *Dag* No. 760
On the East	:	By R.S. *Dag* No. 757
On the South	:	By R.S. *Dag* No. 775
On the West	:	By R.S. *Dag* No. 755

Part III
(**Third Property**)

Land classified as *sali* (agricultural) measuring 0.9063 (zero point nine zero six three) decimal equivalent to 0.5493 (zero point five four nine three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas, the said *Dag* No. 756 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. *Dag* No. 760
On the East	:	By R.S. *Dag* No. 757
On the South	:	By R.S. *Dag* No. 775
On the West	:	By R.S. *Dag* No. 755

Part IV
(**Fourth Property**)

Land classified as *sali* (agricultural) measuring 0.6563 (zero point six five six three) decimal equivalent to 0.3977 (zero point three nine seven seven) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 303, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas, the said *Dag* No. 758 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. *Dag* No. 757
On the East	:	By R.S. *Dag* No. 771/1253
On the South	:	By R.S. *Dag* No. 774
On the West	:	By R.S. *Dag* No. 757

Part V
(**Fifth Property**)

Land classified as *sali* (agricultural) measuring 0.6563 (zero point six five six three) decimal equivalent to 0.3977 (zero point three nine seven seven) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District

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North 24 Parganas, the said *Dag* No. 758 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. *Dag* No. 757
On the East	:	By R.S. *Dag* No. 771/1253
On the South	:	By R.S. *Dag* No. 774
On the West	:	By R.S. *Dag* No. 757

Part VI
(**Sixth Property**)

Land classified as *sali* (agricultural) measuring 0.1875 (zero point one eight seven five) decimal equivalent to 0.1136 (zero point one one three six) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas, the said *Dag* No. 758 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. *Dag* No. 757
On the East	:	By R.S. *Dag* No. 771/1253
On the South	:	By R.S. *Dag* No. 774
On the West	:	By R.S. *Dag* No. 757

Part VII
(**Seventh Property**)

Land classified as *sali* (agricultural) measuring 0.5469 (zero point five four six nine) decimal equivalent to 0.3315 (zero point three three one five) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 303, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas, the said *Dag* No. 759 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. *Dag* No. 760
On the East	:	By R.S. *Dag* No. 771
On the South	:	By R.S. *Dag* No. 757
On the West	:	By R.S. *Dag* No. 757

Part VIII
(**Eighth Property**)

Land classified as *sali* (agricultural) measuring 0.5469 (zero point five four six nine) decimal equivalent to 0.3315 (zero point three three one five) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District

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North 24 Parganas, the said *Dag* No. 759 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. *Dag* No. 760
On the East	:	By R.S. *Dag* No. 771
On the South	:	By R.S. *Dag* No. 757
On the West	:	By R.S. *Dag* No. 757

Part IX
(Ninth Property)

Land classified as *sali* (agricultural) measuring 0.1563 (zero point one five six three) decimal equivalent to 0.0947 (zero point zero nine four seven) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas, the said *Dag* No. 759 being delineated on **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

On the North	:	By R.S. *Dag* No. 760
On the East	:	By R.S. *Dag* No. 771
On the South	:	By R.S. *Dag* No. 757
On the West	:	By R.S. *Dag* No. 757

2nd Schedule
(Said Property)
[*Subject matter of Sale*]

Land classified as *sali* (agricultural) measuring 3.1719 (three point one seven one nine) decimal equivalent to 1.9223 (one point nine two two three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 294, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas and described in **Part-I** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 3.1719 (three point one seven one nine) decimal equivalent to 1.9223 (one point nine two two three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven) *cottah*, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas and described in **Part-II** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.9063 (zero point nine zero six three) decimal equivalent to 0.5493 (zero point five four nine three) *cottah*, more or less [out of 29 (twenty nine) decimal equivalent to 17.5757 (seventeen point five seven five seven)

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cottah, more or less, being a portion of R.S. *Dag* No. 756, corresponding L.R. *Dag* No. 1707, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas and described in **Part-III** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.6563 (zero point six five six three) decimal equivalent to 0.3977 (zero point three nine seven seven) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 303, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas and described in **Part-IV** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.6563 (zero point six five six three) decimal equivalent to 0.3977 (zero point three nine seven seven) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas and described in **Part-V** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.1875 (zero point one eight seven five) decimal equivalent to 0.1136 (zero point one one three six) *cottah*, more or less [out of 6 (six) decimal equivalent to 3.6364 (three point six three six three) *cottah*, more or less, being a portion of R.S. *Dag* No. 758, corresponding L.R. *Dag* No. 1715, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas and described in **Part-VI** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.5469 (zero point five four six nine) decimal equivalent to 0.3315 (zero point three three one five) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 303, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas and described in **Part-VII** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.5469 (zero point five four six nine) decimal equivalent to 0.3315 (zero point three three one five) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 581, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas and described in **Part-VIII** of the **1st Schedule** above.

Land classified as *sali* (agricultural) measuring 0.1563 (zero point one five six three) decimal equivalent to 0.0947 (zero point zero nine four seven) *cottah*, more or less [out of 5 (five) decimal equivalent to 3.0303 (three point zero three zero three) *cottah*, more or less, being a portion of R.S. *Dag* No. 759, corresponding L.R. *Dag* No. 1709, recorded in L.R. *Khatian* No. 910, *Mouza* Patulia, J.L. No. 4, Police Station Khardah, within the jurisdiction of Patulia *Gram Panchayat*, Sub-Registration District Barackpore, District North 24 Parganas and described in **Part-IX** of the **1st Schedule** above.

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
26 FEB 2013

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 Said Property is tabulated in the Chart below:

Mouza	**R.S *Dag* No.**	**L.R. *Dag* No.**	**L.R. *Khatian* No.**	**Total Area of *Dag* (in decimal)**	**Total Area sold (in decimal)**	**Name of the Recorded Owner**
Patulia	756	1707	294	29	3.1719	Jahur Ali Mondal
Patulia	756	1707	581	29	3.1719	Manuar Ali Mondal
Patulia	756	1707	910	29	0.9063	Hinguljan Bibi
Patulia	758	1715	303	6	0.6563	Jahorani Mondal
Patulia	758	1715	581	6	0.6563	Manuar Ali Mondal
Patulia	758	1715	910	6	0.1875	Hinguljan Bibi
Patulia	759	1709	303	5	0.5469	Jahorani Mondal
Patulia	759	1709	581	5	0.5469	Manuar Ali Mondal
Patulia	759	1709	910	5	0.1563	Hinguljan Bibi
				Total	**10.00**	

ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
26 FEB 2013

9. Execution and Delivery

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

LTI of Ashok Ray
by the Pen of
Samir Kr Karmakar
as Constituted Attorney
of Sarif Ali

Read over and explained the contents of this document in vernacular by me personally to the Vendor, who, after understanding the meaning and purport hereof have put his/her L.T.I. signature in my presence.

Gopa Mondal

[Ashoke Ray *alias* **Ashoke Roy** as the constituted attorney of **Sarif Ali]**
[Vendor]

Anirban Bhattacharya
[Mangaldham Nirman Private Limited]
[Authorized Signatory]
[Purchaser]

Drafted By

Baptarchi
Advocate
High Court, Calcutta

Witnesses:

Signature Samir Kr Karmakar Signature

Name Samir Kr. Karmakar Name Sudip Dutta

Father's Name Jiban Karmakar Father's Name ~~Madhyam Gram~~ Dilip Dutta

Address Jangalpara, Ruhuru 24 PGS(N) Kol - 118 P.S Kharidaha

Address Madhyam Gram, Bankim Palli(S) KOL-129, P.S- Barasat

Receipt and Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,50,000/-** (**Rupees two lac and fifty thousand**) 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.)
By Pay Order No. 371496	26.02.2013	AXIS Bank Ltd.	2,50,000/-
		Total	**2,50,000/-**

Read over and explained the contents of this document in vernacular by me personally to the Vendor, who, after understanding the meaning and purport thereof have put his/her L.T.I./signature in my presence.

LTI of Ashoke Roy
by the Pen of
Samir Kr Karmakar
as Constituted Attorny
of Sarif Ali.

[Ashoke Ray *alias* **Ashoke Roy** as the constituted attorney of **Sarif Ali]**
[Vendor]

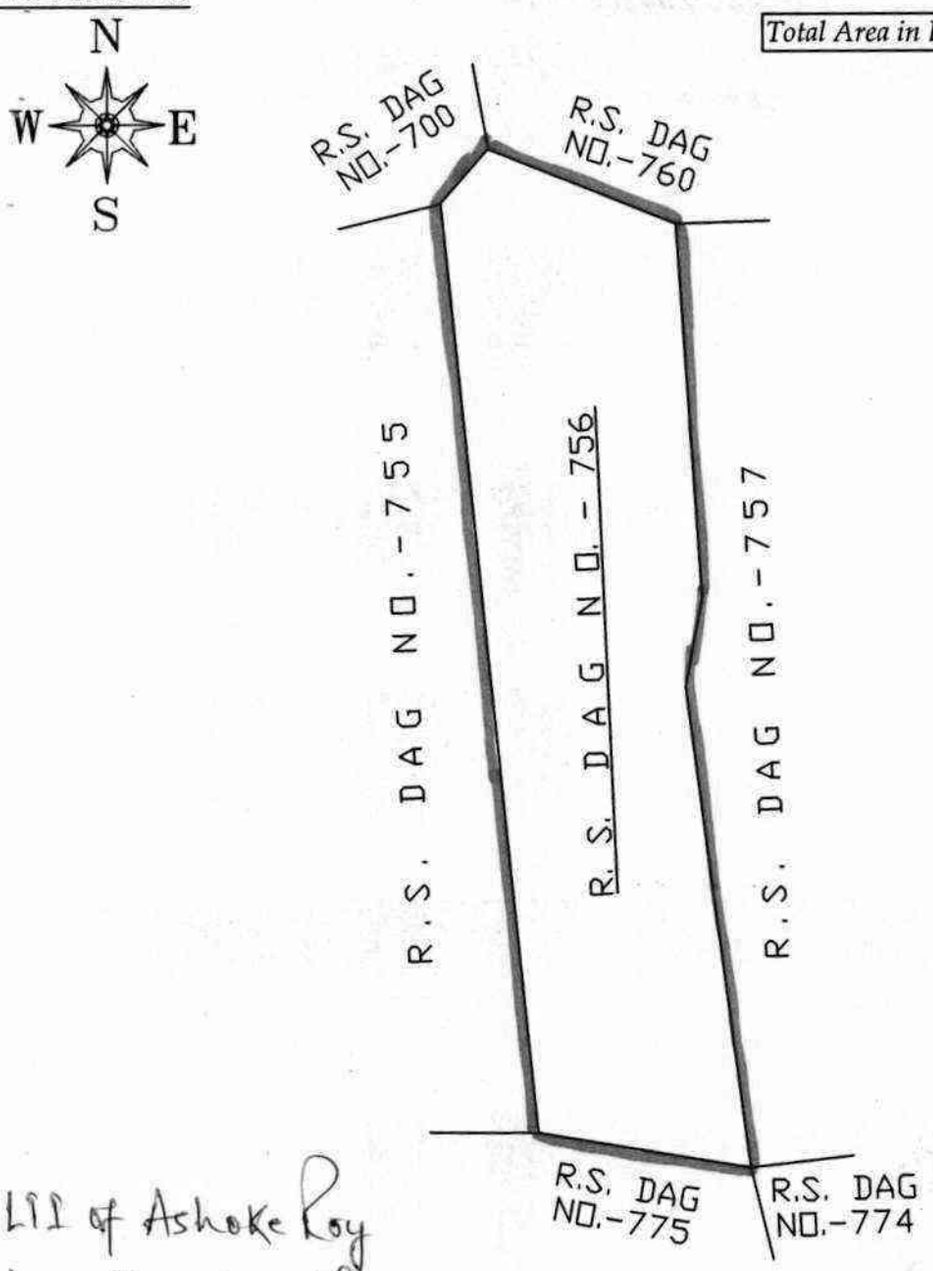
Witnesses:

Signature Samir Kr. Karmakar Signature

Name Samir Kr. Karmakar Name Sudip Dutta

SITE PLAN OF R.S. DAG NO.- 756 CORRESPONDING L.R. DAG NO.- 1707, L.R. KHATIAN NO.- 294, 581 & 910, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS

Total Area in Dag No.756 is 29 Decimal



LTI of Ashoke Roy by the pen of Gopa Mondal

MANGALDHAM NIRMAN PRIVATE LIMITED

Aniban Bhattacharya

Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :

LEGEND : 29.0000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 29 DECIMAL OF R.S. DAG NO.- 756, L.R. DAG NO.- 1707.

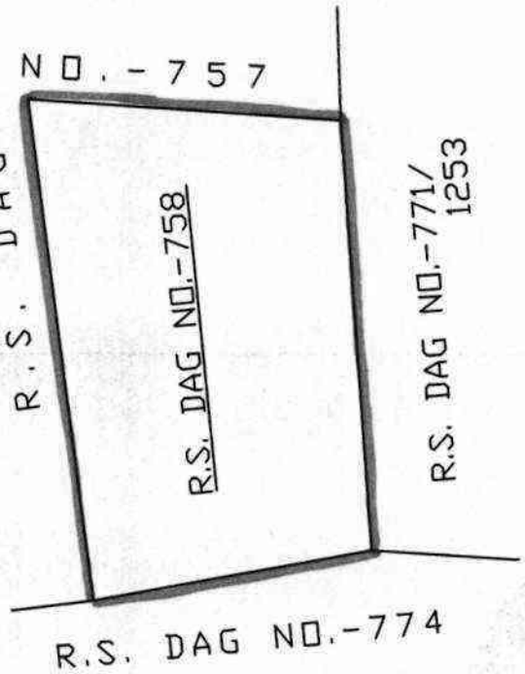
SHOWN THUS : ☐

THE ADDL. REGISTRAR OF ASSURANCES
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
26 FEB 2013

SITE PLAN OF R.S. DAG NO.- 758 CORRESPONDING L.R. DAG NO.- 1715, L.R. KHATIAN NO.- 303, 581 & 910, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS

Total Area in Dag No.758 is 6 Decimal



LTI of Ashoke Roy
by the Pen of
Gram Mon 21.

MANGALDHAM NIRMAN PRIVATE LIMITED
Anirban Bhattacharya
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :

LEGEND : 6.0000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 6 DECIMAL OF R.S. DAG NO.- 758, L.R. DAG NO.- 1715.

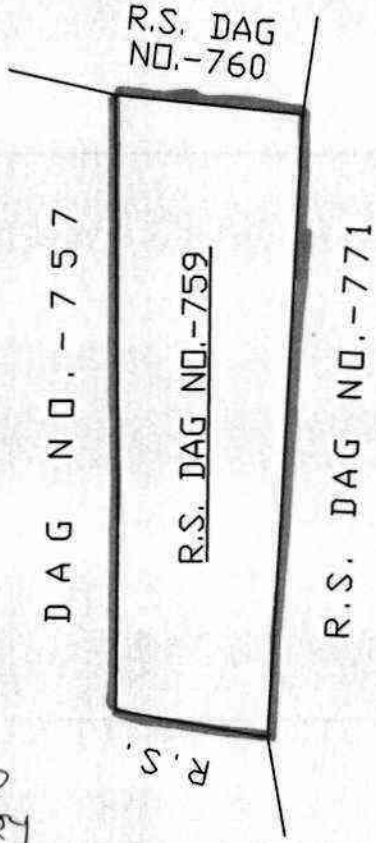
SHOWN THUS : ☐

SEAL OF THE ADDL. REGISTRAR OF ASSURANCES, CALCUTTA

ADDL. REGISTRAR
OF ASSURANCES, KOLKATA
26 FEB 2013

SITE PLAN OF R.S. DAG NO.- 759 CORRESPONDING L.R. DAG NO.- 1709, L.R. KHATIAN NO.- 303, 581 & 911, MOUZA- PATULIA, J.L. NO.- 4, P.S. - KHARDAHA, UNDER PATULIA GRAM PANCHAYET, DIST. - NORTH 24 PARGANAS

Total Area in Dag No.759 is 5 Decimal



LTI of Ashoke Roy by the pen of Gram Mondal.

MANGALDHAM NIRMAN PRIVATE LIMITED
Anirban Bhattacharya
Director / Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S. :

NAME & SIGNATURE OF THE PURCHASER/S. :

LEGEND : 5.0000 DECIMAL UNDIVIDED SHARE OF SHALI LAND OUT OF 5 DECIMAL OF R.S. DAG NO.- 759, L.R. DAG NO.- 1709.

SHOWN THUS : ☐

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

2 6 FEB 2013

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 Anirban Bhattacharya	Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
	  LTI of Ashoke Roy on the per of Gram Mondl.	Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
		Little	Ring	Middle (Left	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little

REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
26 FEB 2013

Dated this 26th day of February, 2013

Between

Sarif Ali
... Vendor

And

Mangaldham Nirman Private Limited
... Purchaser

CONVEYANCE

Portions of
R.S. *Dag* Nos. 756, 758 & 759
L.R. Dag No. 1707, 1715 & 1709
***Mouza* Patulia**
Police Station Khardah
District North 24 Parganas

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

21H

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 27
Page from 18 to 42
being No 08671 for the year 2013.

Seal of the Additional Registrar of Assurances-II, Kolkata

(Dulal chandraSaha) 18-June-2013
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal