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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
 28/09/16
 2-0/133151

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

Additional District Sub-Registrar
 Rajbari, New Town, North 24 Parganas

28 SEP 2016

THIS INDENTURE OF CONVEYANCE made this 28th day of September Two Thousand and Sixteen BETWEEN CRESCENT GRIHA NIRMAN PRIVATE LIMITED, (having CIN No. U70101WB1993PTC057461 and PAN AACCC1983H)

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-002478927-1 **Payment Mode** Online Payment
GRN Date: 27/09/2016 12:36:41 **Bank :** HDFC Bank
BRN : 258951860 **BRN Date:** 27/09/2016 12:55:42

DEPOSITOR'S DETAILS

Id No. : 15230001331517/1/2016
(Query No./Query Year)

Name : SVARNA INFRASTRUCTURE AND BUILDERS
Contact No. : PRIVATE LIMITED **Mobile No. :** +91 9903777003
E-mail :
Address : DLF GALLERIA UNIT 306 NEW TOWN 700156
Applicant Name : Org WELTIME TIE UP PRIVATE LIMITED
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001331517/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	43717
2	15230001331517/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	198691

Total

242408

In Words : Rupees Two Lakh Forty Two Thousand Four Hundred Eight only

a Company incorporated under the Companies Act, 1956, having its Registered Office at DLF Galleria Unit No.306-308, 3rd floor, Premises No. 02-0124, Action Area, 1B, New Town, Post Office New Town, Police Station New Town, Kolkata – 700156 and Correspondence Address at P-199 C.I.T. Road, Scheme-VII, Police Station Kankurgachi, Post Office Kankurgachi, Kolkata – 700054, and represented by its Authorised Signatory Mr. Navin Jhunjunwala son of Sushil Kumar Jhunjunwala of P-199 C.I.T. Road, Scheme-VIIM, Police Station Kankurgachi, Post Office Kankurgachi, Kolkata – 700054, having PAN ACTPJ8281H, hereinafter referred to as “the **VENDOR**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office) of the **ONE PART AND WELTIME TIE-UP PRIVATE LIMITED** (having CIN No. U51909WB2011PTC168292 and PANAABCW1467D) a Company incorporated under the Companies Act, 1956, having its Correspondence Address at 2, Samarpally, Krishnapur, AB-293 Sadhana Abasan, Kolkata-700059, Post Office Baguihati, Police Station Baguihati, represented by its Authorised Signatory Mr. Anil Kumar Agarwal son of M P Agarwal of Flat No 301 BI B 295 GT Road, Howrah 711202, Post Office Belurmath, Police Station Bali, having PAN ACXPA0940Q, hereinafter referred to as “the **PURCHASER**” (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and successors-in-interest and/or assigns) of the **OTHER PART:**

A. **WHEREAS** the Vendor is fully seized and possessed of and well and sufficiently entitled to, **ALL THOSE** pieces and parcels of land containing an area of 2.8593 acre or 285.93 satak more or less comprised of (i) 0.48 acre or 48 satak more or less contained in the entire R.S. and L.R. Dag No.1061 (hereinafter referred to as “**the Dag 1061 Property**”), (ii) 0.29 acre or 29 satak more or less contained in a divided and demarcated portion out of 0.46 acre or 46 satak more or less comprised in R.S. and L.R. Dag No.1062 (hereinafter referred to as “**the Dag 1062 Property**”), (iii) 0.04 acre or 4 satak more or less contained in a divided and demarcated portion out of 0.07 acre or 7 satak more or less comprised in R.S. and L.R. Dag 1065 (hereinafter referred to as “**the Dag 1065 Property**”), (iv) 0.06 acre or 6 satak more or less contained in the entire R.S. and L.R. Dag No.1067 (hereinafter referred to as “**the Dag 1067 Property**”), (v) 0.05 acre or 5 satak more or less contained in the entire R.S. and L.R. Dag No.1074 (hereinafter referred to as “**the Dag 1074 Property**”), (vi) 0.01 acre or 1 satak more or less contained in a divided and demarcated portion out of 0.29 acre or 29 satak more or less comprised in R.S. and L.R. Dag No. 1078 (hereinafter referred to as “**the Dag 1078 Property**”), (vii) 0.33 acre or 33 satak more or less contained in a divided and demarcated portion out of 0.35 acre or 35 satak more or less comprised in R.S. and L.R. Dag No. 1079 (hereinafter referred to as “**the Dag 1079 Property**”), (viii) 0.37 acre or 37 satak more or less comprised in the entire R.S. and L.R. Dag No. 1080 (hereinafter referred to as “**the Dag 1080 Property**”), (ix) 0.055 acre or 5.5 satak more or less contained in a divided and

demarcated portion out of 0.11 acre or 11 satak more or less comprised in R.S. and L.R. Dag No. 1081 (hereinafter referred to as **"the Dag 1081 Property"**), (x) 0.11 acre or 11 satak more or less contained in a divided and demarcated portion out of 0.14 acre or 14 satak more or less comprised in R.S. and L.R. Dag No. 1082 (hereinafter referred to as **"the Dag 1082 Property"**), (xi) 0.05 acre or 5 satak more or less contained in the entire R.S. and L.R. Dag No. 1083 (hereinafter referred to as **"the Dag 1083 Property"**), (xii) 0.21 acre or 21 satak more or less contained in the entire R.S. and L.R. Dag No. 1084 (hereinafter referred to as **"the Dag 1084 Property"**), (xiii) 0.0633 acre or 6.33 satak more or less contained in a divided and demarcated portion out of 0.19 acre or 19 satak more or less comprised in R.S. and L.R. Dag No. 1085 (hereinafter referred to as **"the Dag 1085 Property"**), (xiv) 0.42 acre or 42 satak more or less contained in a divided and demarcated portion out of 0.58 acre or 58 satak more or less comprised in R.S. and L.R. Dag No.1086 (hereinafter referred to as **"the Dag 1086 Property"**), (xv) 0.181 acre or 18.1 satak more or less contained in a divided and demarcated portion out of 0.88 acre or 88 satak more or less comprised in R.S. and L.R. Dag No.1087 (hereinafter referred to as **"the Dag 1087 Property"**) and (xvi) 0.14 acre or 14 satak more or less contained in a divided and demarcated portion out of 0.28 acre or 28 satak more or less comprised in R.S. and L.R. Dag No.1088 (hereinafter referred to as **"the Dag 1088 Property"**) all recorded in L.R. Khatian No.1208 in Mouza Kalikapur, J.L. No. 40, within Patharghata Grampanchayat, Police Station Rajarhat, in the District of North 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as **"the said Property"**. The facts about the Vendor deriving title to the said Property as represented by the Vendor to the Purchaser are as follows:-

Re: Dag No.1061 Property:-

1. By the following five Indentures of Conveyance all registered with District Sub Registrar –II, Barasat, North 24 Parganas, the Vendor herein purchased All That land containing an area of 0.48 acre or 48 satak comprised in entire Dag No.1061 absolutely and forever:-
 - a. By an Indenture of Conveyance dated 6th February 2006 and registered in Book I Volume No.1 Pages 1 to 28 Being No.1202 for the year 2006 one Gita Rani Sardar, Hazari Pada Sardar, Biswanath Bandyopadhyay, Kanta Sardar and Namita Mondal for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein All That portion measuring 0.1568 acre more or less out of the said Dag No.1061 absolutely and forever.
 - b. By an Indenture of Conveyance dated 5th May 2006 and registered in Book I Volume No.1 Pages 1 to 18 Being No.6209 for the year 2006 one Haran

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Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein All That portion measuring 0.06 acre more or less out of the said Dag No.1061 absolutely and forever.

- c. By an Indenture of Conveyance dated 10th May 2006 and registered in Book I Volume No.1 Pages 1 to 26 Being No.6291 for the year 2006 one Sk. Siraj Mohammed for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein All That portion measuring 0.08 acre more or less out of the said Dag No.1061 absolutely and forever.
- d. By an Indenture of Conveyance dated 22nd May 2006 and registered in Book I Volume No.1 Pages 1 to 20 Being No.6407 for the year 2006 one Anita Sardar, Sabita Naskar and Netai Sardar for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein All That portion measuring 0.0851 acre more or less out of the said Dag No.1061 absolutely and forever.
- e. By an Indenture of Conveyance dated 3rd June 2006 and registered in Book I Volume No.1 Pages 1 to 20 Being No.6555 for the year 2006 one Sambhu Sardar, Gourhari Sardar, Malati Sardar Sanjit Sardar, Rita Sardar and Mita Sardar for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein All That portion measuring 0.957 acre more or less out of the said Dag No.1061 absolutely and forever.

- 1.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the entire said Dag No.1061 being the Dag No. 1061 Property.

Re: Dag No.1062 Property:-

2. By the following six Indentures of Conveyance all registered with District Sub Registrar -II, Barasat, North 24 Parganas, the Vendor herein purchased All That land containing an area of 0.46 acre or 46 satak comprised in entire Dag No.1062 absolutely and forever:-
 - a. By an Indenture of Conveyance dated 25th January 2006 and registered in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006 one Gita Rani Sardar and Hazari Pada Sardar, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All

That portion measuring 0.0383 acre more or less out of the said Dag No.1062 absolutely and forever.

- b. By the said Indenture of Conveyance dated 6th February 2006 and registered in Book I Volume No.1 Pages 1 to 28 Being No.1202 for the year 2006 one Kanta Ram Sardar and Namita Mondal, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.0562 acre more or less out of the said Dag No.1062 absolutely and forever.
- c. By the said Indenture of Conveyance dated 5th May 2006 and registered in Book I Volume No.1 Pages 1 to 18 Being No.6209 for the year 2006 one Md. Haran Ali Molla and Anwara Begum, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.1725 acre more or less out of the said Dag No.1062 absolutely and forever.
- d. By the said Indenture of Conveyance dated 10th May 2006 and registered in Book I Volume No.1 Pages 1 to 26 Being No.6291 for the year 2006, one Sk. Siraj Mohammed, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.02 acre more or less out of the said Dag No.1062 absolutely and forever.
- e. By the said Indenture of Conveyance dated 22nd May 2006 and registered in Book I Volume No.1 Pages 1 to 20 Being No.6407 for the year 2006, one Anita Sardar, Sabita Naskar and Netai Sardar, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0819 acre more or less out of the said Dag No.1062 absolutely and foreyer.
- f. By the said Indenture of Conveyance dated 3rd June 2006 and registered in Book I Volume No.1 Pages 1 to 20 Being No.6555 for the year 2006, one Sambhu Sardar, Gourhari Sardar, Malati Sardar, Sanjit Sardar, Rita Sardar and Mita Sardar for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0921 acre more or less out of the said Dag No.1062 absolutely and forever.

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- 2.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the entire said Dag No.1062 including the Dag No. 1062 Property.

Re: Dag No.1065 Property:-

3. By an Indenture of Conveyance dated 28th February 2006 and registered with the District Sub Registrar- II, Barasat, North 24 Parganas in Book I Volume No.1 Pages No.1 to 13 Being No.2413 for the year 2006 one Lal Banu Bibi and Mansoor Ali Molla, for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein **ALL THAT** the land measuring 0.07 acre more or less comprised in the entire Dag No.1065 absolutely and forever.
- 3.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the entire Dag No. 1065 including the Dag No. 1065 Property.

Re: Dag No.1067 Property:-

4. By an Indenture of Conveyance dated 24th January 2006 registered with the District Sub Registrar II, Barsat, North 24 Parganas in Book I Volume No.1 Pages 01 to 29 Being No.6376 for the year 2006 one Eman Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein All That land measuring 0.06 acre more or less comprised in the entire Dag No.1067 absolutely and forever.
- 4.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the entire Dag No. 1067 being the Dag No. 1067 Property.

Re: Dag No.1074 Property:-

5. By an Indenture of Conveyance dated 24th April 2006 and registered with the District Sub Registrar- II, Barsat, North 24 Parganas in Book I Volume No.1 Pages 1 to 18 Being No.6038 for the year 2006 one Virtual Vyapaar Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein All That land measuring 0.05 acre comprised in the entire Dag No.1074 absolutely and forever.

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- 5.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the entire Dag No. 1074 being the Dag No. 1074 Property.

Re: Dag No.1078 Property:-

6. By the following three Indentures of Conveyance all registered with District Sub Registrar –II, Barasat, North 24 Parganas, the Vendor herein purchased All That land measuring 0.29 acre more or less comprised in the entire Dag No.1078 absolutely and forever :-
- a. By the said Indenture of Conveyance dated 25th January 2006 and registered in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006 one Abdur Rashid Molla, Ansaruddin Ahmed, Aftabuddin Ahmed, Sarifa Khatoon, Jarima Begum, Sabera Khatoon, Sakila Purokait, Rasida Khatoon, Subid Ali Molla, Jabed Ali Molla, Hamida Bibi, Sobejan Bibi, Sahabuddin Molla and Jane Alam Molla for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.1554 acre more or less out of the said Dag No.1078 absolutely and forever.
- b. By the said Indenture of Conveyance dated 6th February 2006 and registered in Book I Volume No.1 Pages 1 to 28 Being No.1202 for the year 2006 one Atiar Rahaman, Afazuddin Molla, Moksed Ali Molla, Rabia Bibi and Achia Bibi, for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein **All That** portion measuring 0.0386 acre more or less out of the said Dag No.1078 absolutely and forever.
- c. By the said Indenture of Conveyance dated 10th May 2006 and registered in Book I Volume No.1 Pages 1 to 26 Being No.6291 for the year 2006, one Jobed Mondal, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein **ALL THAT** portion measuring 0.0967 acre more or less out of the said Dag No.1078 absolutely and forever.
- 6.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L.R. Khatian No.1208 in respect of the said entire Dag No. 1078 including the Dag No.1078 Property.




Re: Dag No.1079 Property:-

7. By the following six Indentures of Conveyance all registered with District Sub Registrar -II, Barasat, North 24 Parganas the Vendor herein purchased **ALL THAT** land measuring 0.35 acre comprised in the entire R.S. and L.R. Dag 1079 absolutely and forever:-
- a. By the said Indenture of Conveyance dated 25th January 2006 and registered in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006 the said Gita Rani Sardar and Hazari Pada Sardar, sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0291 acre more or less out of the said Dag No. 1079 absolutely and forever.
 - b. By the said Indenture of Conveyance dated 6th February 2006 and registered in Book I Volume No.1 Pages 1 to 28 Being No.1202 for the year 2006 the said Kantaram Sardar and Namita Mondal, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0427 acre more or less out of the said Dag No.1079 absolutely and forever
 - c. By the said Indenture of Conveyance dated 5th May 2006 and registered in Book I Volume No.1 Pages 1 to 18 Being No.6209 for the year 2006, the said Md.Haran Ali Molla and Anwara Begum, for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein, All That portion measuring 0.1312. acre more or less out of the said Dag No.1079 absolutely and forever.
 - d. By the said Indenture of Conveyance dated 10th May 2006 and registered in Book I Volume No.1 Pages 1 to 26 Being No.6291 for the year 2006, the said Sk. Siraj Mohammad for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0167 acre more or less out of the said Dag No.1079 absolutely and forever.
 - e. By the said Indenture of Conveyance dated 22nd May 2006 and registered in Book I Volume No.1 Pages 1 to 20 Being No.6407 for the year 2006, the said Anita Sardar, Sabita Naskar and Netai Sardar, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0621 acre more or less out of the said Dag No.1079 absolutely and forever.




f. By the said Indenture of Conveyance dated 3rd June 2006 and registered in Book I Volume No.1 Pages 1 to 20 Being No.6555 for the year 2006, the said Sambhu Sardar, Gourhari Sardar, Malati Sardar, Sanjit Sardar, Rita Sardar and Mita Sardar, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0699 acre more or less out of the said Dag No. 1079 absolutely and forever.

7.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the entire Dag No. 1079 including the Dag No. 1079 property.

Re: Dag No.1080 Property:-

8. By the following six Indentures of Conveyance all registered with District Sub Registrar –II, Barasat, North 24 Parganas the Vendor herein purchased **ALL THAT** land measuring 0.37 acre comprised in the entire R.S. and L.R. Dag 1080 absolutely and forever:-

a. By the said Indenture of Conveyance dated 10th May 2006 and registered in Book I Volume No.1 Pages 1 to 26 Being No.6291 for the year 2006 the said Sk. Siraj Mohammed for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.0616 acre more or less out of the said Dag No. 1080 absolutely and forever.

b. By the said Indenture of Conveyance dated 25th January 2006 and registered in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006 the said Gita Rani Sardar, Hazari Pada Sardar and Biswanath Bandyopadhyay for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.0758 acre more or less out of the said Dag No.1080 absolutely and forever.

c. By the said Indenture of Conveyance dated 3rd June 2006 and registered in Book I Volume No.1 Pages 1 to 30 Being No.6555 for the year 2006 the said Sambhu Nath Sardar, Gourhari Sardar, Malati Sardar Sanjit Sardar Rita Sardar and Mita Sardar for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion

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measuring 0.0738 acre more or less out of the said Dag No.1080 absolutely and forever.

- d. By the said Indenture of Conveyance dated 5th May 2006 and registered in Book I Volume No.1 Pages 1 to 18 Being No.6209 for the year 2006 the said Haran Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.0462 acre more or less out of the said Dag No.1080 absolutely and forever.
- e. By the said Indenture of Conveyance dated 6th February 2006 and registered in Book I Volume No.1 Pages 1 to 28 Being No.1202 for the year 2006 the said Kanta Sardar and Namita Mondal for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.0445 acre more or less out of the said Dag No.1080 absolutely and forever.
- f. By the said Indenture of Conveyance dated 22nd May 2006 and registered in Book I Volume No.1 Pages 1 to 20 Being No.6407 for the year 2006 the said Anita Sardar, Sabita Naskar and Netai Sardar for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.0656 acre more or less out of the said Dag No.1080 absolutely and forever.

- 8.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the entire Dag No. 1080 being the Dag No. 1080 property.

Re: Dag No.1081 Property:-

9. By the said Indenture of Conveyance dated 25th January 2006 and registered with the District Sub Registrar-II, Barasat, North 24 Parganas in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006 one Sefali Biswas for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.055 acre more or less out of 0.11 acre comprised in Dag No.1081 absolutely and forever.
- 9.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the Dag No. 1081 property.



Re: Dag No.1082 Property:-

10. By the said Indenture of Conveyance dated 25th January 2006 and registered with the District Sub Registrar II, Barasat, North 24 Parganas in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006 the said Sefali Biswas, Habibar Rahaman and Abubakkar Middhe for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.11 acre more or less out of 0.14 acre comprised in the said Dag No.1082 absolutely and forever.
- 10.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the Dag No. 1082 property.

Re: Dag No.1083 Property:-

11. By the following two Indentures of Conveyance both registered with District Sub Registrar -II, Barasat, North 24 Parganas the Vendor herein purchased **ALL THAT** land measuring 0.05 acre comprised in the entire R.S. and L.R. Dag 1083 absolutely and forever:-
- a. By an Indenture of Conveyance dated 20th June 2006 registered with the District Sub Registrar II, Barasat North 24 Parganas in Book I Volume No.3 Pages 7595 to 7617 Being No.2431 for the year 2007 one Amer Ali Molla, Hakim Ali Molla, Mohiuddin Molla, Mohammed Ali Molla, Mojammel Molla, Mostafa Molla and Jainal Molla for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That containing an area of land 0.05 acre more or less comprised in Dag No.1083 absolutely and forever.
- b. In the said Indenture of Conveyance 20th June, 2006 the said the said Amer Ali Molla, Hakim Ali Molla, Mohiuddin Molla, Mohammed Ali Molla, and Jainal Molla did not execute the same and they all by an Indenture of Conveyance dated 2nd July 2007 registered with the District Sub Registrar II, Barasat North 24 Parganas in Book I Volume No.6 Pages 4467 to 4483 Being No.2220 for the year 2010 for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.0357 acre more or less out of the said Dag 1083 absolutely and forever.

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- 11.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the entire Dag No. 1083 being the Dag No. 1083 property.

Re: Dag No.1084 Property:-

12. By the said Indenture of Conveyance dated 28th February 2006 and registered with the District Sub Registrar- II, Barasat, North 24 Parganas in Book I Volume No.1 Pages No.1 to 13 Being No.2413 for the year 2006 one Lal Banu Bibi and Mansoor Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That land measuring 0.21 acre more or less comprised in entire Dag No.1084 absolutely and forever.
- 12.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the entire Dag No. 1084 being the Dag No. 1084 property.

Re: Dag No.1085 Property:-

13. By the said Indenture of Conveyance dated 6th February 2006 and registered with the District Sub Registrar-II, Barasat North 24 Parganas in Book I Volume No.1 Pages 1 to 28 Being No.1202 for the year 2006 the said Atiar Rahaman, Afazuddin Molla, Moksed Ali Molla, Rabia Bibi and Achia Bibi for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion measuring 0.0633 acre out of the said Dag No.1085 absolutely and forever.
- 13.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of the Dag No. 1085 property.

Re: Dag No.1086 Property:-

14. By the following four Indentures of Conveyance and all registered with District Sub Registrar -II, Barasat, North 24 Parganas, the Vendor herein purchased **ALL THAT** land containing an area of 0.44 acre more or less comprised in a portion of Dag No.1086 recorded in L.R. Khatian Nos.1208 absolutely and forever:-
- a. By the said Indenture of Conveyance dated 24th January 2006 and registered in Book I Volume No.1 Pages 1 to 29 Being No.6376 for the 2006 one Hafizuddin Molla, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein All That portion

measuring 0.0097 acre more or less out of the said Dag No.1086 absolutely and forever.

- b. By the said Indenture of Conveyance dated 25th January 2006 and registered in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006 one Rahila Bibi, Kutubuddin Molla, Saiefuddin Molla, Azizuddin Molla, Nazimuddin Molla, Anichaddin Molla, Sabera Bibi, Manira Bibi, Minara Khatoon and Mansura Khatoon, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0114 acre more or less out of the said Dag No.1086 absolutely and forever.
- c. By an Indenture of Conveyance dated 24th April 2006 and registered in Book I Volume No.1 Pages 1 to 19 Being No.6026 for the 2006 the said Virtual Vyapaar Private Limited, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.3901 acre more or less out of the said Dag No.1086 absolutely and forever.
- d. By the said Indenture of Conveyance dated 20th June 2006 and registered in Book I Volume No.3 Pages 7595 to 7617 Being No.2431 for the 2007, one Atab Ali Molla, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0155 acre more or less out of the said Dag No.1086 absolutely and forever.

14.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of 0.44 acre in the said Dag No. 1086 which included the said Dag No.1086 Property.

Re: Dag No.1087 Property:-

15. By the following six Indentures of Conveyance and all registered with District Sub Registrar –II, Barasat, North 24 Parganas, the Vendor herein purchased **ALL THAT** land measuring 0.471 more or less comprised in a portion of the said Dag No.1087 absolutely and forever:-
 - a. By the said Indenture of Conveyance dated 24th January 2006 and registered in Book I Volume No.1 Pages 1 to 29 Being No.6376 for the 2006, the said Hafizuddin Molla, for the consideration therein mentioned



sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0590 acre more or less out of the said Dag No.1087 absolutely and forever.

- b. By the said Indenture of Conveyance dated 25th January 2006 and registered in Book I Volume No.1 Pages 1 to 37 Being No.632 for the year 2006, the said Rahila Bibi, Kutubuddin Molla, Saiefuddin Molla, Azizuddin Molla, Nazimuddin Molla, Anichaddin Molla, Sabera Bibi, Manira Bibi, Minara Khatoon and Mansura Khatoon, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0491 acre more or less out of the said Dag No.1087 absolutely and forever.
- c. By an Indenture of Conveyance dated 24th April 2006 and registered in Book I Volume No.362 Pages 125 to 148 Being No.6040 for the year 2006, one Nasiruddin Molla and Noor Islam Molla, for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.1270 acre more or less out of the said Dag No.1087 absolutely and forever.
- d. By the said Indenture of Conveyance dated 24th April 2006 and registered in Book I Volume No.1 Pages 1 to 18 Being No.6038 for the year 2006, the said Virtual Vyapaar Private Limited for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.15 acre more or less out of the said Dag No.1087 absolutely and forever.
- e. By the said Indenture of Conveyance dated 20th June 2006 and registered in Book I Volume No.3 Pages 7595 to 7617 Being No.2431 for the 2007, one Atab Ali Molla for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.0199 acre more or less out of the said Dag No.1087 absolutely and forever.
- f. By an said Indenture of Conveyance dated 7th November 2006 and registered in Book I Volume No.3 Pages 6517 to 6535 Being No.2373 for the year 2007, one Shankar Bhattacharjee for the consideration therein mentioned sold conveyed and transferred unto and to the Vendor herein, All That portion measuring 0.066 acre more or less out of the said Dag No.1087 absolutely and forever.

- 15.1 The Vendor got its name mutated as raiyat of the said Dag No.1087 in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of 0.43 acre more or less in the said Dag No. 1087 which included a portion of the said Dag No. 1087 Property.

Re: Dag No.1088 Property:-

16. By an Indenture of Conveyance dated 24th April 2006 and registered with the District Sub Registrar II Barasat, North 24 Parganas in Book I Volume No.1 Pages 1 to 14 Being 6039 for the year 2006, one Navketan Enterprise for the consideration therein mentioned sold conveyed and transferred unto and to Vendor herein **ALL THAT** land containing an area of 0.1866 acre more or less comprised in a portion of the Dag No. 1088 absolutely and forever.

- 16.1 The Vendor got its name mutated as raiyat in the Records of Rights published under the West Bengal Land Reforms Act 1955 under L. R. Khatian No.1208 in respect of 0.19 acre more or less in the said Dag No. 1088 which included the said Dag No. 1088 Property.

B. AND WHEREAS the Vendor is the full and absolute owner of the said Property and is in "Khas vacant and peaceful possession of the said Property and the Vendor is paying Khajana to the Government of West Bengal.

C. AND WHEREAS the Vendor has approached the Purchaser to purchase **All That** the 1/29th (one-twenty-ninth) undivided part or share of and in the said Property free from all encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever and with complete vacant peaceful possession and the Vendor has agreed to sell and the Purchaser has agreed to purchase the same at and for a total consideration of Rs.12,52,700.00 (Rupees twelve lacs fifty-two thousand seven hundred) only.

I. NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.12,52,700.00 (Rupees twelve lacs fifty-two thousand seven hundred) only of the lawful money of the Union of India in hand and well and truly paid by the Purchaser to the Vendor at or before the execution hereof (the receipt whereof the Vendor doth hereby, as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the property 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

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and assure unto and to the Purchaser herein the 1/29th (one-twenty-ninth) undivided part or share in **ALL THOSE** pieces and parcels of land containing an area of 2.8593 acre or 285.93 satak more or less comprised of (i) 0.48 acre or 48 satak more or less contained in the entire R.S. and L.R. Dag No.1061 (hereinafter referred to as **"the Dag 1061 Property"**), (ii) 0.29 acre or 29 satak more or less contained in a divided and demarcated portion out of 0.46 acre or 46 satak more or less comprised in R.S. and L.R. Dag No.1062 (hereinafter referred to as **"the Dag 1062 Property"**), (iii) 0.04 acre or 4 satak more or less contained in a divided and demarcated portion out of 0.07 acre or 7 satak more or less comprised in R.S. and L.R. Dag 1065 (hereinafter referred to as **"the Dag 1065 Property"**), (iv) 0.06 acre or 6 satak more or less contained in the entire R.S. and L.R. Dag No.1067 (hereinafter referred to as **"the Dag 1067 Property"**), (v) 0.05 acre or 5 satak more or less contained in the entire R.S. and L.R. Dag No.1074 (hereinafter referred to as **"the Dag 1074 Property"**), (vi) 0.01 acre or 1 satak more or less contained in a divided and demarcated portion out of 0.29 acre or 29 satak more or less comprised in R.S. and L.R. Dag No. 1078 (hereinafter referred to as **"the Dag 1078 Property"**), (vii) 0.33 acre or 33 satak more or less contained in a divided and demarcated portion out of 0.35 acre or 35 satak more or less comprised in R.S. and L.R. Dag No. 1079 (hereinafter referred to as **"the Dag 1079 Property"**), (viii) 0.37 acre or 37 satak more or less comprised in the entire R.S. and L.R. Dag No. 1080 (hereinafter referred to as **"the Dag 1080 Property"**), (ix) 0.055 acre or 5.5 satak more or less contained in a divided and demarcated portion out of 0.11 acre or 11 satak more or less comprised in R.S. and L.R. Dag No. 1081 (hereinafter referred to as **"the Dag 1081 Property"**), (x) 0.11 acre or 11 satak more or less contained in a divided and demarcated portion out of 0.14 acre or 14 satak more or less comprised in R.S. and L.R. Dag No. 1082 (hereinafter referred to as **"the Dag 1082 Property"**), (xi) 0.05 acre or 5 satak more or less contained in the entire R.S. and L.R. Dag No. 1083 (hereinafter referred to as **"the Dag 1083 Property"**), (xii) 0.21 acre or 21 satak more or less contained in the entire R.S. and L.R. Dag No. 1084 (hereinafter referred to as **"the Dag 1084 Property"**), (xiii) 0.0633 acre or 6.33 satak more or less contained in a divided and demarcated portion out of 0.19 acre or 19 satak more or less comprised in R.S. and L.R. Dag No. 1085 (hereinafter referred to as **"the Dag 1085 Property"**), (xiv) 0.42 acre or 42 satak more or less contained in a divided and demarcated portion out of 0.58 acre or 58 satak more or less comprised in R.S. and L.R. Dag No.1086 (hereinafter referred to as **"the Dag 1086 Property"**), (xv) 0.181 acre or 18.1 satak more or less contained in a divided and demarcated portion out of 0.88 acre or 88 satak more or less comprised in R.S. and L.R. Dag No.1087 (hereinafter referred to as **"the Dag 1087 Property"**) and (xvi) 0.14 acre or 14 satak more or less contained in a divided and demarcated portion out of 0.28 acre or 28 satak more or less comprised in R.S. and L.R. Dag No.1088 (hereinafter referred to as **"the Dag 1088 Property"**) all recorded in L.R. Khatian No.1208 in Mouza Kalikapur, J.L. No. 40, within Patharghata Grampanchayat, Police Station Rajarhat, in the District of North 24 Parganas morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and

hereinafter referred to as "the **said Property**" **TOGETHER WITH** like one-twenty-ninth undivided part or share in all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore 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 use trust possession properties claim easements quasi easements privileges claims and demand 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 pattahs muniments writings and evidences of title in anywise 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 may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all easements and share, right, title and interest of the Vendor of and in any passages/roadways abutting the said Property **TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, 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, liens, lis pendens, leases, tenancies, occupancy rights, uses, bargadar, vesting, debutters, trusts, attachments, acquisition, requisition, claims, demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor and its predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;



- (ii) **AND THAT** 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 whereby the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in itself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands 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 and its predecessors-in-title.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof to the extent of 1/29th (one-twenty-ninth) undivided part or share without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars lispensens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever.
- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby



granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or its predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

III. AND THE VENDOR DOETH HEREBY DECLARE AND ASSURE THE PURCHASER as follows:-

- a) **THAT** the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendor for realisation of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force.
- b) **AND THAT** the said Property or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities.
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said Property or any portion thereof under the Land Acquisition Act or Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever.
- d) **AND THAT** there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 and/or West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or any other act or legislation or otherwise for the Vendor to grant sell convey transfer assign and assure the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchaser in the manner aforesaid.




- e) **AND THAT** all rates, taxes, Khajana/land revenue and other outgoings and impositions payable in respect of the said Property has duly been paid and there is no amount in arrears or outstanding in connection therewith.

THE SCHEDULE ABOVE REFERRED TO:
(SAID PROPERTY)

ALL THOSE pieces and parcels of land with recorded use of "Sali" containing an area of 2.8593 acre or 285.93 satak more or less comprised of (i) 0.48 acre or 48 satak more or less contained in the entire R.S. and L.R. Dag No.1061, (ii) 0.29 acre or 29 satak more or less contained in a divided and demarcated portion out of 0.46 acre or 46 satak more or less comprised in R.S. and L.R. Dag No.1062, (iii) 0.04 acre or 4 satak more or less contained in a divided and demarcated portion out of 0.07 acre or 7 satak more or less comprised in R.S. and L.R. Dag 1065, (iv) 0.06 acre or 6 satak more or less contained in the entire R.S. and L.R. Dag No.1067, (v) 0.05 acre or 5 satak more or less contained in the entire R.S. and L.R. Dag No.1074, (vi) 0.01 acre or 1 satak more or less contained in a divided and demarcated portion out of 0.29 acre or 29 satak more or less comprised in R.S. and L.R. Dag No. 1078, (vii) 0.33 acre or 33 satak more or less contained in a divided and demarcated portion out of 0.35 acre or 35 satak more or less comprised in R.S. and L.R. Dag No. 1079, (viii) 0.37 acre or 37 satak more or less comprised in the entire R.S. and L.R. Dag No. 1080, (ix) 0.055 acre or 5.5 satak more or less contained in a divided and demarcated portion out of 0.11 acre or 11 satak more or less comprised in R.S. and L.R. Dag No. 1081, (x) 0.11 acre or 11 satak more or less contained in a divided and demarcated portion out of 0.14 acre or 14 satak more or less comprised in R.S. and L.R. Dag No. 1082, (xi) 0.05 acre or 5 satak more or less contained in the entire R.S. and L.R. Dag No. 1083, (xii) 0.21 acre or 21 satak more or less contained in the entire R.S. and L.R. Dag No. 1084, (xiii) 0.0633 acre or 6.33 satak more or less contained in a divided and demarcated portion out of 0.19 acre or 19 satak more or less comprised in R.S. and L.R. Dag No. 1085, (xiv) 0.42 acre or 42 satak more or less contained in a divided and demarcated portion out of 0.58 acre or 58 satak more or less comprised in R.S. and L.R. Dag No.1086, (xv) 0.181 acre or 18.1 satak more or less contained in a divided and demarcated portion out of 0.88 acre or 88 satak more or less comprised in R.S. and L.R. Dag No.1087 and (xvi) 0.14 acre or 14 satak more or less contained in a divided and demarcated portion out of 0.28 acre or 28 satak more or less comprised in R.S. and L.R. Dag No.1088 all recorded in L.R. Khatian No.1208 in Mouza Kalikapur, J.L. No. 40, within Patharghata Grampanchayat, Police Station Rajarhat, within Additional District Sub Registrar Rajarhat, in the District of North 24 Parganas, West Bengal, and shown in the plan annexed hereto by "**RED**" hatch and butted and bounded as follows:-

The entire R.S. Dag No. 1061 is butted and bounded as follows:



- On the **North** : By a portion of Dag No.1069;
 On the **South** : By portion of Mouza Patharghata and portion of Dag No.1060;
 On the **East** : By portion of each Dag Nos.1068 and 1062 and;
 On the **West** : By portion of each Dag Nos.1060 and 1069;

The divided and demarcated portion of R.S. Dag No. 1062 is butted and bounded as follows:

- On the **North** : By portion of each Dag Nos.1068, 1067, 1066 and 1065;
 On the **South** : By portion of Mouza Patharghata;
 On the **East** : By remaining portion of Dag No.1062 and;
 On the **West** : By portion of Dag No.1061;

The divided and demarcated portion of R.S. Dag No. 1065 is butted and bounded as follows:

- On the **North** : By portion of Dag No.1075;
 On the **South** : By portion of Dag No.1062;
 On the **East** : By remaining portion of Dag No.1065 and;
 On the **West** : By portion of Dag No.1066;

The entire R.S. Dag No. 1067 is butted and bounded as follows:

- On the **North** : By portion of Dag No.1075;
 On the **South** : By portion of Dag No.1062;
 On the **East** : By portion of Dag No.1066 and;
 On the **West** : By portion of Dag No.1068;

The entire R.S. Dag No. 1074 is butted and bounded as follows:

- On the **North** : By portion of Dag No.1088;
 On the **South** : By portion of Dag No.1075;
 On the **East** : By portion of Dag No.1087 and;
 On the **West** : By portion of Dag No.1073;

The divided and demarcated portion of R.S. Dag No. 1078 is butted and bounded as follows:

- On the **North** : By portion of each Dag Nos.1086 and 1077;
 On the **South** : By portion of Dag No.1079;



On the **East** : By portion of each Dag Nos.1086 and 1079 and;
 On the **West** : By remaining portion of Dag No.1078;

The divided and demarcated portion of R.S. Dag No. 1079 is butted and bounded as follows:

On the **North** : By portion of each Dag Nos.1086, 1078, 1084 and remaining portion of Dag No.1079;
 On the **South** : By portion of Mouza Patharghata;
 On the **East** : By portion of each Dag Nos.1084 and 1080 and;
 On the **West** : By portion of Dag No.1078, remaining portion of Dag No.1079 and portion of Mouza Patharghata;

The entire R.S. Dag No. 1080 is butted and bounded as follows:

On the **North** : By portion of Dag No.1084;
 On the **South** : By portion of Mouza Patharghata;
 On the **East** : By portion of each Dag Nos.1081, 1082 and 1083 and;
 On the **West** : By portion of Dag No.1079;

The divided and demarcated portion of R.S. Dag No. 1081 is butted and bounded as follows:

On the **North** : By portion of Dag No.1082;
 On the **South** : By portion of Mouza Patharghata;
 On the **East** : By remaining portion of Dag No.1081and;
 On the **West** : By portion of Dag No.1080;

The divided and demarcated portion of R.S. Dag No. 1082 is butted and bounded as follows:

On the **North** : By portion of Dag No.1083;
 On the **South** : By portion of Dag No.1081 and remaining portion of Dag No.1082;
 On the **East** : By remaining portion of Dag No.1082 and portion of Panchayat Road and;
 On the **West** : By portion of Dag No.1080;

The entire R.S. Dag No. 1083 is butted and bounded as follows:

On the **North** : By portion of Dag No.1084;
 On the **South** : By portion of Dag No.1082;
 On the **East** : By portion of Panchayat Road and;
 On the **West** : By portion of Dag No.1080;

The entire R.S. Dag No. 1084 is butted and bounded as follows:

On the **North** : By portion of Dag No.1085;
 On the **South** : By portion of each Dag Nos.1079, 1080 and 1083;
 On the **East** : By portion of Panchayat Road and;
 On the **West** : By portion of each Dag Nos.1079 and 1086 ;

The divided and demarcated portion of R.S. Dag No. 1085 is butted and bounded as follows:

On the **North** : By portion of Dag No.1086;
 On the **South** : By portion of Dag No.1084;
 On the **East** : By remaining portion of Dag No.1085 and;
 On the **West** : By portion of Dag No.1086;

The divided and demarcated portion of R.S. Dag No. 1086 is butted and bounded as follows:

On the **North** : By portion of Dag No.1087 and remaining portion of Dag No.1086;
 On the **South** : By portion of each Dag Nos.1085, 1079 and 1078;
 On the **East** : By remaining portion of Dag No.1086 and portion of each Dag Nos.1084 and 1085;
 On the **West** : By remaining portion of Dag No.1086 and portion of each Dag Nos.1077 and 1078;

The divided and demarcated portion of R.S. Dag No. 1087 is butted and bounded as follows:

On the **North** : By portion of Dag Nos.1089 and 1090;
 On the **South** : By remaining portion of Dag No.1087;
 On the **East** : By portion of Dag No.1090 and remaining portion of Dag No.1087 and;
 On the **West** : By remaining portion of Dag No.1087;


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The divided and demarcated portion of R.S. Dag No. 1087 is butted and bounded as follows:

- On the **North** : By portion of Dag No.1088;
 On the **South** : By remaining portion of Dag No.1087;
 On the **East** : By remaining portion of Dag No.1087 and;
 On the **West** : By portion of each Dag Nos.1074, 1075and 1088;

The divided and demarcated portion of R.S. Dag No. 1088 is butted and bounded as follows:

- On the **North** : By Public Road;
 On the **South** : By portion of Dag Nos.1074 and 1087;
 On the **East** : By remaining portion of Dag No.1088 and Dag No.1087 and;
 On the **West** : By remaining portion of Dag No.1088;

BE IT MENTIONED That 1/29th (one-twenty-ninth) undivided share in each Dag comprised in the said property will be equivalent to undivided areas as follows:-

S.L. No.	Dag No.	Areas comprised in the said Property	1/29 th undivided share equivalent area:
1	1061	0.48 acre or 48 satak	0.01655172414 acre or 1.655172414 satak
2	1062	0.29 acre or 29 satak	0.01 acre or 1 satak
3	1065	0.04 acre or 4 satak	0.00137931034 acre or 0.137931034 satak
4	1067	0.06 acre or 6 satak	0.00206896552 acre or 0.206896552 satak
5	1074	0.05 acre or 5 satak	0.00172413793 acre or 0.172413793 satak
6	1078	0.01 acre or 1 satak	0.00034482759 acre or 0.034482759 satak
7	1079	0.33 acre or 33 satak	0.01137931034 acre or 1.137931034 satak
8	1080	0.37 acre or 37 satak	0.01275862069 acre or 1.275862069 satak
9	1081	0.055 acre or 5.5 satak	0.00189655172 acre or 0.189655172 satak
10	1082	0.11 acre or 11 satak	0.00379310345 acre or 0.379310345 satak
11	1083	0.05 acre or 5 satak	0.00172413793 acre or 0.172413793 satak
12	1084	0.21 acre or 21 satak	0.00724137931 acre or 0.724137931 satak
13	1085	0.0633 acre or 6.33 satak	0.00218275862 acre or 0.218275862 satak
14	1086	0.42 acre or 42 satak	0.01448275862 acre or 1.448275862 satak
15	1087	0.181 acre or 18.1 satak	0.00624137931 acre or 0.624137931 satak

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16	1088	0.14 acre or 14 satak	0.00482758621 acre or 0.482758621 satak
	Total	2.8593 acre or 285.93 satak	0.09859655172 acre or 9.859655172 satak

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED on behalf of the abovenamed **VENDOR**, by its Mr. Navin Jhunjhunwala pursuant to the Board Resolution dated 12.01.2016 at Kolkata in the presence of:

CRESCENT GRIHA NIRMAN PVT. LTD.

Navin Jhunjhunwala
Authorized Signatory

Saurabh Botra
36/2 Vivekananda Road, Kol-7

Sunajit Chakrabasthy
C/O DSP LAW ASSOCIATES
4D, Nicco House, 1B & 2 Hansa
Street, Kol-70001

SIGNED SEALED AND DELIVERED by the withinnamed **PURCHASER** at Kolkata in the presence of:

WELLTIME TIE-UP PVT. LTD.

Anil Kr. Agarwal
Authorized Signatory
(ANIL KR. AGARWAL)

Saurabh Botra
Sunajit Chakrabasthy

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchasers the within mentioned sum of Rs.12,52,700.00 (Rupees twelve lacs fifty-two thousand seven hundred) only being the consideration in full payable by a Cheque No. 075545 dated 26.09.2016 drawn on Axis Bank Limited for Rs.12,52,700.00.

WITNESSES:

Saurabh Botera -
Srijit Chakraborty

CRESCENT GRIHA NIRMAN PVT. LTD.

[Handwritten Signature]
Authorised Signatory

Drafted by me:

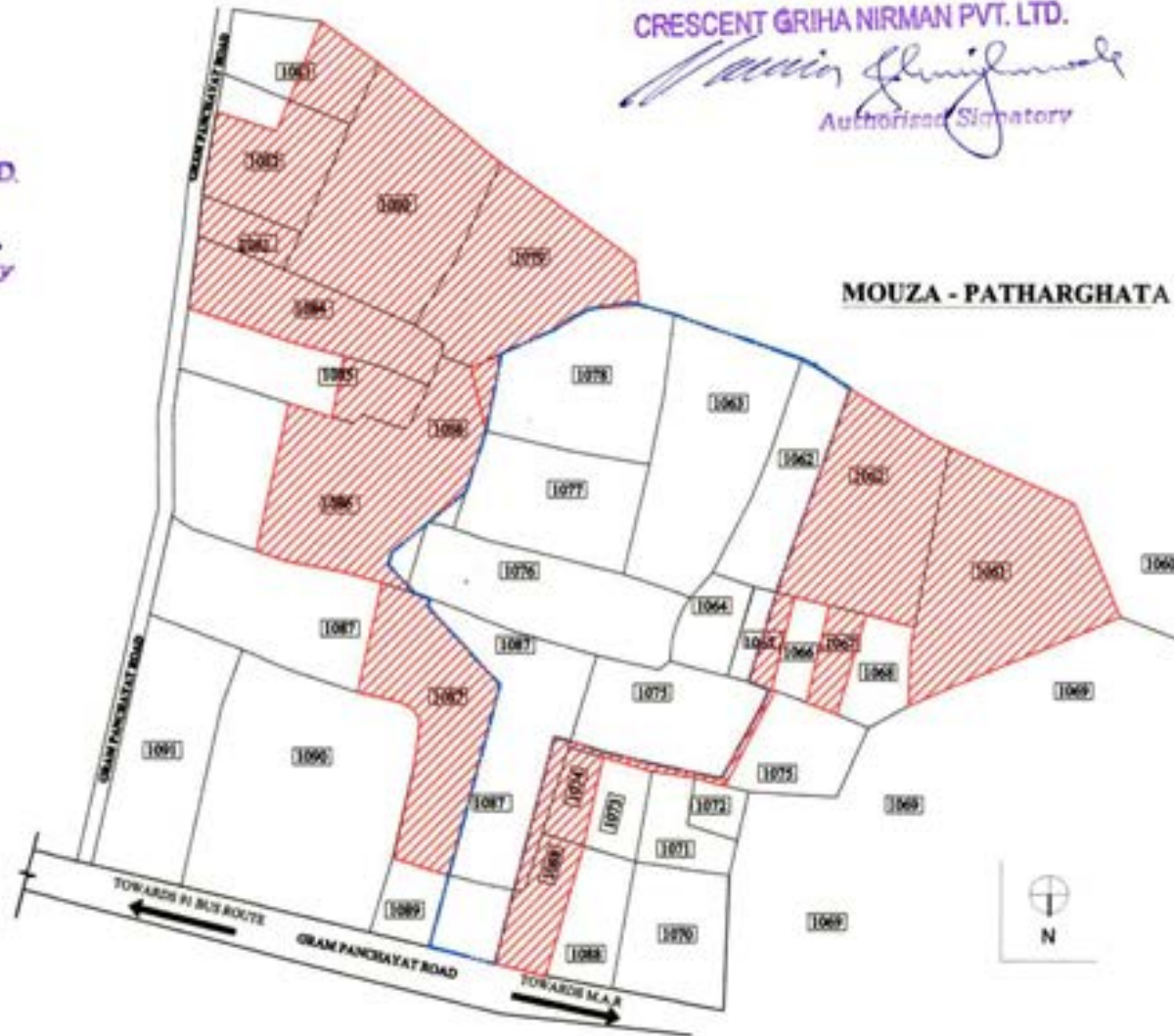
Samar Chakraborty Advocate
C/o DSP Law Associates, Advocates
4D, Nicco House,
1B Hare Street, Kolkata-700001
WB/1758 of 1995

SITE PLAN SHOWING AN AREA OF 285.93 SATAKS MORE OR LESS COMPRISED IN R.S AND L.R. DAG NOS. 1061, 1062(P), 1067, 1074, 1078(P), 1079(P), 1080, 1081(P), 1082(P), 1083, 1084, 1085(P), 1086(P), 1087(P), AND 1088(P) MOUZA KALILKAPUR, JL NO. 40 WITHIN GRAMPANCHAYAT PATHARGHATA POLICE STATION, RAJARHAT DISTRICT, NORTH 24 PARGANAS.

CRESCENT GRIHA NIRMAN PVT. LTD.

[Signature]
Authorized Signatory

WELLTIME TIE-UP PVT. LTD.
[Signature]
Authorized Signatory

























MOUZA - PATHARGHATA

KALIKAPUR,
NEWTOWN, RAJARHAT

SCALE - 1 : 600
DATE - 08.01.16

ARCHITECTS
AGRAWAL & AGRAWAL
BARODA KOLKATA

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	

<i>Finger prints of the executant</i>					
					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little	



Major Information of the Deed

Deed No :	I-1523-10254/2016	Date of Registration	9/28/2016 1:23:01 PM
Query No / Year	1523-0001331517/2016	Office where deed is registered	
Query Date	25/09/2016 6:19:58 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	WELLTIME TIE UP PRIVATE LIMITED 2, Samarpally, Krishnapur, AB-293 Sadhana Abasan, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9903777003, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 12,52,700/-	Rs. 39,73,417/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,98,791/- (Article:23)	Rs. 43,717/- (Article A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1061	LR-1208	Bastu	Shali	1.65517 Dec	2,10,295/-	6,12,414/-	Width of Approach Road: 2 Ft.,
L2	LR-1062	LR-1208	Bastu	Shali	1 Dec	1,27,053/-	3,70,000/-	Width of Approach Road: 2 Ft.,
L3	LR-1065	LR-1208	Bastu	Shali	0.137931 Dec	17,524/-	51,034/-	Width of Approach Road: 2 Ft.,
L4	LR-1067	LR-1208	Bastu	Shali	0.206897 Dec	26,287/-	76,552/-	Width of Approach Road: 2 Ft.,
L5	LR-1074	LR-1208	Bastu	Shali	0.172414 Dec	21,906/-	63,793/-	Width of Approach Road: 2 Ft.,
L6	LR-1078	LR-1208	Bastu	Shali	0.0344828 Dec	4,381/-	12,759/-	Width of Approach Road: 2 Ft.,
L7	LR-1079	LR-1208	Bastu	Shali	1.13793 Dec	1,44,578/-	4,21,034/-	Width of Approach Road: 2 Ft.,
L8	LR-1080	LR-1208	Bastu	Shali	1.27586 Dec	1,62,102/-	4,72,069/-	Width of Approach Road: 2 Ft.,
L9	LR-1081	LR-1208	Bastu	Shali	0.189655 Dec	24,096/-	70,172/-	Width of Approach Road: 2 Ft.,
L10	LR-1082	LR-1208	Bastu	Shali	0.37931 Dec	48,192/-	2,10,517/-	Property is on Road Adjacent to Metal Road,
L11	LR-1083	LR-1208	Bastu	Shali	0.172414 Dec	21,906/-	95,690/-	Property is on Road Adjacent to Metal Road,
L12	LR-1084	LR-1208	Bastu	Shali	0.724138 Dec	92,004/-	4,01,897/-	Property is on Road Adjacent to Metal Road,
L13	LR-1085	LR-1208	Bastu	Shali	0.218276 Dec	27,733/-	80,762/-	Width of Approach Road: 2 Ft.,
L14	LR-1086	LR-1208	Bastu	Shali	1.44828 Dec	1,84,008/-	5,35,862/-	Width of Approach Road: 2 Ft.,

L15	LR-1087	LR-1208	Bastu	Shali	0.624138 Dec	79,299/-	2,30,931/-	Width of Approach Road: 2 Ft.
L16	LR-1088	LR-1208	Bastu	Shali	0.482759 Dec	61,336/-	2,67,931/-	Property is on Road Adjacent to Metal Road.
TOTAL :					9.8597Dec	12,52,700 /-	39,73,417 /-	
Grand Total :					9.8597Dec	12,52,700 /-	39,73,417 /-	







Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED DLF Galleria Unit No.306-308, 3rd Floor, AA-1B, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 PAN No. AACCC1983H, Status :Organization, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	WELLTIME TIE-UP PRIVATE LIMITED 2, Samarpally, Krishnapur, AB-293 Sadhana Abasan, P.O:- Baguiati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 PAN No. AABCW1467D, Status :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Navin Jhunjunwala Son of Mr Sushil Kumar Jhunjunwala Date of Execution - 28/09/2016, , Admitted by: Self, Date of Admission: Sep 28 2016 , Place of Admission of Execution: Office			
	P-199 C.I.T. Road, Scheme-VIIM, P.O:- Kankurgachi, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACTPJ8281H, Status : Representative, Representative of : CRESCENT GRIHA NIRMAN PRIVATE LIMITED (as Authorised Signatory)			
2	Name	Photo	Finger Print	Signature
	Mr Anil Kumar Agarwal Son of Mr M P Agarwal Date of Execution - 28/09/2016, , Admitted by: Self, Date of Admission: Sep 28 2016 , Place of Admission of Execution: Office			
	Flat No 301, BI B 295, GT Road, P.O:- Belurmth, P.S:- Bally, Howrah, District:-Howrah, West Bengal, India, PIN - 711202, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, PAN No. ACXPA0940Q, Status : Representative, Representative of : WELLTIME TIE-UP PRIVATE LIMITED (as Authorised Signatory)			

Identifier Details :**Name & address**

Mr Saurabh Bothra
 Son of Mr Sushil Kumar Bothra
 36/2, Vivekananda Road, 9th Floor, P.O:- Girish Park, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India,
 PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, Identifier Of Mr Navin
 Jhunjhunwala, Mr Anil Kumar Agarwal

28/09/2016


Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-1.65517 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-0.37931 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-0.172414 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-0.724138 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-0.218276 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-1.44828 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-0.624138 Dec

Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-0.482759 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-0.137931 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-0.206897 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-0.172414 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-0.0344828 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-1.13793 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-1.27586 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	CRESCENT GRIHA NIRMAN PRIVATE LIMITED	WELLTIME TIE-UP PRIVATE LIMITED-0.189655 Dec

Endorsement For Deed Number : I - 152310254 / 2016

On 26-09-2016

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 39,73,417/-



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 28-09-2016

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:04 hrs on 28-09-2016, at the Office of the A.D.S.R. RAJARHAT by Mr Navin Jhunjunwala .

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

Execution is admitted on 28-09-2016 by Mr Navin Jhunjunwala, Authorised Signatory, CRESCENT GRIHA NIRMAN PRIVATE LIMITED, DLF Galleria Unit No.306-308, 3rd Floor, AA-1B, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156

Indetified by Mr Saurabh Bothra, . , Son of Mr Sushil Kumar Bothra, 36/2, Vivekananda Road, 9th Floor, P.O: Girish Park, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by profession Private Service

Execution is admitted on 28-09-2016 by Mr Anil Kumar Agarwal, Authorised Signatory, WELTIME TIE-UP PRIVATE LIMITED, 2, Samarpally, Krishnapur, AB-293 Sadhana Abasan, P.O:- Baguiati, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Indetified by Mr Saurabh Bothra, . , Son of Mr Sushil Kumar Bothra, 36/2, Vivekananda Road, 9th Floor, P.O: Girish Park, Thana: Girish Park, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700007, by caste Hindu, by profession Private Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,717/- (A(1) = Rs 43,703/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 43,717/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 27/09/2016 12:55PM with Govt. Ref. No: 192016170024789271 on 27-09-2016, Amount Rs: 43,717/-,

Bank: HDFC Bank (HDFC0000014), Ref. No. 258951860 on 27-09-2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,98,691/- and Stamp Duty paid by Stamp Rs 100/- by online = Rs 1,98,691/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 88494, Amount: Rs.100/-, Date of Purchase: 12/09/2016, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/09/2016 12:55PM with Govt. Ref. No: 192016170024789271 on 27-09-2016, Amount Rs: 1,98,691/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 258951860 on 27-09-2016, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 310439 to 310476
being No 152310254 for the year 2016.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2016.10.03 12:49:43 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 03-10-2016 12:49:42
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)