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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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no. 1861816

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-1, Kolkata

Additional Registrar of Assurances II  
Kolkata



CONVEYANCE

1. Date: 20th August, 2013.
2. Place: Kolkata
3. Parties

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by the Pen of

Sunil Kumar Deb Nath

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20/08

Pradip Kumar Kedis

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SAHA & RAY  
Advocates

3A/1, 3rd Floor, Hastings Chambers

7C, Kisan Shankar Roy Road

Kolkata - 700001

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- 2 AUG 2013

SURANJAN MUKHERJEE

Licensed Stamp Vendor

C. C. Court

2 & 3, K. S. Roy Road, Kol-1



e-6794

WISECRACK MARKETING PRIVATE LIMITED

Pradip Kumar Kedis

Director



e-6791

- 2 AUG 2013

IT by Sekandar Ali

by the pen of Sumit Kumar Deb Nath

- 2 AUG 2013



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Sumit Kumar Deb Nath



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Sumit Kumar Deb Nath



Sumit Kumar Deb Nath

s/o Menotash Deb Nath

Raigachi Chetabel

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ADDITIONAL REGISTRAR  
OF DOCUMENTS-II, KOLKATA  
20 AUG 2013



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

**Endorsement For Deed Number : I - 12020 of 2013**  
**(Serial No. 11564 of 2013 and Query No. 1902L000026783 of 2013)**

**On 20/08/2013**

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

Presented for registration at 17.42 hrs on :20/08/2013, at the Private residence by Pradip Kumar Kedia ,Claimant.

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

Execution is admitted on 20/08/2013 by

1. Sekender Ali Alias Sekender Ali Molla, son of Late Kachimuddin , Raigachi Chotopol, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Usman Ali Alias Ali Usman, son of Late Kachimuddin , Raigachi Chotopol, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
3. Mahiuddin Molla Alias Molla Mahiuddin, son of Late Kachimuddin , Raigachi Chotopol, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
4. Pradip Kumar Kedia  
Director, Wisecrack Marketing Pvt Ltd, 16, India Exchange Place, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001.  
, By Profession : Others  
Identified By Sunil Kumar Debnath, son of Monotosh Debnath, Raigachi Chotopol, Kol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Professionals.

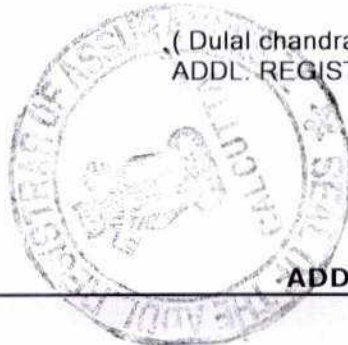
( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 21/08/2013**

**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.-18,61,816/-

Certified that the required stamp duty of this document is Rs.- 93111 /- and the Stamp duty paid as: Impresive Rs.- 5000/-



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

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

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EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 12020 of 2013  
(Serial No. 11564 of 2013 and Query No. 1902L000026783 of 2013)

On 23/08/2013

**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.

**Payment of Fees:**

Amount by Draft

Rs. 20569/- is paid , by the draft number 335048, Draft Date 21/08/2013, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 23/08/2013

( Under Article : A(1) = 20471/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 23/08/2013 )

**Deficit stamp duty**

Deficit stamp duty Rs. 88111/- is paid , by the draft number 335047, Draft Date 21/08/2013, Bank : State Bank of India, DALHOUSIE SQUARE, received on 23/08/2013

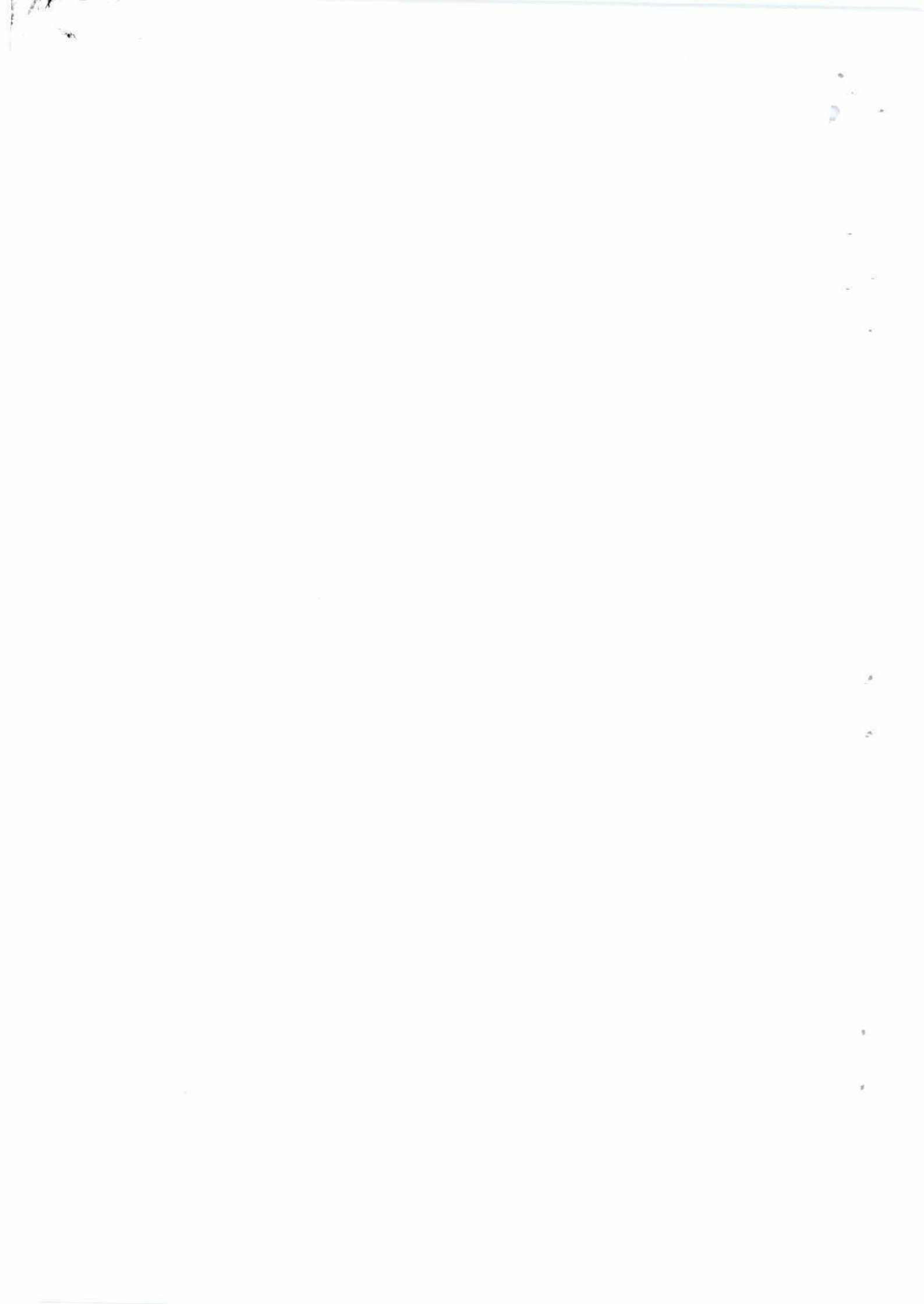
( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



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

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EndorsementPage 2 of 2



- 3.1 **Sekender Ali alias Sekender Ali Molla alias Molla Sekender Ali**, son of Late Kachimuddin alias Kochhimuddin Molla alias Kochimuddin Ali, residing at Village Raigachi Chotopol, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas
- 3.2 **Usman Ali alias Ali Usman**, son of Late Kachimuddin alias Kochhimuddin Molla alias Kochimuddin Ali, residing at Village Raigachi Chotopol, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas
- 3.3 **Mahiuddin Molla alias Molla Mahiuddin alias Mohiuddin Ali**, son of Late Kachimuddin alias Kochhimuddin Molla alias Kochimuddin Ali, residing at Village Raigachi Chotopol, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas  
(collectively **Vendors**, includes successors-in-interest)

And

- 3.4 **Wisecrack Marketing Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 16, India Exchange Place, Kolkata-700001, Police Station Hare Street (**PAN AABCW3927G**), represented by its authorized signatory Pradip Kumar Kedia, son of Late Nandkishore Kedia, of 28, Barrackpore Trunk Road, Kolkata-700002, Police Station Cossipore  
(**Purchaser**, includes successors-in-interest).

Vendors 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: (1)** Land classified as *danga* (high land) measuring 1 (one) decimal, more or less equivalent to 9 (nine) *chittack* and 30.6 (thirty point six) square feet, more or less [out of 2 (two) decimal, more or less equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.2 (sixteen point two) square feet, more or less, out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 598, recorded in L.R. *Khatian* No.181, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat* (**RBGP No.I**), Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 598 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And (2)** land classified as *sahi* (agricultural) measuring 3 (three) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.8 (one point eight) square feet, more or less [out of 6 (six) decimal, more or less equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less, out of 23 (twenty three) decimal, more or less equivalent to 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 28.8 (twenty eight point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 644, recorded in L.R. *Khatian* No.181, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 644 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**), the First Land and the Second Land **aggregating to** land measuring 4 (four) decimal, more or less equivalent to 2

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(two) *cottah* 6 (six) *chittack* and 32.4 (thirty two point four) square feet, more or less, more fully described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**) **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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 Vendors have made the following representations and given the following warranties to the Purchaser regarding title:

5.1.1 **Deed of Gift to Amena Khatun alias Amena Bibi:** By a Deed of Gift in Bengali language (*Hiba-bil-iwaz*) dated 28<sup>th</sup> February, 1973, registered in the Office of the Sub-Registrar, Cossipore Dum Dum, in Book No.I, being Deed No.1532 for the year 1973, Kachimuddin alias Kochhimuddin Molla alias Kochimuddin Ali gifted and transferred to Amena Khatun alias Amena Bibi (**Amena Bibi**) *inter alia* **(1)** land measuring 1.8 (one point eight) decimal, more or less [out of 9 (nine) decimal, more or less], being a portion of C.S. *Dag* No.568 corresponding to R.S./L.R. *Dag* No. 598, recorded in C.S. *Khatian* No.249/1 and **(2)** land measuring 4.6 (four point six) decimal, more or less [out of 23 (twenty three) decimal, more or less], being a portion of C.S. *Dag* No.615 corresponding to R.S./L.R. *Dag* No.644, recorded in C.S. *Khatian* No.174, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, District 24 Parganas (presently North 24 Parganas) (collectively **Mother Land**).

5.1.2 **Record of Rights of Amena Bibi:** Amena Bibi got her name recorded in the records of the Land Reforms Settlement of the Block Land and Land Reforms Office, Rajarhat, North 24 Parganas, in L.R. *Khatian* No.181, in respect of the entirety of the Mother Land.

5.1.3 **Sale to Vendors:** By a Deed of Sale in Bengali language (*Saaf Kobala*) dated 29<sup>th</sup> July, 1992, registered in the Office of the Additional District Sub-Registrar, Bidhannagar, Salt Lake City, in Book No. I, Volume No. 163, at Pages 125 to 130, being Deed No.7456 for the year 1992, Amena Bibi sold, conveyed and transferred to **(1)** Sekender Ali alias Sekender Ali Molla alias Molla Sekender Ali (the Vendor No.3.1 herein) **(2)** Usman Ali alias Ali Usman (the Vendor No.3.2 herein) and **(3)** Mahiuddin Molla alias Molla Mahiuddin alias Mohiuddin Ali (the Vendor No.3.3 herein) *inter alia* the entirety of the Mother Land, free from all encumbrances and for the consideration mentioned therein.

5.1.4 **Absolute Ownership of Vendors:** In the above mentioned circumstances, the Vendors have become the joint and absolute owners of the Mother Land and consequently that of the Said Property which is a portion of and comprised in the Mother Land.

5.2 **Representations, Warranties and Covenants by Vendors:** The Vendors represent, warrant and covenant as follows:

5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Statutory Body.

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- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have 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 Vendors have 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 Vendors.
- 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 Vendors 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, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors 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 Vendors 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 Vendors and the Purchaser is that the Vendors shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above (collectively **Representations**).
- 6.2 **Surrender of Rights:** Ms. Vinita Jain of 99A, Park Street, Kolkata-700016 and Rabia Bibi, wife of Yakub, of Raigachi Chotopol, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas have been claiming agreement and possessory right over the Said Property but by virtue of negotiation and

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amicable settlement, they have agreed to surrender/release such claims in favour of the Purchaser. The Vendors shall have no responsibility or obligation in this regard.

## 7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **2<sup>nd</sup> Schedule** below, comprising of **(1)** the First Land, i.e. land classified as *danga* (high land) measuring 1 (one) decimal, more or less equivalent to 9 (nine) *chittack* and 30.6 (thirty point six) square feet, more or less [out of 2 (two) decimal, more or less equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.2 (sixteen point two) square feet, more or less, out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 598, recorded in L.R. *Khatian* No.181, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 598 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Land, i.e. land classified as *sali* (agricultural) measuring 3 (three) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.8 (one point eight) square feet, more or less [out of 6 (six) decimal, more or less equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less, out of 23 (twenty three) decimal, more or less equivalent to 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 28.8 (twenty eight point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 644, recorded in L.R. *Khatian* No.181, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP No.I, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No. 644 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **aggregating to** land measuring 4 (four) decimal, more or less equivalent to 2 (two) *cottah* 6 (six) *chittack* and 32.4 (thirty two point four) square feet, more or less **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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.13,62,736/- (Rupees thirteen lac sixty two thousand seven hundred and thirty six) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt And Memo of Consideration hereunder written, admit and acknowledge.

## 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, *wakfs*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or

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equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have 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 Vendors about the correctness of the Vendors' title, Vendors' authority to sell, non-existence of any encumbrances on the Said Property and strict, punctual and proper performance of all obligations of the Vendors under this Conveyance and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue or not complied with at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors 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/or 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/or assigns 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 Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, in respect of which demand has been made and is in the knowledge of the Vendors, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors 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 Vendors, the Vendors 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

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howsoever over and above the Said Property, even if the Vendors hold and own any land contiguous to the Said Property and such land is land-locked and does not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and everyone of the aforesaid rights.

- 8.6 **No Objection to Mutation and Conversion:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are 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 Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of any land held or owned by the Vendors contiguous to the Said Property being and remaining agricultural and (b) appoint the Purchaser as the constituted attorney of the Vendors 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 Vendors undertake 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 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, 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.

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Land)**

Land classified as *danga* (high land) measuring 1 (one) decimal, more or less equivalent to 9 (nine) *chittack* and 30.6 (thirty point six) square feet, more or less [out of 2 (two) decimal, more or less equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.2 (sixteen point two) square feet, more or less, out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 598, recorded in L.R. *Khatian* No.181, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said *Dag* No. 598 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By portion of R.S./L.R. *Dag* No. 601
- On the East** : By portion of R.S./L.R. *Dag* No. 597
- On the South** : By portions of R.S./L.R. *Dag* Nos.596 and 597
- On the West** : By R.S./L.R. *Dag* No. 599

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

**Part II**  
**(Second Land)**

Land classified as *sali* (agricultural) measuring 3 (three) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.8 (one point eight) square feet, more or less [out of 6 (six) decimal, more or less equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less, out of 23 (twenty three) decimal, more or less equivalent to 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 28.8 (twenty eight point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 644, recorded in L.R. *Khatian* No.181, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, the said *Dag* No.644 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 643
- On the East** : By portions of R.S./L.R. *Dag* Nos.639 and 650
- On the South** : By R.S./L.R. *Dag* No.649 and by portion of R.S./L.R. *Dag* No.645
- On the West** : By R.S./L.R. *Dag* No. 1041

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

**2<sup>nd</sup> Schedule**  
**(Said Property)**

Land classified as *danga* (high land) measuring 1 (one) decimal, more or less equivalent to 9 (nine) *chittack* and 30.6 (thirty point six) square feet, more or less [out of 2 (two) decimal, more or less equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.2 (sixteen point two) square feet, more or less, out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.4 (five point four) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 598, recorded in L.R. *Khatian* No.181, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** above and the said *Dag* No. 598 being delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon

Land classified as *sali* (agricultural) measuring 3 (three) decimal, more or less equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.8 (one point eight) square feet, more or less [out of 6 (six) decimal, more or less equivalent to 3 (three) *cottah* 10 (ten) *chittack* and 3.6 (three point six) square feet, more or less, out of 23 (twenty three) decimal, more or less equivalent to 13 (thirteen) *cottah* 14 (fourteen) *chittack* and 28.8 (twenty eight point eight) square feet, more or less], being a portion of R.S./L.R. *Dag* No. 644, recorded in L.R.



ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
20 AUG 2019

*Khatian* No.181, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayat*, Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** above and the said *Dag* No. 644 being delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon

**aggregating to** land measuring 4 (four) decimal, more or less equivalent to 2 (two) *cottah* 6 (six) *chittack* and 32.4 (thirty two point four) square feet, more or less

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors 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.	R.S./ L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	598	181	<i>Danga</i>	9	1.00	Amena Khatun <i>alias</i> Amena Bibi
Raigachi	644	181	<i>Sali</i>	23	3.00	
<b>Total Area of Land Sold:</b>					<b>4.00</b>	

## 9. Execution and Delivery

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



LT 17 Sekender  
Ali by the Pen of

Sunil Kumar Deb Nath.

Usman Ali

(Sekender Ali *alias* Sekender Ali  
Molla *alias* Molla Sekender Ali)

(Usman Ali *alias* Ali Usman)

6/25/14/25/25/25

(Mahiuddin Molla *alias* Molla Mahiuddin *alias* Mohiuddin Ali)  
[Vendors]



20 AUG 2019

Read over and explained the contents of this document by me to (1) Sekender Ali *alias* Sekender Ali Molla *alias* Molla Sekender Ali (2) Usman Ali *alias* Ali Usman and (3) Mahiuddin Molla *alias* Molla Mahiuddin *alias* Mohiuddin Ali in Bengali language, who after understanding the meaning and purport of this document, put their respective LTIs/signatures in my presence.

Signature Sunil Kumar Deb Nath.

**Wisecrack Marketing Private Limited**

Pradip Kumar Kedia  
~~Signature~~

(Pradip Kumar Kedia)  
Authorized Signatory  
[Purchaser]

**Witnesses:**

Signature SK ANOOR USMAN

Name SK ANOOR USMAN

Father's Name Yousaf Ali

Address Raigachi

Post: Raigachi

K2 700135

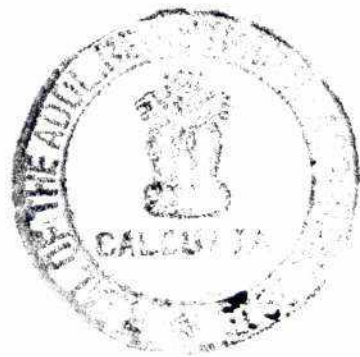
Signature Mohiuddin Molla.

Name MOHIUDDIN MOLLA

Father's Name Chariuddin

Address Lampul pada, Medinagar.

Berasat - Kal - 700135



ADDITIONAL REGISTRAR  
OF ASSAM (GENERAL) NO. 100  
20 AUG 2019



**Receipt And Memo of Consideration**

Received from the within named Purchaser the within mentioned sum of Rs.13,62,736/- (Rupees thirteen lac sixty two thousand seven hundred and thirty six) towards full and final payment of the Consideration for sale of the Said Property described in the **2<sup>nd</sup> Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Banker's Cheque No.022960	20.08.2013	The Lakshmi Vilas Bank Limited, Red Cross Place, Kolkata	4,54,245/-
Banker's Cheque No.022961	20.08.2013	The Lakshmi Vilas Bank Limited, Red Cross Place, Kolkata	4,54,245/-
Banker's Cheque No.022959	20.08.2013	The Lakshmi Vilas Bank Limited, Red Cross Place, Kolkata	4,54,246/-
<b>Total:</b>			<b>13,62,736/-</b>



ATI of Sekender  
Ali by the Pur of

Sunil Kumar Deb Nath.

Usman Ali

(Sekender Ali alias Sekender Ali  
Molla alias Molla Sekender Ali)

(Usman Ali alias Ali Usman)

Signature of Mahiuddin Molla

(Mahiuddin Molla alias Molla Mahiuddin alias Mohiuddin Ali)  
[Vendors]

Read over and explained the contents of this document by me to (1) Sekender Ali alias Sekender Ali Molla alias Molla Sekender Ali (2) Usman Ali alias Ali Usman and (3) Mahiuddin Molla alias Molla Mahiuddin alias Mohiuddin Ali in Bengali language, who after understanding the meaning and purport of this document, put their respective LTIs/signatures in my presence.

Signature Sunil Kumar Deb Nath.

**Witnesses:**

Signature SK NOOR ISLAM Signature Mohiuddin Molla.

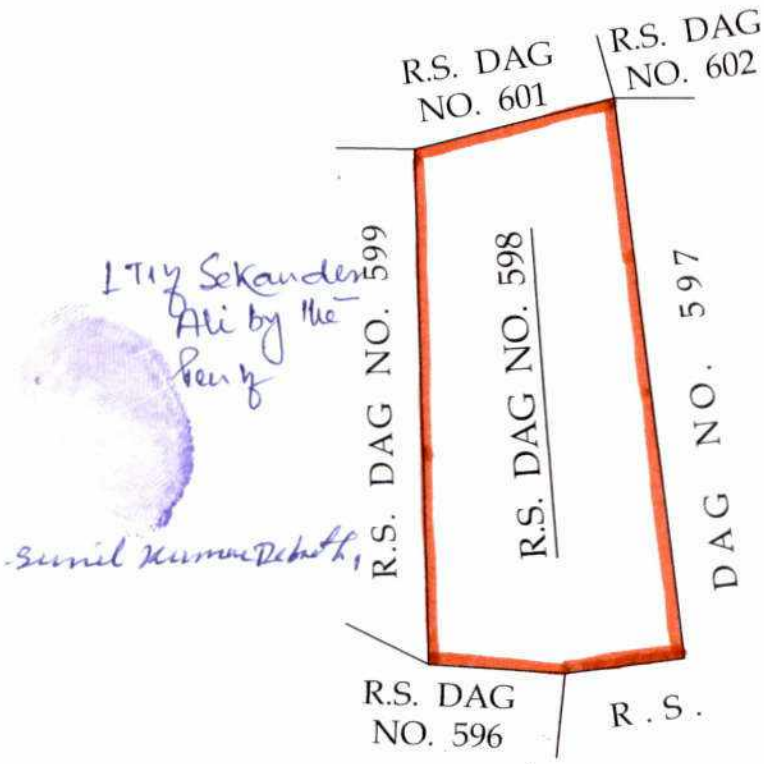
Name SK NOOR ISLAM Name MOHIUDDIN MOLLA



ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
20 AUG 2019

SITE PLAN OF R.S./L.R. DAG NO.- 598, L.R. KHATIAN NO.- 181, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 598 is 09 DECIMAL



Sunil Kumar Debata

*[Handwritten signature]*

*[Handwritten signature]*

WISECRACK MARKETING PRIVATE LIMITED  
Pradip Kumar Kedia  
Director

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 1.0000 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 09 DECIMAL OF R.S./L.R. DAG NO.- 598.

SHOWN THUS :- 

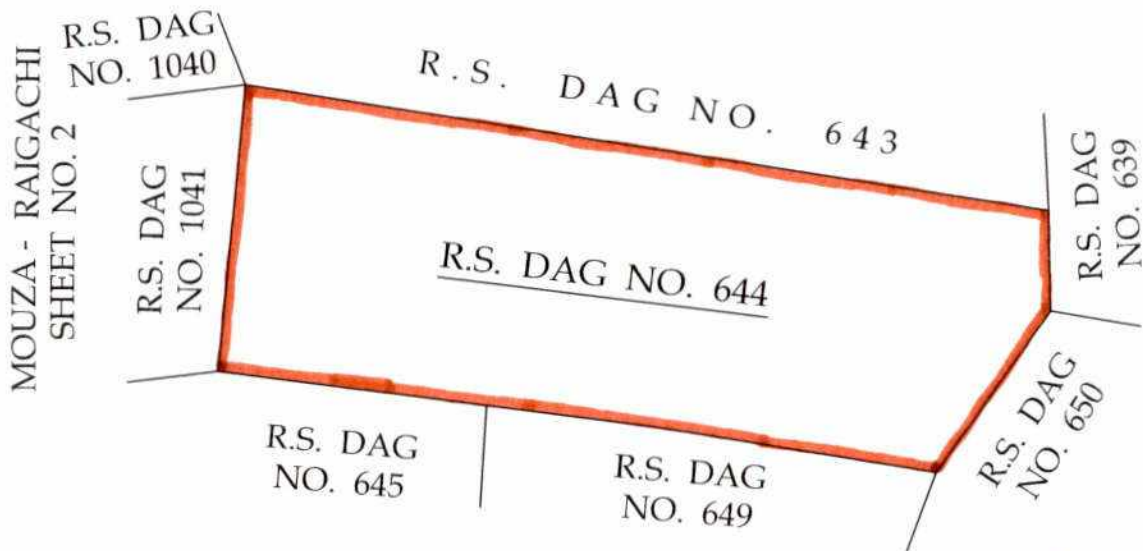


*[Handwritten mark]*

20 AUG 2019

SITE PLAN OF R.S./L.R. DAG NO.- 644, L.R. KHATIAN NO.- 181, MOUZA- RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST.- NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 644 is 23 DECIMAL



WISECRACK MARKETING PRIVATE LIMITED

Pradip Kumar Reddy  
Director

*Handwritten signature in blue ink.*

*Handwritten signature in blue ink.*



ITI by Sekandar Ali  
by the Pen of

NAME & SIGNATURE OF THE VENDOR/S :

*Sanil Kumar Deb Nath*




LEGEND : 3.0000 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 23 DECIMAL OF R.S./L.R. DAG NO.- 644.

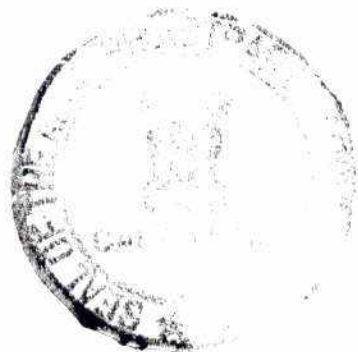
SHOWN THUS :- 



ADDITIONAL  
OF APP  
20 AUG 2019

SPECIMEN FORM FOR TEN FINGER PRINTS

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



ADDITIONAL REGISTER  
OF ASSURANCE POLICIES  
20 AUG 2019



SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No. Signature of the Presentant, Executant/s and/or Vendor/s and Purchaser/s



LT 1 of  
Sekander  
Ali by the  
Pen of

Sunit Kumar Pabuth.

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



ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLAKATA  
20 AUG 2013



Dated this 20<sup>th</sup> day of August, 2013

**Between**

**Sekender Ali *alias* Sekender Ali Molla *alias* Molla Sekender Ali and Ors.  
... Vendors**

**And**

**Wisecrack Marketing Private Limited  
... Purchaser**

**CONVEYANCE**

Portions of  
R.S./L.R. *Dag* Nos. 598 & 644  
*Mouza* Raigachi  
District North 24 Parganas

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> 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 5801 to 5819  
being No 12020 for the year 2013.



(Dulal chandra Saha) 24-August-2013  
ADBL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal