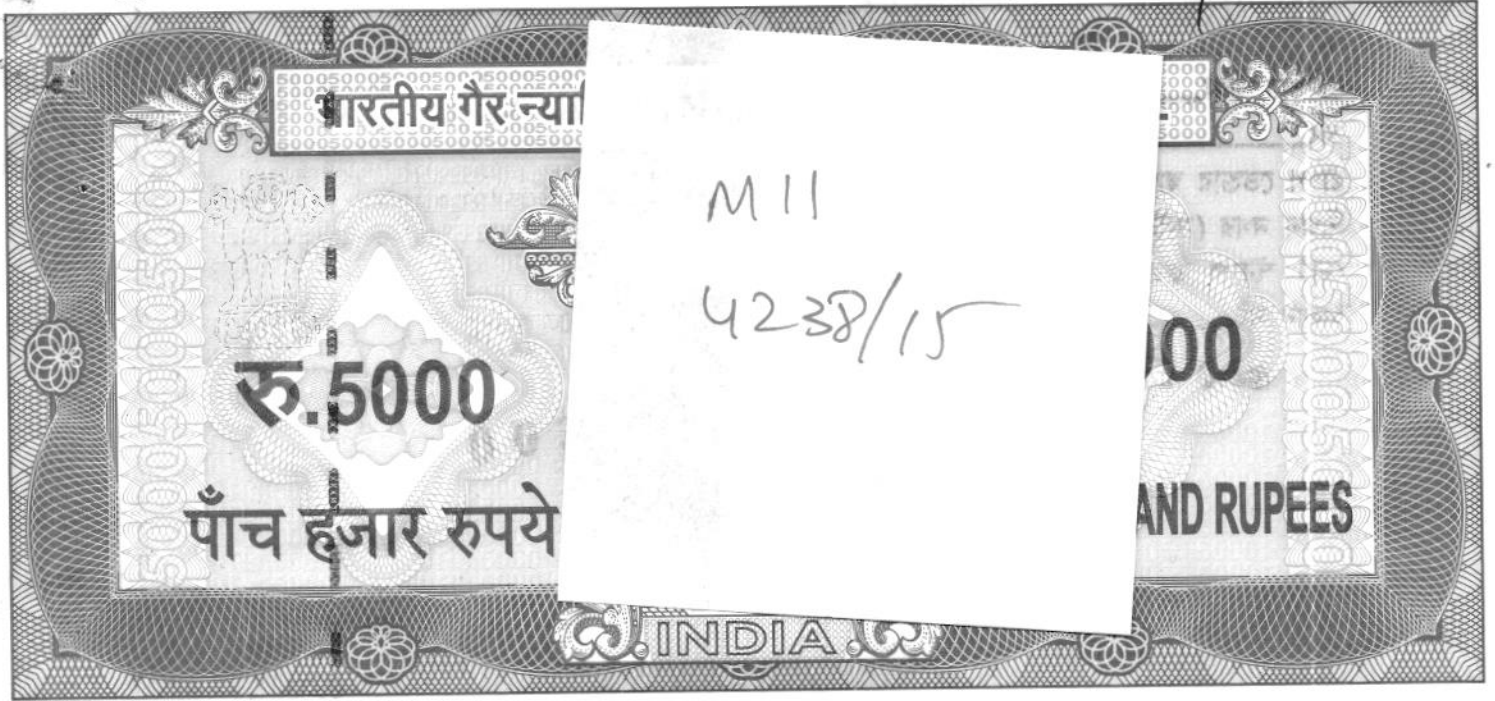


04563

04238/2015



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 682057

B 682057

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajahat, New Town, North 24 Pgs.

07 APR 2015

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
6th day of April, Two Thousand Fifteen (2015)

BETWEEN

To be cont

3946 অ 23/03/2015

৫০০০/-

ক্রতার নাম _____
সং _____
স্টাম্প ভেডার স্বাক্ষর _____
বিধান নগর (সবটলেগ সিটি, ডি এম আর এ
মোট স্টাম্প ক্রয় _____
চালান নং _____ মোট কত টাকা খরিস _____

Magnum Infracon Private Limited
160 Jamunatal Bajaj Street
KOL-700007

1 MAR 2015

টেজারী বাবাকপুর ভেডার মিতা দস্ত

406000

Md. Sahabuddin Mame



2940

Md. Sahabuddin Mame



Buand Saran

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

S/O - Sub Nishikanta Saran

06 APR 2015

Vill - KASU

P.O - AKANDAKESHAN

P.S - RAJAHAT

KOL - 700135

OCO - Business

(2)

MD. SAHABUDDIN MOLLA, (PAN - AQXPM4616R), son of Kateb Ali Molla, residing at Village - Hudarait, P.O. - Bagu, P.S. - Rajarhat, Kolkata - 700135, Dist.- North 24 Parganas, by faith- Islam, by Occupation- Business, by Nationality - Indian, hereinafter called the "**VEN-DOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators representatives nominees and assigns) of the *ONE PART*.

AND

"MAGNUM INFRACON PRIVATE LIMITED", (PAN- AAFCM4442C) a company incorporated under the provision of the Companies Act, 1956 and having its registered office at 160 Jamunalal Bajaj Street, First Floor, Kolkata - 700007, represented by its Director, MR. DEVRAJ SETH, son of Late Narain Das Seth, by faith - Hindu, by occupation - Business, residing at HB-170, 2nd Floor, Salt Lake, Kolkata - 700106, hereinafter called the "**PURCHASER**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include its Director - in - office, heirs, executors, administrators, representatives and assigns) of the *OTHER PART*;

WHEREAS One Bhagabati Naskar, wife of Bhabendranath Naskar of Kharamba, P.O. Bhojerhat, P.S. - Bhangor, Dist. South 24 Parganas was

To be cont



Additional District Sub-Registrar
Rajarnat, New Town, North 24-Pgs

06 APR 2015

(3)

the absolutely recorded owner and seized and possessed of and/ or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land measuring an area of 03.2214 Decimal (as share 0.0039) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 149, lying and situated at Mouza - Hudarait, J.L. No. 54, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas by way of inheritance from her father late Abinash Naskar and there after she recorded her own name in the L.R. Settlement Record of Rights, being L.R. Khatian No. 2225 as mentioned above, absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid plot of land, the said Bhagabati Naskar sold, transferred and conveyed to Md. Sahabuddin Molla (the Vendor herein), through her attorney Alauddin Mollah, son of Abed Ali Molla, Village - Mahammadpur, P.O. - Kadampukur, P.S. - Rajarhat, empowered by the registered General Power of Attorney executed on 07.07.2009 vide registration No. 0747 registered in the office of DSR-II, Barasat, ALL THAT piece or parcel of Sali land measuring an area of 03.2214 Decimal (as share 0.0039) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 149, L.R. Khatian No. 2225, lying and situated at

To be cont



Additional District Sub-Registrar
Rajahat, New Town, North 24 Pgs

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(4)

Mouza - Hudarait, J.L. No. 54, at present Touzi No. 10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, by a registered Deed of Bengali Saf Kobala, date of execution date 08/07/2009 and registration date 11/12/2014, registered at the office of D.S.R.-II, North 24 Parganas, Barasat, copied in Book No. 1, CD volume No. - 12, Pages from 4876 to 4890, Being Deed No. - 05733 for the year 2014.

AND WHEREAS Since then the Vendor herein has seized and possessed of the piece or parcel of Sali land under sale total measuring more and less an area of 03.2214 Decimal (as share 0.0039) out of 8 Acre 26 Decimal comprised in R.S. Dag No. 2149, under R.S. Khatian No. 149, L.R. Khatian No. 2225, lying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Addl. District Sub Registration office at Rajarhat, New Town, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of above record of rights and has been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to

To be cont



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs.

06 APR 2015

(5)

the proper authorities in his name as absolute owner and possessor thereof and has the full right to dispose or transfer the same to any body in any way as the Vendor herein may think fit and proper.

AND WHEREAS the said Md. Sahabuddin Molla (the Vendor herein) has agreed to sell and the purchaser herein "**MAGNUM INFRACON PRIVATE LIMITED**", have agreed to purchase ALL THAT piece or parcel of Sali land total measuring an area of 03.2214 Decimal (as share 0.0039) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 149, L.R. Khatian No. 2225, lying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Addl. District Sub Registration office at Rajarhat, New Town, in the District of North 24 Parganas morefully described in the schedule hereinafter written, for the total consideration of **Rs. 6,81,000/- (Rupees Six Lac Eighty-one Thousand) only.**

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of **Rs. 6,81,000/- (Rupees Six Lac Eighty-one Thousand) only**, of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at

To be cont



Additional District Sub-Registrar
Rajamah, New Iowa, North 24-Pgs

06 APR 2015

(6)

the time of or before the execution hereof (the receipt whereof the Vendor doth hereby by this receipt and Memo of consideration hereunder written admit and acknowledge the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein ALL THAT piece or parcel of Sali land total measuring an area of 03.2214 Decimal (as share 0.0039) out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 149, L.R. Khatian No. 2225, lying and situated at Mouza - Hudarait, J.L. No. 54, Touzi No 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, A.D.S.R. Office at Rajarhat, New Town, in the District of North 24 Parganas more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the SAID PLOT OF LAND together with all and singular the tangible and intangible assets, privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance

To be cont



Additional District Sub-Registrar
Rajahat, New Town, North 24-Pgs.

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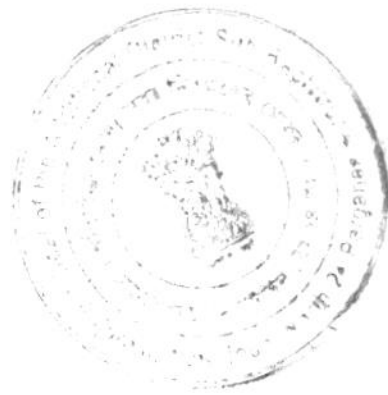
(7)

use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anyway relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession, power, custody or control of the Vendor or any person or persons from whom the Vendor or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages, charges, leases, tenancies, occupancy rights, liens, lispendences, attachments, bargaders, trusts, claims, demands, acquisition, requisition, vesting, alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER
AS UNDER :-

- 1 That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of

To be cont



Additional District Sub-Registrar
Rajarat, New Road, Nurn 24 243

06 APR 2015

(8)

the Vendor is and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or his legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Estate Acquisition Act. 1953 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendor that the said land which has been described in the schedule hereinafter written is the self acquired property of the Vendor and that he is not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to

To be cont



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

06 APR 2015

[Handwritten mark]

(9)

mutate his name in respect of the present purchased land.

8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendor and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendor and realizable from the Vendor.
9. It is hereby declared by the Vendor that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBOTTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners what soever.
10. That the Vendor has not yet taken any loan or financial benefits from any bank or- financial institutions or any corners in respect of the schedule mentioned land.

AND the Vendor herein delivers this day khas possession of the said land unto the Purchaser herein.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO;

(Description of land hereby sold by the Vendor Herein)

ALL THAT piece or parcel of Rayati Dakhali Swattiya Bisistha Sali land total measuring an area of 03.2214 Decimal more or less, (as share 0.0039)

To be cont



Additional Deputy Registrar
Rajmahal, New Town, North 24 Pgs

06 APR 2015

(10)

out of 8 Acre 26 Decimal more or less comprised in R.S. Dag No. 2149, under R.S. Khatian No. 149, present L.R. Khatian No. 2225 (in the name of Bhagabati Naskar) the said land under the following manner:-

Saleable Land	Share	out of Land Area	R.S. & L.R. Dag No.	L.R. Kh. No.
03.2214 Dec	0.0039	8.26 Acre	2149	2225
<i>Total 03.2214 Decimal equeivalant to 1 Cottah 15 Chittack 08 Sq. ft.</i>				

The aforesaid land lying and situated at of Mouza - HUDARAIT, J.L. No. 54, Touzi No. 10, within the local limits of Chandpur Gram Panchayet, within the jurisdiction of Rajarhat Police Station, Addl. District Sub Registration office at Bidhannagar, presently A.D.S.R. Rajarhat, New Town, in the District of North 24 Parganas, State of West Bengal.

The annual proportionate rent will be payable to the Collector of North 24 Parganas on behalf of the Govt. of West Bengal as per State Govt. Rules and Regulations.

BOUNDARY

ON THE NORTH BY : Part of R.S. Dag No. 2149

ON THE SOUTH BY : Part of R.S. Dag No. 2149

ON THE EAST BY : Part of R.S. Dag No. 2149

ON THE WEST BY : Part of R.S. Dag No. 2149

To be cont



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

06 APR 2015

IN WITNESS WHEREOF the Vendor having been fully understood and satisfied about the content of this deed from the bengali translation / version as read out by witness No.- 1, has hereunto set and subscribed his hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Rajarhat in Presence of:

1. *Bansundaryam*
Kada -
Rajrhat
2. *গাণেশচন্দ্র*
ম = ১৩৩৭/১৩৮৭/২০১১
২০১১ - ১৩/১০/১১

Deed prepared by:

Fazilul Islam
Advocate

District Judge Court
Barasat

Enrol. No. - F/1175/1387/2011

TYPED BY:

Upananda Biswas

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

Md. Sahabuddin Mame

SIGNATURE OF THE VENDOR



Additional District Sub-Registrar
Rajahat, New Town, North 24 P.S.

06 APR 2015

(12)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of **Rs. 6,81,000/- (Rupees Six Lac Eighty-one Thousand) only** being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>RTGS/D.D No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
06.04.2015	V15BH15096013371.	Vijaya Bank Park St.	6,81,000/-

Total Rs. 6,81,000/- (Rupees Six Lac Eighty-one Thousand) only

WITNESSES :-

1. Bahadur Manu
Kada. Rajinhat

2. [Handwritten signature]

no. = [Handwritten text]
[Handwritten text]

Md. Sahabu ddir Manu
SIGNATURE OF THE VENDOR

Md. Sahabu ddir Manu














Additional District Sub-Registrar
Rajarhat, New Town, North 24 Pgs.

06 APR 2015

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS












 <i>Dew Raj Sethi</i>	LH					
	RH.					

MAGNUM INFRACON PVT. LTD.

ATTESTED :-

Dew Raj Sethi

Director

 <i>Md. Sahobuddin Molla</i>	LH					
	RH.					

ATTESTED :-

Md. Sahobuddin Molla

PHOTO	LH					
	RH.					

ATTESTED :-



Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

06 APR 2015



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 04238 of 2015
(Serial No. 04563 of 2015 and Query No. 1523L000007713 of 2015)

On 06/04/2015

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

Presented for registration at 19.00 hrs on :06/04/2015, at the Private residence by Md. Sahabuddin Molla ,Executant.

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

Execution is admitted on 06/04/2015 by

1. Md. Sahabuddin Molla, son of Kateb Ali Molla , Hudarait, Kolkata, Thana:-Rajarhat, P.O. :-Bagu, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Business

Identified By B Naskar, son of Late Nishi Kanta Naskar, Kada, Kolkata, Thana:-Rajarhat, P.O. :-Akandakeshari, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste: Hindu, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 07/04/2015

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

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

Payment of Fees:

Amount by Draft

Rs. 7494/- is paid , by the draft number 512891, Draft Date 02/04/2015, Bank Name State Bank of India, Terminus Building New Town, received on 07/04/2015

(Under Article : A(1) = 7480/- ,E = 14/- on 07/04/2015)

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.-6,81,000/-

Certified that the required stamp duty of this document is Rs.- 34070 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 29070/- is paid , by the draft number 512886, Draft Date 02/04/2015, Bank : State Bank of India, Terminus Building New Town, received on 07/04/2015

(Debasish Dhar)
Additional District Sub-Registrar

07 APR 2015


Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.
(Debasish Dhar)
Additional District Sub-Registrar



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 7390 to 7405
being No 04238 for the year 2015.




(Debasish Dhar) 07-April-2015
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal