

P 06911

9-00070



1495 — H6/H1/14P/12-6/99

02CC 529659

admissible under rule 21 and also
U/S 5 (1) of the W. D. L. R.
Act. 19-3 duty Stampd Exempt
from those not not stamp duty
under the Indian Stamp Act
1899. Schedule I A. No. 23
Fees Paid 10/-
in Rs. 2.50

8/10 075801 of 4/11/05
2/10 075924 of 4/11/05
Rs. 9496/-
Rs. 4600/-

Adl. District Sub-Registrar
Bidhannagar (Salt Lake)

13 JUN 2003

DEED OF CONVEYANCE

THIS INDENTURE OF ABSOLUTE SALE made on this the 13th day
of June, Two Thousand Three (2003), BETWEEN MST. NURUN
NAHAR, wife of Late Atiar Rahaman, by Caste- Muslim, by occupation
Housewife, residing at present Hatiara, P.S. Rajarhat, District
of North 24 Parganas, Old Address -20, Karpara Road, Tootpara,
District + P.S. Khulna, Bangladesh, hereinafter called the
"VENDOR" (which expression shall unless excluded by or repug-
nant to the context be deemed to mean and include her legal
heirs, executors, administrators, representatives and assigns)
of the ONE PART.

contd.....p/2.

A-76341
Realisation 5/11/05

224-233

5
13/6

13/6/03
16/06/03

20,000

5/1
23

2,50,000

A-27391

P10

00695
250
1131
363

A-76341
5/1

No. 8273
Sound of Arts International
2nd Ganesh ch. Avenue
Kot-13.

Calcutta Collectorate,

Treasury,

Date 3/6/2003.

Treasurer

6-20000/-

Presented for Registration at.....AM/PM

on the 13th day of June 2003

at the Bidhannagar (Salt Lake City)

Addl. District Sub-Registry Office

by Muzummahar
Recentant/Claimant



Addl. District Sub-Registry
Bidhannagar (Salt Lake City)
13 JUN 2003

Muzummahar
W/O/D/O Atias Bahannan
of Hatiara
P.S. Hatiara
Dist. 24 Perjan by Goto
Hindu/Muslim by prof. service
Muslim
H/wife

VTG
1474

Mt. Ahsanullah
W/O/D/O Atias Bahannan
of Hatiara
P.S. Hatiara
Dist. 24 Perjan by Goto
Hindu/Muslim by prof. service
Muslim
Addl. District Sub-Registry
Bidhannagar (Salt Lake City)
13 JUN 2003

28/6/2003
28/6/2003
28/6/2003
28/6/2003
28/6/2003

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- A N D -

*per
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D*
SOUND OF ARTS INTERNATIONAL, Registered Office at Commerce House, Flat No. 9, 2nd floor, 2 No. Ganesh Chandra Avenue, Represented by its Partner, Md. Salim Makkar, S/O. K. A. Makkar, Kolkata- 700013/ 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.

WHEREAS the vendor is well seized and possessed of and/or otherwise well and sufficiently entitled of inheritance of her father to ALL THAT piece or parcel of undivided share of land measuring an area 7 Cottahs 13 Chittacks 37' Sq.ft. more or less, comprised in C.S. Dag No. 582 & 581, R.S. Dag Nos. 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.

AND WHEREAS after the L.R. Settlement Records of Right in the name of Nurun Nahar under L.R. Khatian No. 2247, comprised in R.S. Dag Nos. 627 & 628, measuring an area 13 Satak more or less, at Mouza- Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, P.S. Rajarhat, in the District of North 24 Parganas.

AND WHEREAS the said Nurun Nahar (the vendor herein) is well absolute seized and possessed of and/or otherwise well and sufficiently and enjoyed the same with good right and full and absolute power of ownership and have every right to transfer the same to any body in any way whatsoever.

contd.....p/3.



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Addl. District Not-Reg.
Bonn (Seit 1831)

13 JUN 2015

AND WHEREAS the aforesaid vendor has agreed to sell and purchaser has agreed to purchase a plot of land free from encumbrances, undivided share of land measuring an area of 7 (Seven) Cottahs 13 (Thirteen) Chittacks 37' (Thirty seven) Sq.ft. 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. 2,50,000/- (Rupees Two Lacs Fifty Thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of Rs. 2,50,000/- (Rupees Two Lacs Fifty Thousand) only to the vendor paid by the Purchaser as per memo below at or immediately before the execution of these presents (the receipt whereof the vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit , release and forever discharge the said purchaser) as well as the land particularly described in the Schedule written the Vendor do hereby sell, grant, transfer and convey and assign and unto the purchaser free from all encumbrances, charges, liens, lispensens, ALL THAT piece or parcel of land with common passage and all easement 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.

contd.....p/4.



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Asst. District Magistrate
Bidhanagar (Salt Lake City)

13 JUN 2005

THE VENDOR DOETH HEREBY COVENANT 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 vendor is and sufficiently saved defended kept harmless and other estate, right, title, claims, mortgages, charges, liens, lispens, attachments encumbrances, whatsoever.
2. That no notice issued under the public demand recovery Act have been served on the vendor nor any such notice have been published.
3. That the vendor has 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 claiming through under his/its shall have undivided share of land and all manner of right through over or under the land.
5. It is hereby declared that the land is used Homestate purpose which described in the Schedule is the self acquired property of the Vendor and that she is not the benamders of any one.
6. It is transpired that the said property hereby sold, conveyed, transferred and assigned by the vendor or vendors

contd.....p/5.



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Addl. Director Book-Trust
Mumbai (Salt Lake)

13 JUN 2005

if not free from all encumbrances as hereinbefore covenants the vendor shall 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 vendor deliver this day khas possession of the said land unto the purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

ALL THAT piece or parcel of Danga land undivided share of land measuring an area of 7 (Seven) Cottahs 13 (Thirteen) Chittacks 37' (Thirty seven) Sq.ft. more or less, comprised in C.S. Dag Nos. 582 & 581, R.S. Dag Nos. 628 & 627, C.S. Khatian No. 1273, R.S. Khatian No. 1614, and L.R. Khatian No. 2247, 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 Bidhannagar (Salt Lake City), Pargana- Kolikata, under Rajarhat Gopalpur Municipality, Ward No. 10.

The annual proportionate rent is Rs. 2/- 50 - paise in respect of the Sellable land is payable to the Collectorate of North 24 Parganas, on behalf of Govt. of West Bengal.



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Addl. District Magistrate
Biddhannagar (Sah Baha)

13 JUN 2003

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 Others.

ON THE EAST BY : Part of R.S. Dag No. 627 and 628.

ON THE WEST BY : Land of Mokkor Saheb and R.S.Dag No.629.

IN WITNESS WHEREOF the vendor has hereunto set and subscribed her hand after going through the contents of this Deed on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata in
the presence of :-

1. *Handwritten signature*
Handwritten signature

2. *Handwritten signature*
Handwritten signature

Handwritten signature

SIGNATURE OF THE VENDOR.



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ADDL. District Magistrate
Bhojpur (Salt Lake)

13 JUN 2003

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MEMO OF CONSIDERATION

Paid by A/c cheque no - DD-1855. of Vijaya Bank.
Kolkata - - - - - Rs. 2,50,000/-
dated - 13/6/2003.

WITNESSES : -

1. ২য়: মোহন চন্দ্র
৩য়: মনোজ

2. ২য়: মোহন চন্দ্র
৩য়: মনোজ

২য়: মোহন

SIGNATURE OF THE VENDOR.

DEED PREPARED BY : -

Julfikker Ali
JULFIKKER ALI, OF
JATRAGACHI, RAJARHAT,
LICENCE NO. -DW-XVI-40.

TYPED BY :-

Sadananda Mondal
SADANANDA MONDAL, OF
A.D.S.R.O. BIDHANNAGAR
KOLKATA- 700091.



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Addl. District Sub-Registrar
Bidhanagar (Salt Lake)

13 JUN 2005



Addl. District Sub-Registrar
Bidhanagar (Salt Lake)

07-02-05

Book No. I
Volume No. 5
Page 334
Being No. 06070
By the year 2005

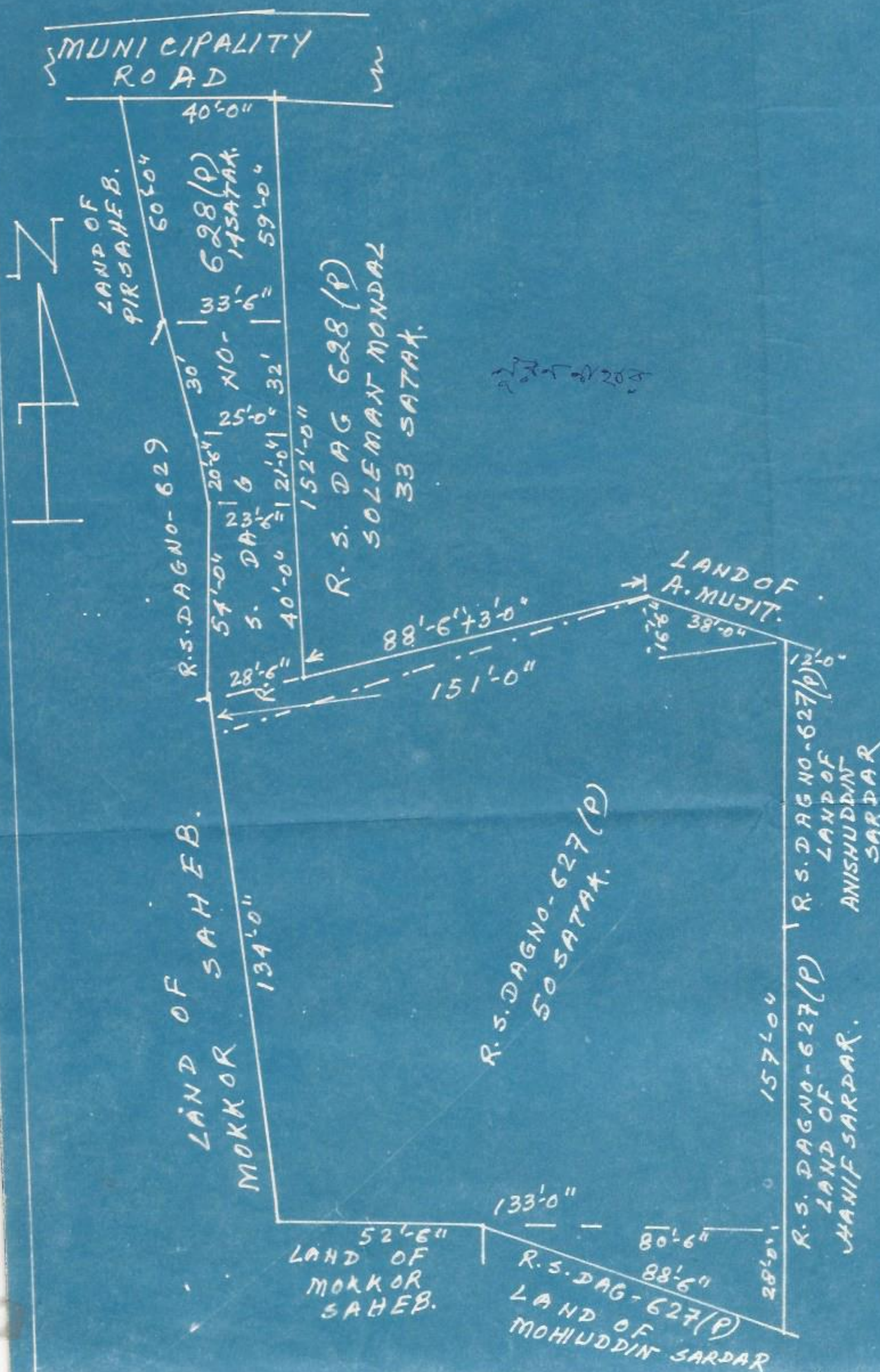
SITE PLAN OF LAND, PART OF R.S. DAG NO- 627 & 628 (PART)
 R.S. KHATIAN NO- L.R. KH. NO- SCALE 1" = 30'-0".

AT MOUZA- HATIARA.. J.L. NO- 14.. WARD NO- 10.. P.S.-
 RAJARHAT. DISTRICT NORTH 24 PARGANA 5..

VENDEE:- SOUND OF ARTS INTERNATIONAL

VENDOR:- NURUN NEHAR

AREA OF LAND OF R.S. DAG 627:-	6 K. 00 CH. 36 SFT.
R.S. DAG- 628:-	1 K. 13 CH. 01 SFT.
TOTAL	7 K. 13 CH. 37 SFT.



VENDORS SIGNATURE

As per position
 Surveyed by
 MD. MINAR AL MONDAL
 BDO & QUAYUM.
 10/10/2023



Addl. District Sub-Reg.
Bikanernagar (Salt Lake)

13 JUN 2005

Book No. 1
Volume No. 5
Pages 229
Being No. 500
of the year 2005

DATED THIS THE 13th DAY OF June 2003.

DEED OF CONVEYANCE

BETWEEN

MST. NURUN NAHAR

.....VENDOR.

- A N D -

SOUND OF ARTS INTERNATIONAL

.....PURCHASER.

DEED PREPARED BY :-

JULFIKKER ALI, OF
JATRAGACHI, RAJARHAT
LICENCE NO. DW-XVI-40.
