

10826 503538



1496 — 46 141 / 1470 /
14.9.85

02BB 814229

1200000

admissible under rule 21 and sec
5/55 (1) of the W. B. L. R.
Act. 1955 duty Stamped Exempt
from use not require stamp duty
under the Indian Stamp Act

1899. Schedule A. No. 234
Fees Paid A - 2189.00
B - 100.00

03260164.17.3.08B.40000/-

81 MD-326016 81710000
Rs. 40000

2196.00

A&L. District Sub-Register
Biharbaneswar (Sak. Lab.)

A. 55000
28100

DEED OF CONVEYANCE

THIS INDENTURE OF ABSOLUTE SALE made on this the 29.11.
day of September two thousand Three (2003) BETWEEN (1) HAZI MD.
ENAMUL HAQUE, (2) MD. AZIZUL HAQUE, (3) HAZI MD. RABIUL HAQUE,
all sons of Late Hazi Jahurul Haque, all are by faith - Muslim,
by occupation - Teacher, residing at - Hatiara, P.S. Rajarhat,
Dist. North 24 Parganas, hereinafter called the VENDORS (which
expression shall unless excluded by or repugnant to the context
be deemed to mean and include its heirs, executors, admini-
strators, representatives, successors, and assigns) of the
ONE PART.

Contd... p/2.

227-242

160102

234000

200.000

42100

2194

MD. Azizul Haque



:: 2 ::

A N D

Md. Azizul Haque.

SOUND OF ARTS INTERNATIONAL, a company having its registered office at Commerce House, Flat No. 9, 2nd floor, 2 No, Ganesh Chandra Avenue, Kolkata - 7000 13, represented ^{by} its Partner - Md. Salim Makkor, s/o. Mr. K.A. Makkor, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, representatives, successors and assigns) of the OTHER PART.

contd... p/3.

24281

Sound of Arts International
2 no Ganesh ch. Avenue
Kot-13.

26/9/ 3

Rs - 15000/-
U - 1000/-
U - 10/-
16010/-

Md. Azizul Haque.

15274



Addl. District Sub-Registrar
Bhawanagar (Salt Lake)

29 SEP 2003



:: 3 ::

Md. A 313ul Haque

WHEREAS by a Deed of Habanama dated 24.02.1979, registered at A.D.S.R.O. Barasat, North 24 Pgs. copied in Book No. — , Pages — to — , Being No. 539, for the year 1979, the Hazi Jaburul Haque, has gifted his sons namely (1) Md. Enamul Haque, (2) Md. Afijul Haque and (3) Hazi Rabiul Haque, the vendors herein and Md. Faziyl Haque, ALL THAT piece or parcel of undivided share of land measuring an area 32 Satak and others land, comprised in C.S. Dag No.s. 582 and 581, R.S. Dag No. 628 and 627, under C.S. Khatian No. 1273, R.S. Khatian No. 1614, at Mouza - Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, P.S. Rajarhat, in the District of North 24- Parganas. whatsoever.

Contd... p/4.

24281

Sound of Hills International
2nd Ganesh ch. Avenue
Kot-13.

26991 3

no Rabinul haque

le - 15000/-
le - 1000/-
le - 10/-

16010/-

✓
15275



Adl. District Sub-Registrar
Bidhannagar (Salt Lake)

29 SEP 2003

স্বঃ আওতাধীন
কর্তৃপক্ষের মাধ্যমে
স্বাক্ষরিত

AND WHEREAS after the L.R. Settlement records of right in the name of Md. Enamul Haque, under L.R. Khatian No. 2092, in the name of Md. Ajijul Haque, under L.R. Khatian No. - 2093, and in the name of Hazi Rabiul Haque under L.R. Khatian No. 2094, at Mouza - Hatiara, J.L.No. 14, R.S. No. 188, Touzi No. 1074, P.S. Rajarnat, in the District of North 24 Parganas,

AND WHEREAS the aforesaid Md. Enamul Haque and 2 others (the Vendors herein) are well absolute seized and possessed of and/or otherwise well and sufficiently and enjoyed the same with good right and full of absolute power of ownership and have every right to transfer the same to any body in any way, whatsoever.

Md. Ajijul Haque.

AND WHEREAS the aforesaid Vendors have agreed to sell and Purchaser has agreed to purchase a plot of land & Pond free from encumbrances, undivided share of land & pond measuring an area of 19.2 Satak or 11 (Eleven) cottah 10 (Ten) Chittacks more or less, morefully and particularly described in the Schedule hereunder written and delineated in the map or plan annexed hereto at or for the price of Rs. 2,00,000/- (Rupees Two Lacks) only.

NOW THIS INDENTURE WITNESSETH That in pursuance of the said agreement and in consideration of Rs. 2,00,000/- (Rupees Two Lacks) only. to the Vendors paid by the Purchaser as per memo below at or immediately before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written, admit and acknowledge and of and



Adm. District Sub-Register
Bihar (Salt Lake)

29 SEP 2003

from the same and every part thereof hereby acquit, release and forever discharge the said purchaser) as well as the land & pond particularly described in the schedule written the Vendors do hereby sell, grant, transfer and convey and assign and unto the purchaser free from all encumbrances, charges, liens, lispendens, ALL THAT piece or parcel of land & pond with common passage and all easements right and appurtenances as particularly described in the schedule hereunder written TO HAVE AND TO HOLD the said land hereby granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the purchaser absolutely and forever free from all encumbrances, whatsoever.

THE VENDORS DO TH HERBY CONVENANT WITH THE PURCHASER :-

1. That free and clear and freely and clearly and absolutely acquitted, exonerated and release and otherwise by and at the costs and expenses of the Vendors are and sufficiently saved defended kept harmless and other estate, right, title claims, mortgages, charges, liens, lispendens, attachments encumbrances whatsoever.
2. That no notice issued under the public demand recovery Act, have been served on the Vendors nor any such notice have been published.



Asst. District Surgeon
Bilhamnagar (Salt Lake)

29 SEP 2003

3. That the Vendors have not yet received any notice or requisition or Acquisition of the property described in the schedule below.
4. That the purchaser and all person or persons through under his/her its shall have undivided share of land & pond and all manner of right through over or under the Land & pond.
5. It is hereby declared that the land & pond is used homested purpose which described in the schedule is the self acquired property of the Vendors and that they are not the benamders of any one.
6. It is transpired that the said property hereby sold, conveyed, transferred and assigned by the Vendors or vendor if not free from encumbrances as hereinbefore covenants the Vendors will be bound to refund to the purchaser the full consideration money paid hereunder together with cost of the stamp and registration charges and legal fees including by the purchaser herein with the damages which the purchase herein may or suffered.

A N D the vendors deliver this day khas possession of the said land unto the purchaser.



Add. District Sub-Region
Bidhanagar (Salt Lake)

29 SEP 2003

THE SCHEDULE OF THE PROPERTY: ABOVE REFERRED TO :

Mod. A.31321 Page.

ALL THAT : piece or parcel of Danga land & ~~and~~ undivided share of land measuring an area 19.2(Nineteen Point Two)Satak or 11 (Eleven) cottahs, 10. (Ten) chittacks more or less, comprised in C.S. Dag Nos. 582 & 581, R.S. Dag Nos. 628 & 627, C.S. Khatian No. 1279, R.S. Khatian No. 1614, and L.R. Khatian Nos, 2092, 2093, 2094, within the Police Station Rajarhat, situated at Mouza - Hatiara, J.L. No. 14, R.S. No.- 188, Touzi No. 1074, in the District of North 24 - Parganas, Addl. District Sub . Registration Office Bidhan nagar (Salt Lake City), Pargana - Kalikata, under Rajarhat Gopalpur Municipality, Ward No. 10.

The annual proportionate rent is Rs. — paise in — respect of the Sellable land is payable to the collectorate of North 24 - Pargans, on behalf of Govt. of West Bengal.

The sellable land is delineated in the map or plan annexed hereto and border R E D herein and butted and bounded as follows :

ON THE NORTH BY :	Municipality Road.
ON THE SOUTH BY :	Land of Mokkor Saheb and R.S. Dag No. 627 (P).
ON THE EAST BY :	R.S.DAG NO. 627 (P).
ON THE WEST BY :	Land of Mokkor Saheb and R.S.Dag No. 629.



Addl. District Sub-Registrar
Bhujnagar (Salt Lake)

29 SEP 2003

:: 8 ::

IN WITNESS WHEREOF The Vendors have hereunto set and subscribed his hand respectively and after going through the contents of this Deed on the day, Month and year first above written.

SIGNED, SEALED AND DELIVERED

By the Vendors at Kolkata

in the presence of : -

1. *Mr. Gopal Saha* ✓ *Mr. Samuel Hoque*
Mr. 2nd 2nd ✓ *Mr. Azizul Haque.*
2. *Mr. Yasin* ✓ *Mr. Rabiul Haque*
H. H. H.

SIGNATURE OR THE VENDORS.

contd... p/9.



4

Adl. District Sub-Registrar
Bhadrachalam (Salt Lake)

29 SEP 2003

MEMO OF CONSIDERATION :

Paid by Demand Pay at Vijaya Bank,
N.S. Road Branch, Kolkata, dated :
29.09.2003. D.D. No. 3177(698927),
Dt. 27.9.03, D.D. No. 3163 (698907),
Dt. 27.9.03, D.D. No. 3162 (698906),

Rs. 2,00,000 /-

(Rupees Two Lacs) only.

✓ Md. Humayun Hogue

WITNESSES :

✓ Md. Azizul Haque.

1. (Sr. Engineer)
Sr. 203275

✓ MD Rabiul haque

2. Sk. Yasin
Hatiara -

SIGNATURE OF THE VENDORS.

Drafted by :-

Julfikker Ali

Julfikker Ali, of
Jatragachi, Rajarhat,
Licence No:- BW-XVI-40.

Typed By :

Biren Saha
Biren Saha,
Saha Type Chamber,
Hatiara, Kolkata- 59.



Adm. District Sub-Region
Bilhamangal (Salt Lab.)

29 SEP 2003

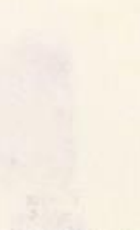
OF THE
AGENT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 Md. Ismail Haque	LH.					
	RH.					

ATTESTED :- Md. Ismail Haque

 Md. Azizul Haque	LH.					
	RH.					

ATTESTED :- Md. Azizul Haque

 Md. Rabir Hame	LH.					
	RH.					

ATTESTED :- Md. Rabir Hame



Add. District Sub-Region
Bidhanagar (Salt Lake)

29 SEP 2003



Addl. District Sub-Registrar
Bidhannagar (Salt Lake)

29 SEP 2003

Registered in
Book No. 217
Volume No. 242
Page 6358
Date No. 26
By the Registrar

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
1 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



LH.



RH.



ATTESTED :- ✓


(MOHAMDI) SALIM MAKKA

PHOTO

LH.

RH.

ATTESTED :-

PHOTO

LH.

RH.

ATTESTED :-



Add. District Sub-Regional
Bidhanagar (Salt Lake)

29 SEP 2003



Add. District Sub-Regional
Bidhanagar (Salt Lake)

25-8-2008

Admission No. 1
Book No. 217
Volume No. 242
Pages 63538
Being No. 06
By the year...