00364/13

② 00390/13

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL N 091671

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document

Additional Registrar of Assurances-I, Kolkata

17.1.13

Ansar ali Molla.

THIS DEED OF CONVEYANCE made this 17th day of January, TWO THOUSAND AND THIRTEEN BETWEEN 1) ANSAR ALI MOLLA, 2) AFSAR ALI MOLLA and 3) HASEM ALI MOLLA, all sons of Mohammed Ali Molla, all by caste Muslim, by occupation cultivation and all at present residing at Bonhooghly, Police Station Sonarpur, District South 24 Parganas,

125909

MATANK KAKRANIA
ADVOCATE
10, Old Post Office Street

NAME.....
ADD.....
Rs.....
10 JAN 2013
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, R. S. Ray Road

10 JAN 2013

10 JAN 2013

Lutfon Laheman Esq.
S/O Late Kalu Esq.
Vill- Sreepur Bagan Ghola
PO- Bonhooghly
P.S. Sonarpur
24 Parganas S
Kol- 700103 Business

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hereinafter collectively referred to as the **'VENDORS'**, (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include their respective legal heirs, executors, successors, administrators, legal and personal representatives and assigns) of the **ONE PART AND (1) ASWINI SALES PVT. LTD., (INCOME TAX PAN AAHCA9837F)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Amit Sethia, **(2) CHAMPION SUPPLIERS PVT. LTD., (INCOME TAX PAN AADCC5710B)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ravindra Khaitan, **(3) CONCEPTION COMMERCIAL PVT. LTD., (INCOME TAX PAN AADCC5424A)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sushil Kumar Khaitan, **(4) DIAGRAM SALES PVT. LTD., (INCOME TAX PAN AADCD0433C)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Dipankar Shome, **(5) DURGAMATA VINTRADE PVT. LTD., (INCOME TAX PAN AADCD2527M)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Smt. Satabdi Chowdhury, **(6) HIGHLIGHT COMMERCIAL PVT. LTD., (INCOME TAX PAN AACCH2778R)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Kamal Basu, **(7) KHAITAN LAND LTD. (PREVIOUSLY KNOWN AS PIONEER TOWNSHIP LTD.), (INCOME TAX PAN AACCP7498R)**, a public limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Raj Kumar Khaitan, **(8) LIMESTONE SALES PVT. LTD., (INCOME TAX PAN AABCL5608B)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Debasish Karmakar, **(9) MERIDIAN VINTRADE PVT. LTD., (INCOME TAX PAN AAGCM2052H)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sushil Kumar Khaitan, **(10) PIGNTON MARBLES & INTERIORS PVT. LTD., (INCOME TAX PAN AACC[illegible]750[illegible])**, a private

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limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Raj Kumar Khaitan, **(11) PIONEER ONLINE LTD., (INCOME TAX PAN AACCP7500K)**, a public limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ravindra Khaitan, **(12) PRUDENT INFRAREALTY PVT. LTD. (PREVIOUSLY KNOWN AS PRUDENT PROJECTS PVT. LTD.), (INCOME TAX PAN AAFCP2060D)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ravindra Khaitan, **(13) RAMESHWAR SALES PVT. LTD., (INCOME TAX PAN AAECR5019D)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Santanu Pramanik, **(14) RAVINDRA KHAITAN (H.U.F.), (INCOME TAX PAN AAGHR1049Q)**, a Hindu Undivided Family represented by its Karta, Sri Ravindra Khaitan, having its office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, **(15) RECREATE TRADERS PVT. LTD., (INCOME TAX PAN AAECR5957J)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sushil Kumar Khaitan, **(16) SAPTARSHI TRADELINK PVT.LTD., (INCOME TAX PAN AANCS7460A)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Dipankar Shome, **(17) SEABIRD BARTER PVT. LTD., (INCOME TAX PAN AAMCS7348L)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Joy Dutta Chowdhary, **(18) SEABIRD DEALERS PVT. LTD., (INCOME TAX PAN AAMCS6251J)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ashish Kanti Ghosh, **(19) WRINKLE TRACOM PVT. LTD., (INCOME TAX PAN AAACW0217C)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Smt. Satabdi Choudhury, hereinafter collectively referred to as the **'PURCHASERS'**, (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include their respective successors, successors in office, successors in

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interest, the Karta and the other co-parceners and members for the time being of the H.U.F. and assigns) of the **OTHER PART**

W H E R E A S:

A. The vendors herein are jointly, collectively and equally the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the pieces or parcels of Raiyat Dakhali Satwa land containing a total area of 11.0 decimals, be the same a little more or less, comprised in and being R. S. and L. R. Dag No. 2311 (7.0 decimals) and the divided and demarcated Western part or portion of R. S. and L. R. Dag No. 2312 (4.0 decimals), the nature of land being sali, L. R. Khatian Nos. 3315, 3316 and 3317, Mouza Bonhooghly, Pargana Magura, Touzi No. 118, J. L. No. 65, Revenue Survey No. 209, Police Station Sonarpur, District Sub Registrar Alipore, 24 Parganas (South), Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South), (hereinafter referred to as the **"SAID LAND")**, as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and as shown and delineated in **RED** colour border on the map or plan annexed hereto, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, absolutely, exclusively and forever.

B. At or before the execution of these presents, the vendors herein jointly and collectively have and each one of them individually has represented, assured and undertaken to the purchasers and given warranties as follows:

i) That the vendors herein are jointly, collectively and equally the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part and/or portion thereof, and the said land is free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

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ii) That the vendors herein have a clear and marketable title in respect of the said land and each and every part and/or portion thereof and are in khas possession of the said land, without any claim or demand, interruption, disturbance, or hindrance of any nature whatsoever or howsoever.

iii) That the said land and each and every part and/or portion thereof was and still is being used by the owners being the vendors herein for no other purposes other than what is recorded in the records of rights in respect of the said land and/or any part or portion thereof and the nature and character of the said land and/or any part or portion thereof has not been changed and/or altered by the vendors herein and is still the same as mentioned therein.

iv) That the vendors herein of the said land only and none else other than the vendors herein are the only owners of the said land and no one else has any right, title, interest, claim and/or demand in respect of the said land or any part or portion thereof.

v) That it will be possible for the vendors herein, to hand over vacant and peaceful khas possession of the said land to the purchasers herein.

vi) That the said land or any part or portion thereof is not subject to any encumbrance, demand, or attachment under the Public Demand Recovery Act, or under the Income Tax Act, 1961, or any other law, for the time being in force.

vii) That no part or portion of the said land is subject to any notice of acquisition and/or requisition and/or the subject matter of alignment either by the Govt. of West Bengal, or the Government of India, or any other authority or authorities appointed in this regard by the Central and State Governments and the vendors neither have any knowledge nor notice about the same.

viii) That the vendors herein are not holding any excess vacant land under the West Bengal Land Reforms Act, 1955 and/or any other law for the time being in force, and there is no impediment or bar on the part of the vendors to sell, convey, transfer, assure and assign the said land or any part or portion thereof.

ix) That the vendors herein being the owners of the said land, neither had nor have sold nor had entered into any Agreement

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for Sale and/or Memorandum of Understanding, nor executed any Memorandum of Deposit of Title Deeds, nor deposited the title deed nor created any third party right in respect of any part or portion of the said land by way of lease and/or agreement to lease and/or agreement for tenancy and/or any agreement for sale and/or any joint venture agreement and/or any other agreement and/or arrangement by which any third party's right and/or rights of possession or otherwise, is created and/or is intended to be created in favour of any third party and were and still are in khas possession of the said land.

x) That the vendors herein have paid all the panchayat rates, taxes and all other outgoing, including land revenue payable in respect of the said land, up to the date hereof and shall further pay and remain liable to pay the panchayat rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future.

xi) That no suit or proceedings and/or any litigation is presently pending and/or instituted by any person and/or persons claiming any right over and in respect of the said land or any part or portion thereof.

xii) That the vendors herein shall be solely and wholly responsible for all the costs, charges, expenses and consequences arising out of any misrepresentation on the part of the vendors and/or in case if any defect is found in the title of the vendors herein, in respect of the said land, or any part and/or portion thereof and the vendors herein shall remain responsible for the same, for all times hereafter and further indemnify and keep the purchasers indemnified against all suits, actions, claims, demands and proceedings arising there from.

xiii) That no person and/or persons is in occupation of the said land, either as a tenant or otherwise nor any other person and/or persons has any right over and in respect of the said land or any part of portion thereof.

xiv) That there is no thika tenant under the provisions of the West Bengal Thika Tenancy (Acquisition & Requisition) Act, 2001, or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981, or otherwise in or on the said land or any part or portion thereof.

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xv) That there is no existing charge or mortgage in respect of the said land or any part or portion thereof.

xvi) That the vendors have no difficulty in complying with all their respective obligations hereunder.

C. Relying on the aforesaid assurances, representations, undertakings and warranties of the vendors herein, believing the same to be true and correct and acting on the faith thereof, the purchasers herein have agreed to purchase and acquire the said land, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, at and for the consideration and on the terms, conditions, covenants, rights, obligations, stipulations and restrictions hereinafter contained.

D. It is expressly clarified, understood and confirmed that it is only on the basis of the aforesaid assurances, representations, undertakings, warranties and indemnities of the vendors, that the purchasers have agreed to purchase and acquire the said land and would not have otherwise agreed to purchase the said land and/or any part or portion thereof, nor would have agreed to pay the amount as hereinafter appearing, in the absence of any of such representations, undertakings, warranties, assurances and indemnities by the vendors herein.

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid and in consideration of a total sum of **Rs. 7,82,363/- (Rupees seven lacs eighty two thousand three hundred and sixty three) only**, of the lawful money of the Union of India in hand and well and truly paid by the purchasers to the vendors herein, (the receipt whereof the vendors do and each one of them doth hereby admits and acknowledges as per the memorandum of consideration hereunder written and of and from the payment of the same and every part thereof forever releases, discharges and acquits the purchasers as also the said land hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be) the vendors do and each one of them doth hereby grants, conveys, transfers, sells, releases, assigns and assures unto and in favour of the purchasers **ALL THAT** the pieces or parcels of Raiyat Dakhali Satwa land containing a total area of 11.0 decimals, be the same a little more or less, comprised in and being R. S. and L. R. Dag No. 2311 (7.0 decimals) and the divided and demarcated Western part or portion of R. S. and L. R. Dag No. 2312 (4.0 decimals), the nature of land

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being sali, L. R. Khatian Nos. 3315, 3316 and 3317, Mouza Bonhooghly, Pargana Magura, Touzi No. 118, J. L. No. 65, Revenue Survey No. 209, Police Station Sonarpur, District Sub Registrar Alipore, 24 Parganas (South), Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South), as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and as shown and delineated in **RED** colour border on the map or plan annexed hereto, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas telephone connection etc. independently from the main road to the said land with full right, liberty and license to the purchasers, their respective successors, successors in office, successors in interest, co-parceners, members and assigns and the owners for the time being of the said land hereby sold, transferred, conveyed, released, granted and assigned or expressed or intended so to be and the tenants, servants and all other persons authorised in that regard from time to time and at all times hereafter at their will and pleasure for all purposes connected with the use and enjoyment of the said land with unfettered and unencumbered right to carry drains, underground mains for gas and electricity, filtered and unfiltered water, or over head wires for electricity telephone, etc. **OR HOWSOEVER OTHERWISE** the said land or any part or portion thereof now are or is or at any time or times heretofore were or was butted bounded called known numbered described and distinguished **TOGETHER WITH** all yards, areas, sewers, drains, ditches, trees, paths, passages, water, watercourses and all manner of ancient or other lights, rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land with or without any part thereof belonging or in any way appertaining to or used held occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** all the estate right title interest inheritance reversion or reversions, remainder or remainders use trust possession property claim and demand whatsoever both in law or in equity of the vendors into and upon the said land and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said land or any part or portion thereof which now are or hereafter shall or may be in

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custody, power or possession of the vendors or persons from whom the vendors can or may procure the same without any action or suit at law or equity **AND TO HAVE AND TO HOLD** the said land hereby sold, granted, transferred, conveyed or otherwise expressed or intended so to be and every part thereof unto and to the use of the purchasers, their respective successors, successors in office, successors in interest, co-parceners, members and assigns absolutely and forever and free from all encumbrances whatsoever **AND** that the vendors do and each one of them doth hereby covenant with the purchasers that notwithstanding any act deed matter or thing heretofore done committed or knowingly suffered by the vendors to the contrary the vendors are jointly, collectively and equally the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part or portion thereof hereby sold granted transferred conveyed released assigned and assured as absolute and indefeasible and absolute estate or inheritance or equivalent thereto in fee simple without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid **AND** that the vendors as owners have full power and absolute and indefeasible right and authority to sell, grant, convey and transfer the said land and each and every part or portion thereof unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents **AND** that it shall be lawful for the purchasers at all times hereafter to peaceably and quietly enter into and upon and hold, possess, occupy and enjoy the said land and every part or portion thereof without any interruption or any lawful eviction interruption hindrances disturbances claim or demand whatsoever from of or by the vendors and/or any person or persons lawfully or equitably claiming any estate right title and interest whatsoever from under through or in trust for the vendors **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs, charges and expenses of the vendors well and sufficiently saved, defended kept harmless and indemnified of, from and against all and all manner of former or other estates, encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments whatsoever had made done executed occasioned or suffered or created by the vendors or any person or persons claiming

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from through under or in trust for them in to and upon the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be unto and to the use of the purchasers for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND** that the vendors and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the vendors shall and will from time to time and at all times hereafter at the request and costs of the purchasers make do acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds matters things and assurances whatsoever for further better and more particularly effectual or satisfactorily granting transferring and assuring the said land hereby sold granted transferred conveyed assigned and assured and every part or portion thereof unto and to the use of the purchasers as shall or may be reasonably required **AND** the purchasers shall be at liberty to get their respective names duly mutated with any authority or authorities for the time being appointed in this behalf and the vendors do and each one of them doth hereby grants his consent in that regard and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings, including panchayat proceedings **AND** the vendors herein shall remain liable to pay the panchayat rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future **AND** if for any reason whatsoever any defect of any kind is found in respect of this deed, the vendors and each one of them shall be bound and prepared to sign execute and get registered at the costs, charges and expenses of the purchasers, any kind of Deed and/or Deeds of Rectification as may be necessary and required to be executed and registered in favour of the purchasers to ensure perfect title of the purchasers in respect of the said land or any part or portion thereof and the vendors do and each one of them doth hereby authorizes the purchasers and gives his consent for the same **AND** the vendors shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the cost of the purchasers produce or cause to be produced for inspection to the purchasers or to their Attorney/s or agent/s or before or at

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Anwar ali Molla.

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any trial commission examination tribunal board or authority for inspection or otherwise, if any, as the occasion shall require, the original title deeds and/or any other documents, if any, in connection with the title of the said land, which are now in vendors' possession, in connection with the said land other than what are being handed over by the vendors to the purchasers at the time of execution and registration of these presents, and also shall at the like request and costs of the purchasers deliver and/or cause to be delivered to the purchasers such attested or other copies or extracts there from as the purchasers may require and shall in the meantime unless prevented as aforesaid keep the same unobliterated and uncancelled and shall protect the same from fire and/or any other hazards which can or may cause damage to the same **AND** the vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter, or thing whereby the said land hereby granted, sold, conveyed, transferred, released, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title **AND** the said land hereby sold, transferred and conveyed unconditionally and absolutely vests in the purchasers by virtue of these presents and the purchasers shall be at liberty to dispose of the said land or any part or portion thereof in any way and in any manner whatsoever by way of sale, lease, gift etc. and neither the vendors nor any one on behalf of the vendors shall ever assert/raise any objection thereto and if ever so raised, the same shall be rejected by all and/or any Court of law **AND** the vendors do and each one of them doth hereby delivers vacant and peaceful khas possession of the said land to the purchasers.

THE SCHEDULE ABOVE REFERRED TO:

"SAID LAND"

ALL THAT the pieces or parcels of Raiyat Dakhali Satwa land containing a total area of 11.0 decimals, be the same a little more or less, comprised in and being R. S. and L. R. Dag No. 2311 (7.0 decimals) and the divided and demarcated Western part or portion of R. S. and L. R. Dag No. 2312 (4.0 decimals), the nature of land being sali, L. R. Khatian Nos. 3315, 3316 and 3317, Mouza Bonhooghly, Pargana Magura, Touzi No. 118, J. L. No. 65, Revenue Survey No. 209, Police Station Sonarpur, District Sub Registrar Alipore, 24 Parganas (South), Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South), as shown and delineated in **RED** colour

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border on the map or plan annexed hereto and butted and bounded in the manner following that is to say:

ON THE NORTH: By Mouza Sripur Bagherghol;

ON THE EAST: By the remaining divided and demarcated Eastern part or portion of R. S. and L. R. Dag No. 2312;

ON THE WEST: By R. S. and L. R. Dag No. 1630 and

ON THE SOUTH: By R. S. and L. R. Dag No. 2310

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

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

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

1. Chandan Sharma
10 A. Rawdon Street -
Kolkata - 700017

2. Sumit Kumar Agrulia
10A, Rawdon Street,
Kolkata - 700017.

Ausar ali Molla.

Read over & explained by me to the Executants in Bengali the contents of this deed.

Lutfar Rahaman Gazi

Drafted by me:

Mayank Kakrania
Advocate,
High Court,
Calcutta.

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RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of **Rs. 7,82,363/- (Rupees seven lacs eighty two thousand three hundred and sixty three) only,** being the full consideration money payable to the vendors herein, as per the memo of consideration written herein below:

1. By Cheque No. 198662 dated 11th January, 2013, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor no. 1.	Rs. 2,60,788/-
2. By Cheque No. 198660 dated 11th January, 2013, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor no. 2.	Rs. 2,60,787/-
3. By Cheque No. 198661 dated 11th January, 2013, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor no. 3.	Rs. 2,60,788/-
	Rs. 7,82,363/-

(Rupees seven lacs eighty two thousand three hundred and sixty three) only.

W I T N E S S E S:

1. Chandan Shome
10 A. Rawdon Street.
Kolkata - 700017

2. Sumit Kumar Agarwalia
10A, Rawdon Street,
Kolkata - 700017

Ansar Ali Molla.

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SPECIMEN FORM FOR TEN FINGERPRINTS

RKKhaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

(RAVINDRA KHAITAN)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sunil Kumar Khaitan

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

(DIPANKAR GHOME)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
17 JAN 2013

SPECIMEN FORM FOR TEN FINGERPRINTS

Katabodi Chowdhury

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Kalyan (KAMAL BASU)

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Delashis Karmakar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sanjoy Barman

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
17 JAN 2013

SPECIMEN FORM FOR TEN FINGERPRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
17 JAN 2013

SPECIMEN FORM FOR TEN FINGERPRINTS

অনসার আলী মোল্লা

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Ansar ali Molla.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

CALCUTTA

ADDITIONAL [illegible] R
OF ASSURANCES-I, KOLKATA
17 JAN 2013

SITE PLAN OF R.S. DAG NOS - 2311 & 2312(P), AT MOUZA - BONHOOGHLY, J.L.NO - 65, P.S - SONARPUR. DIST - 24 PGS (S), UNDER BONHOOGHLY 1.NO GRAM PANCHAYET.

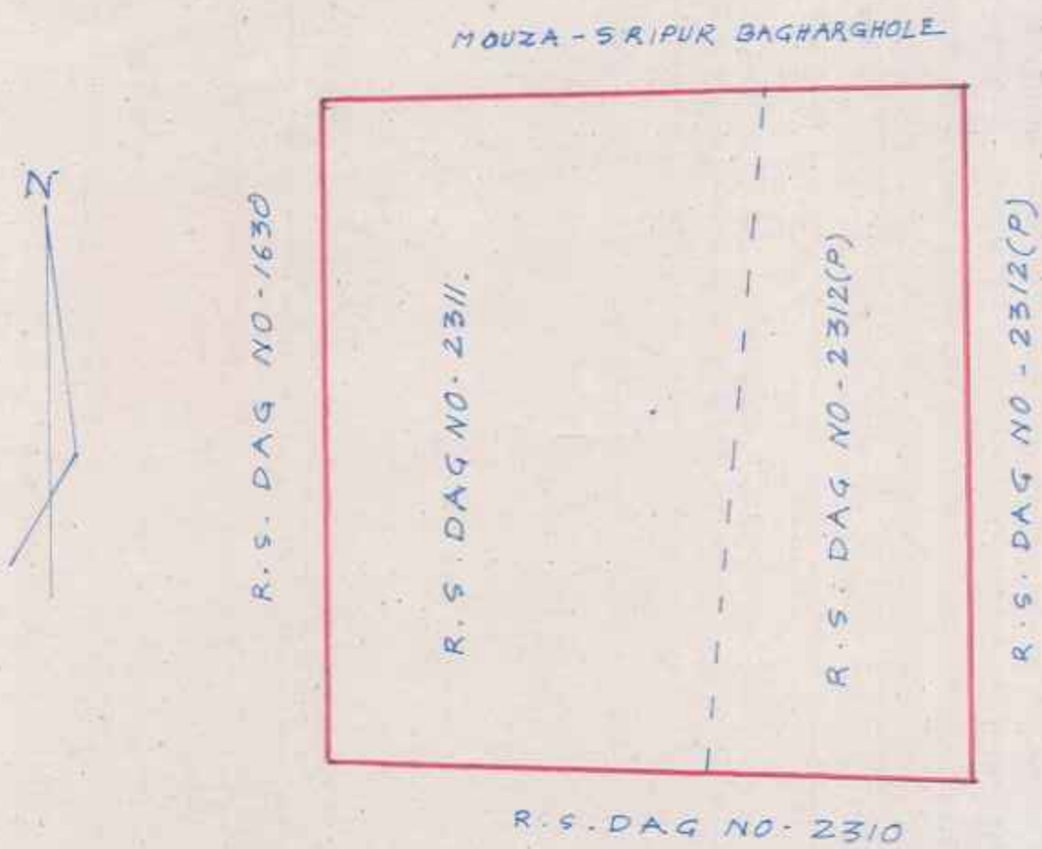
AREA OF LAND - 11 DEC M/L

AREA CONVEYED IS SHOWN IN RED LINE

R.S. DAG NO - 2311 - AREA - 7 DEC M/L

R.S. DAG NO - 2312(P) AREA - 4 DEC M/L

TOTAL - AREA - 11 DEC M/L



Ansar ali Molla.

আনসার আলী মোল্লা

SIGNATURE VENDORS

SKETCH BY
S. Samanta

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
17 JAN 2013

ADDITIONAL

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

Endorsement For Deed Number : I - 00390 of 2013

(Serial No. 00364 of 2013)

On 17/01/2013

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 8700.00/-, on 17/01/2013

(Under Article : A(1) = 8602/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 17/01/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-7,82,363/-

Certified that the required stamp duty of this document is Rs.- 39138 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 40900/- is paid , by the draft number 615243, Draft Date 08/01/2013, Bank : State Bank of India, LA MARTINIERE, received on 17/01/2013

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

Presented for registration at 12.32 hrs on :17/01/2013, at the Office of the A.R.A. - I KOLKATA by Ansar Ali Molla , one of the Executants.

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

Execution is admitted on 17/01/2013 by

1. Ansar Ali Molla, son of Mohammed Ali Molla , Bonhooghly, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
2. Afsar Ali Molla, son of Mohammed Ali Molla , Bonhooghly, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
3. Hasem Ali Molla, son of Mohammed Ali Molla , Bonhooghly, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation

Identified By Lutfar Rahaman Gazi, son of Lt. Kalu Gazi, Village:Sreepur Bagar Ghole, Thana:-Sonarpur, P.O. :-Bonhooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste: Muslim, By Profession: Business.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA
17 JAN 2013

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.R.A. - I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 00364 / 2013

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ansar Ali Molla Bonhooghly, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India,	 17/01/2013	 LTI 17/01/2013	Ansar ali Molla. 17/1/13

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ansar Ali Molla Address -Bonhooghly, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India,	Self	 17/01/2013	 LTI 17/01/2013	Ansar ali Molla.
2	Afsar Ali Molla Address -Bonhooghly, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India,	Self	 17/01/2013	 LTI 17/01/2013	[illegible]
3	Hasem Ali Molla Address -Bonhooghly, Thana:-Sonarpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India,	Self	 17/01/2013	 LTI 17/01/2013	[illegible]

Name of Identifier of above Person(s)
Lutfar Rahaman Gazi
Village:Sreepur Bagar Ghole, Thana:-Sonarpur, P.O. :-Bonhooghly ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103

Signature of Identifier with Date
Lutfar Rahaman Gazi
17/1/13

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA
17 JAN 2013

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 8650 to 8671
being No 00390 for the year 2013.

Seal of the Additional Registrar of Assurances-I, Kolkata

(Ashim Kumar Ghosh) 18-January-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

28.1.13