



1680

6.00
16/01/15

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

This document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document

U 389730

V-e.m. - 12/15
Q.M. - 443/1

Adl. District Sub-Registrar
Sonarpur, South 24 Parganas

Adl. Dist Sub-Registrar
Sonarpur, South 24 Parg.
21 JAN 2015

THIS DEED OF CONVEYANCE made this 16th day of JANUARY, TWO THOUSAND AND FIFTEEN BETWEEN 1) ABBAS UDDIN MOLLA, son of Alfaz Uddin Molla, by occupation business, 2) ASLAM UDDIN MOLLA, (INCOME TAX PAN BGZPM3878E), 3) AKRAM UDDIN MOLLA, (INCOME TAX PAN BKKPM5808H), both sons of late Aftab Uddin Molla, both by occupation business, 4) SAHIDA BIBI @ SAIDA MOLLA, widow of late Aftab Uddin Molla, by occupation housewife and 5) RANI KHATUN, daughter of late Aftab Uddin

226129

Sold to.....
address.....
value.....
15 JAN 2015
L.S.V., High Court
Sujit Sarker
High Court, A S

MAHANK KARRANIA
ADVOCATE
10, Old Post Office Street
Calcutta-700 061

- A stam uddin mollah

31

- H stam uddin mollah

32

- Akram uddin Mollah.

33

- স্মিথ বিবি ওরফে স্মিথ স্মিথ

34

- Rani Khatoon

Identified by me
Homi das Sardon
S/o. Late. A. Sardon
10A, Rowdon Street
P. S. Shakespeare Sarani
Kolkata - 700017.
Service



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

Endorsement For Deed Number : I - 00288 of 2015

(Serial No. 00362 of 2015 and Query No. 1608L000000443 of 2015)

On 16/01/2015

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

Presented for registration at 18.00 hrs on :16/01/2015, at the Private residence by Aslam Uddin Molla, one of the Executants.

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

Execution is admitted on 16/01/2015 by

1. Abbas Uddin Molla, son of Alfaz Uddin Molla, Banhooghly Molla Para, Thana:-Sonarpur, P.O. :-Bon Hooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business
2. Aslam Uddin Molla, son of Lt. Aftab Uddin Molla, Banhooghly Molla Para, Thana:-Sonarpur, P.O. :-Bon Hooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business
3. Akram Uddin Molla, son of Lt. Aftab Uddin Molla, Banhooghly Molla Para, Thana:-Sonarpur, P.O. :-Bon Hooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Business
4. Sahida Bibi Alias Saida Molla, wife of Lt. Aftab Uddin Molla, Banhooghly Molla Para, Thana:-Sonarpur, P.O. :-Bon Hooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : House wife
5. Rani Khatun, daughter of Lt. Aftab Uddin Molla, Banhooghly Molla Para, Thana:-Sonarpur, P.O. :-Bon Hooghly, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700103, By Caste Muslim, By Profession : Student

Identified By Hari Das Sardar, son of Lt. B Sardar, 10 A, Rawdon Street, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017, By Caste: Hindu, By Profession: Service.

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 20/01/2015

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-15,00,000/-

Certified that the required stamp duty of this document is Rs.- 75020 /- and the Stamp duty paid as: Impressive Rs.- 100/-

(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 21/01/2015

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

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

21/01/2015 16:28:00

EndorsementPage 1 of 2



11. Dist Sub-Registrar
South 24 Pgs.
1 JAN 2015



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

Endorsement For Deed Number : I - 00288 of 2015
(Serial No. 00362 of 2015 and Query No. 1608L000000443 of 2015)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 16510/- is paid , by the draft number 570053, Draft Date 17/01/2015, Bank Name State Bank Of India, LA MARTINIÈRE, received on 21/01/2015

(Under Article : A(1) = 16489/- ,E = 14/- ,Excess amount = 7/- on 21/01/2015)

Deficit stamp duty

Deficit stamp duty

1. Rs. 40000/- is paid , by the draft number 522391, Draft Date 15/01/2015, Bank : State Bank Of India, GOKHALE ROAD, received on 21/01/2015
2. Rs. 35000/- is paid , by the draft number 522388, Draft Date 15/01/2015, Bank : State Bank Of India, GOKHALE ROAD, received on 21/01/2015

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Biswajit Dey)
ADDITIONAL DISTRICT SUB-REGISTRAR

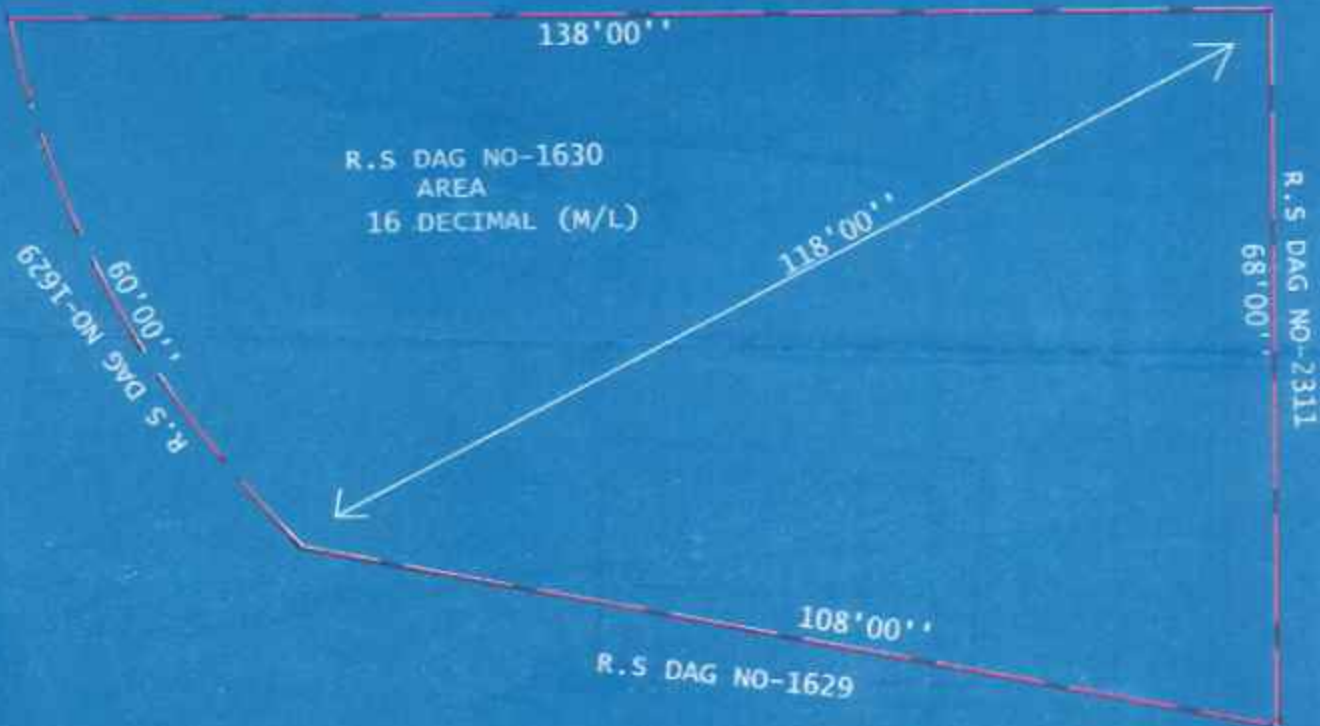


Agal. Dist Sub-Registrar
Sunarpore, South 24 Pgs.
21 JAN 2015

SITE PLAN OF R,S DAG NO-1630 OF MOUZA-BONHOOGHLY,
J,L NO-65,P.S-SONARPUR,DIST-24 PGS(S),
UNDER-BONHOOGHLY 1 NO GRAM PANCHAYEAT,
AREA CONVEYED IS SHOWN IN RED LINE
AREA- 16 DECIMAL (M/L),



MOUZA- SRIPUR BAGHARGHOLE, J.L NO- 59



DRAWIN BY

A. Mollah
 Surveyor A. U. Mollah
 Reg. No. 10423
 Bonhooghly, 10 Bahpara
 Kolkata-700 103

A. Mollah
 Akbar uddin Mollah
 সার্বজনীন বিক্রেতা সমিতি (সিআই)
 Rashi Khattun
 Akbar uddin Molla

VENDORS SIGNATURE



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
21 JAN 2015

Molla, by occupation housewife, all by caste Muslim (Indian) and all at present residing at Bonhooghly (Mollapara), Post Office Bonhooghly, Police Station Sonarpur, District South 24 Parganas, Kolkata – 700 103, 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 Raj Kumar 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 Sanjib Kumar Roy, **(7) KHAITAN LAND LTD. (PREVIOUSLY KNOWN AS PIONEER TOWNSHIP LTD.), (INCOME TAX PAN AACCP7499R)**, 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 Sailesh Nahata, **(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) PIONEER MARBLES & INTERIORS PVT. LTD., (INCOME TAX PAN AACCP7501J)**, 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 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,

Contd. . .



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Abbas uddin Mulla

Hassidm Sardon,



Kolkata – 700 017, represented by its Director, Sri Raj Kumar Khaitan, (12) **PRUDENT INFREAREALTY 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 Kamal Basu, (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 AAACW9217C), 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 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**

WHEREAS:

A. One Aamin Uddin Molla (since deceased), was the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to, inter alia **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing a total area of 16.0 (sixteen) decimals, be the same a little more or less, comprised in and being R. S. Dag No. 1630, the nature of land being sali, R. S. Khatian No. 646, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, J. L. No. 65, Revenue Survey No. 209, Police Station Sonarpur, District Sub Registrar Alipore, 24 Parganas (South), Additional District Sub Registrar

Contd. . .



Dist Sub-Registrar
Mysore, South 24
21 JAN 2015

Sonarpur, 24 Parganas (South), within the limits of Bonhooghly No. 1 Gram Panchayat, District 24 Parganas (South), free from all encumbrances, charges, liens, lispensens, 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. The said Aamin Uddin Molla died intestate leaving behind him surviving his widow, Musammat Rahila Khatoon, two sons, Alfaz Uddin Molla and Aftab Uddin Molla, and six daughters, Sabera Bibi, Siddiqua Bibi, Sakina Bibi, Fatema Bibi, Latifunnessa Bibi and Hasina Bibi, as his only surviving legal heirs and heiresses, who after the demise of the said Aamin Uddin Molla, jointly and collectively inherited and became entitled to the estate and properties of the said late Aamin Uddin Molla, including the land as mentioned herein above, in their respective undivided shares, as per the Mohammedan law of intestate succession.

C. By and under a Bengali Deed of Gift (Hebabil Aeowaj) dated 2nd August, 1971, made between Musammat Rahila Khatoon Bibi, widow of the said late Aamin Uddin Molla, therein referred to as the donor of the one part and Alfaz Uddin Molla and Aftab Uddin Molla, the two sons of the said late Aamin Uddin Molla, therein collectively referred to as the donees of the other part and registered in the office of the then Sub Registrar, Sonarpur, 24 Parganas, in Book No. I, Volume No. 33, Pages 56 to 62, Being Deed No. 2423 for the year 1971, (hereinafter referred to as the "**SAID FIRST DEED OF GIFT**"), the donor therein, out of her natural love and affection for her said two sons, the donees therein, inter alia, granted, gifted, transferred, released, assigned and assured unto and in favour of the said Alfaz Uddin Molla and Aftab Uddin Molla, and the said Alfaz Uddin Molla and Aftab Uddin Molla thus became jointly, collectively and equally the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the donor's undivided share being **ALL THAT** the piece or parcel of Raiyat Dakhalī Satwa land containing an area of 2.0 (two) decimals, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of R. S. Dag No. 1630 (16.0 decimals), the nature of land being sali, R. S. Khatian No. 646, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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 there under written, absolutely and forever, free from all encumbrances, charges, liens, lispensens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

Contd. . .



Adi. Dist Sub-Registrar
Singapore, South 24 Prisons.

21 JAN 2015

D. By and under a Bengali Deed of Conveyance (Bikroy Kobala) dated 10th May, 1972, made between Musammat Fatema Bibi, one of the daughters of the said late Aamin Uddin Molla, therein referred to as the vendor of the one part and Alfaz Uddin Molla and Aftab Uddin Molla, the two sons of the said late Aamin Uddin Molla, therein collectively referred to as the purchasers of the other part and registered in the office of the then Sub Registrar, Sonarpur, 24 Parganas, in Book No. I, Volume No. 21, Pages 258 to 264, Being Deed No. 1485 for the year 1972, (hereinafter referred to as the "**SAID FIRST DEED OF CONVEYANCE**"), the vendor therein, at or for the consideration therein mentioned, inter alia, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Alfaz Uddin Molla and Aftab Uddin Molla, and the said Alfaz Uddin Molla and Aftab Uddin Molla thus became jointly, collectively and equally the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the undivided share of the said Musammat Fatema Bibi being **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing an area of 1.5 (one point five) decimals, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of R. S. Dag No. 1630 (16.0 decimals), the nature of land being sali, R. S. Khatian No. 646, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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 there under written, 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.

E. By and under another Bengali Deed of Conveyance (Bikroy Kobala) dated 13th August, 1975, made between Hasina Khaton Bibi, one of the daughters of the said late Aamin Uddin Molla, therein referred to as the vendor of the one part and Alfaz Uddin Molla and Aftab Uddin Molla, the two sons of the said late Aamin Uddin Molla, therein collectively referred to as the purchasers of the other part and registered in the office of the then Sub Registrar, Sonarpur, 24 Parganas, in Book No. I, Volume No. 52, Pages 227 to 232, Being Deed No. 3682 for the year 1975, (hereinafter referred to as the "**SAID SECOND DEED OF CONVEYANCE**"), the vendor therein, at or for the consideration therein mentioned, inter alia, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Alfaz Uddin Molla and Aftab Uddin Molla, and the said Alfaz Uddin Molla and Aftab Uddin Molla thus became jointly, collectively and equally the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the undivided share of the said Hasina Khaton Bibi being **ALL THAT** the piece or parcel of

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Adl. Dist Sub-Registrar
Singapore, South 24 Pgs.
~~21 JAN 2015~~

Raiyat Dakhali Satwa land containing an area of 1.5 (one point five) decimals, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of R. S. Dag No. 1630 (16.0 decimals), the nature of land being sali, R. S. Khatian No. 646, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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 there under written, absolutely and forever, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

F. By and under another Bengali Deed of Conveyance (Bikroy Kobala) dated 30th April, 1984, made between Majida Khaton Bibi and Jehen Ali Mondal, daughter and husband respectively and the only surviving legal heirs of Latifunnessa Bibi, the deceased daughter of the said late Aamin Uddin Molla, therein collectively referred to as the vendors of the one part and Aftab Uddin Molla and Alfaz Uddin Molla, the two sons of the said late Aamin Uddin Molla, therein collectively referred to as the purchasers of the other part and registered in the office of the District Sub Registrar, Alipore, 24 Parganas, in Book No. 1, Volume No. 10, Pages 203 to 209, Being Deed No. 5399 for the year 1984, (hereinafter referred to as the **"SAID THIRD DEED OF CONVEYANCE"**), the vendors therein, at or for the consideration therein mentioned, inter alia, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Aftab Uddin Molla and Alfaz Uddin Molla, and the said Aftab Uddin Molla and Alfaz Uddin Molla thus became jointly, collectively and equally the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the undivided share of the said Latifunnessa Bibi being **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing an area of 1.5 (one point five) decimals, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of R. S. Dag No. 1630 (16.0 decimals), the nature of land being sali, R. S. Khatian No. 646, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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 there under written, absolutely and forever, free from all encumbrances, charges, liens, lispens, 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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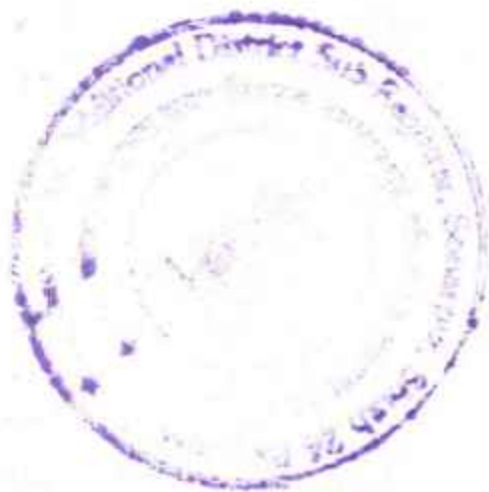


Addl. Dist Sub-Registrar
Chennai, South 24 Pgs.
21 JAN 2015

G. By and under another Bengali Deed of Conveyance (Bikroy Kobala) dated 27th December, 2006, made between Sabera Bibi, one of the daughters of the said late Amin Uddin Molla, therein referred to as the vendor of the one part and Aslam Uddin Molla and Akram Uddin Molla, the two sons of Aftab Uddin Molla, the deceased son of the said late Amin Uddin Molla, therein collectively referred to as the purchasers of the other part and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book No. I, Volume No. 93, Pages 313 to 320, Being Deed No. 4761 for the year 2007, (hereinafter referred to as the "**SAID FOURTH DEED OF CONVEYANCE**"), the vendor therein, at or for the consideration therein mentioned, inter alia, granted, sold, transferred, conveyed, released, assigned and assured unto and in favour of the said Aslam Uddin Molla and Akram Uddin Molla, and the said Aslam Uddin Molla and Akram Uddin Molla thus became jointly, collectively and equally the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the undivided share of the said Sabera Bibi being **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing an area of 1.4 (one point four) decimals, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of R. S. Dag No. 1630 (16.0 decimals), the nature of land being sali, R. S. Khatian No. 646, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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 there under written, 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.

H. By and under a Bengali Deed of Gift (Danpatra) dated 27th December, 2006, made between Siddiqua Bibi, therein referred to as the donor of the one part and Alfaz Uddin Molla, one of the two sons of the said late Amin Uddin Molla, therein referred to as the donee of the other part and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book No. I, Volume No. 93, Pages 321 to 328, Being Deed No. 4762 for the year 2007, (hereinafter referred to as the "**SAID SECOND DEED OF GIFT**"), the donor therein, out of her natural love and affection for her said brother, the donee therein, inter alia, granted, gifted, transferred, released, assigned and assured unto and in favour of the said Alfaz Uddin Molla, and the said Alfaz Uddin Molla thus became the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the donor's undivided share being **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing an area of 1.4 (one point four) decimals, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of

Contd. . .



Tamil. Dist Sub-Registrar
Sundarapuri, South 24 Pgs.
1 JAN 2015

R. S. Dag No. 1630 (16.0 decimals), the nature of land being sali, R. S. Khatian No. 646, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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 there under written, absolutely and forever, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

I. By and under another Bengali Deed of Gift (Danpatra) dated 24th August, 2007, made between Sakina Bibi, therein referred to as the donor of the one part and Alfaz Uddin Molla, one of the two sons of the said late Aamin Uddin Molla, therein referred to as the donee of the other part and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book No. I, Volume No. 122, Pages 97 to 104, Being Deed No. 6279 for the year 2007, (hereinafter referred to as the "**SAID THIRD DEED OF GIFT**"), the donor therein, out of her natural love and affection for her said brother, the donee therein, inter alia, granted, gifted, transferred, released, assigned and assured unto and in favour of the said Alfaz Uddin Molla, and the said Alfaz Uddin Molla thus became the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the donor's undivided share being **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing an area of 1.4 (one point four) decimals, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of R. S. Dag No. 1630 (16.0 decimals), the nature of land being sali, R. S. Khatian No. 646, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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 there under written, absolutely and forever, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

J. The said Aftab Uddin Molla died intestate leaving behind him surviving his widow, Sahida Bibi, two sons, Aslam Uddin Molla and Akram Uddin Molla, and one daughter, Rani Khatun, as his only surviving legal heirs and heiresses, who after the demise of the said Aftab Uddin Molla, jointly and collectively inherited and became entitled to the estate and properties of the said late Aftab Uddin Molla, including his undivided share in the land as

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mentioned herein above, in their respective undivided shares, as per the Mohammedan law of intestate succession.

K. In the circumstances aforesaid and by virtue of the above cited said Deeds of Conveyance and the said Deeds of Gift and also by way of inheritance, the said Alfaz Uddin Molla and the said Sahida Bibi, Aslam Uddin Molla, Akram Uddin Molla and Rani Khatun jointly and collectively became, in their respective undivided shares, the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to inter alia **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing a total area of 16.0 (sixteen) decimals, be the same a little more or less, comprised in and being R. S. and L. R. Dag No. 1630, the nature of land being sali, R. S. Khatian No. 646, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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), absolutely and forever, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

L. By and under a Bengali Mutual Deed of Partition (Aaposh Bibhag Bonton Dalil) dated 15th July, 2008, made between the said Alfaz Uddin Molla, therein referred to as the first party and the said Aslam Uddin Molla and 3 others, being the legal heirs and successors of the said late Aftab Uddin Molla, therein collectively referred to as the second party and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book No. I, C D Volume No. 20, Pages 4598 to 4626, Being Deed No. 07391 for the year 2008, (hereinafter referred to as the "**SAID DEED OF PARTITION**"), the first and second parties mutually and amicably partitioned between themselves several properties, including the land as mentioned herein above, whereby and where under, the said Alfaz Uddin Molla, the first party in the said Deed of Partition, was inter alia granted and allotted and the said Alfaz Uddin Molla thus became the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to an undivided share being **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing an area of 7.5 (seven point five) decimals, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of R. S. Dag No. 1630 (16.0 decimals), the nature of land being sali, R. S. Khatian No. 646, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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) **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,

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with men, materials and vehicles in upon and over the 3' (three feet) wide common passage on the Northern and Eastern side of the land, as more fully and particularly mentioned and described in the 'Kha' Schedule there under written **AND** the said Sahida Bibi, Aslam Uddin Molla, Akram Uddin Molla and Rani Khatun, collectively being the second party in the said Deed of Partition, were inter alia granted and allotted and the said Sahida Bibi, Aslam Uddin Molla, Akram Uddin Molla and Rani Khatun thus became the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to an undivided share being **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing an area of 8.5 (eight point five) decimals, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of R. S. Dag No. 1630 (16.0 decimals), the nature of land being sali, R. S. Khatian No. 646, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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) **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, with men, materials and vehicles in upon and over the 3' (three feet) wide common passage on the Eastern side of the land, as more fully and particularly mentioned and described in the 'Ga' Schedule there under written, absolutely and forever, free from all encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

M. By and under a Bengali Deed of Gift (Danpatra) dated 8th December, 2008, made between the said Alfaz Uddin Molla, therein referred to as the donor of the one part and Abbas Uddin Molla, one of the sons of the said Alfaz Uddin Molla, therein referred to as the donee of the other part and registered in the office of the Additional District Sub Registrar, Sonarpur, South 24 Parganas, in Book No. I, C D Volume No. 44, Pages 4275 to 4288, Being Deed No. 11973 for the year 2008, (hereinafter referred to as the "**SAID DEED OF GIFT**"), the donor therein, out of his natural love and affection for his said son, the donee therein, inter alia, granted, gifted, transferred, released, assigned and assured unto and in favour of the said Abbas Uddin Molla, and the said Abbas Uddin Molla thus became the sole and absolute lawful owner, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the donor's undivided share being **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing an area of 7.5 (seven point five) decimals, be the same a little more or less, comprised in and being the undivided and undemarcated part or portion of R. S. Dag No. 1630 (16.0 decimals), the nature of land being sali, R. S. Khatian No. 646, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, J. L. No. 65, Revenue Survey No. 209,

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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) **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, with men, materials and vehicles in upon and over the 3' (three feet) wide common passage on the Northern and Eastern side of the land, as more fully and particularly mentioned and described in the Schedule there under written, 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.

N. The vendors herein and/or their predecessors in interest got their respective names mutated in the L. R. Records of Rights of the Sonarpur Block Land & Land Reforms Office (B. L. & L. R. O.).

O. The vendors herein thus became and still are jointly and collectively, in their respective undivided shares as aforesaid, the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to inter alia **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing a total area of 16.0 (sixteen) decimals, be the same a little more or less, comprised in and being R. S. and L. R. Dag No. 1630, the nature of land being sali, R. S. Khatian No. 646, L. R. Khatian Nos. 5847, 5849, 5850, 5851, 5852, 5853, 5854, 5855 and 5856, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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 previously Bonhooghly No. 1, now Bonhooghly No. 2 Gram Panchayat, District 24 Parganas (South) **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, with men, materials and vehicles in upon and over the 3' (three feet) wide common passage on the Northern and Eastern side of the land, (hereinafter collectively 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, 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.

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P. 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 and collectively and in their respective undivided shares, 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.
- 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,

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

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

Q. 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.

R. 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. 15,00,000/- (Rupees fifteen lacs) only**, of the lawful money of the Union of India in hand and well and truly paid by the purchasers to the vendors herein as per their respective undivided shares, (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 piece or parcel of Raiyat Dakhali Satwa land containing a total area of 16.0 (sixteen) decimals, be the same a little more or less, comprised in and being R. S. and L. R. Dag No. 1630, the nature of land being sali, R. S. Khatian No. 646, L. R. Khatian Nos. 5847, 5849, 5850, 5851, 5852, 5853, 5854, 5855 and 5856, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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 previously Bonhooghly No. 1, now Bonhooghly No. 2 Gram Panchayat, District 24 Parganas (South) **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, with men, materials and vehicles in upon and over the

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3' (three feet) wide common passage on the Northern and Eastern side of the 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, 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 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 and collectively and in their respective undivided shares, the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said

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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 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/her 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

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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/her 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 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 piece or parcel of Raiyat Dakhali Satwa land containing a total area of **16.0 (sixteen) decimals**, be the same a little more or less, comprised in and being **R. S. and**

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L. R. Dag No. 1630, the nature of land being sali, R. S. Khatian No. 646, L. R. Khatian Nos. 5847, 5849, 5850, 5851, 5852, 5853, 5854, 5855 and 5853, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, 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 previously Bonhooghly No. 1, now Bonhooghly No. 2 Gram Panchayat, District 24 Parganas (South), as shown and delineated in RED colour 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 Bagharghole;

ON THE EAST: By R. S. and L. R. Dag No. 2311;

ON THE WEST: By R. S. and L. R. Dag No. 1629 and

ON THE SOUTH: By R. S. and L. R. Dag No. 1629

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, with men, materials and vehicles in upon and over the 3' (three feet) wide common passage on the Northern and Eastern side of the land

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. Kamal Basu.
10A, Rowson Street.
Kolkata - 700017
2. Chandan Shome
10A Rowson Street.
Kolkata - 700017

Drafted by me:

Mayank Kakrania

Mayank Kakrania
Advocate,
High Court,
Calcutta.
Enrolment No. WB/1287A/99

Aslamuddin Mollah

Aslamuddin Mollah.

স্বাক্ষরিত বিবি ওয়ারে স্বাক্ষরিত

Rani Khartun

Abbasuddin Molla

স্বাক্ষরিত বিবি ওয়ারে স্বাক্ষরিত

*Read over and Explained the Contents
of this documents in Bengali*

Aslamuddin Mollah

Contd. . .



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
21 JAN 2015

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of **Rs. 15,00,000/- (Rupees fifteen lacs) only**, being the full consideration money payable to the vendors herein, as per the memo of consideration written herein below:

- | | |
|--|--------------|
| 1. Paid by the purchaser no. 1 by Cheque No. 527494 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. | Rs. 39,473/- |
| 2. Paid by the purchaser no. 2 by Cheque No. 833266 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. | Rs. 39,473/- |
| 3. Paid by the purchaser no. 3 by Cheque No. 833105 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. | Rs. 39,473/- |
| 4. Paid by the purchaser no. 4 by Cheque No. 392134 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. | Rs. 39,473/- |
| 5. Paid by the purchaser no. 5 by Cheque No. 501493 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. | Rs. 39,473/- |
| 6. Paid by the purchaser no. 6 by Cheque No. 604583 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. | Rs. 39,473/- |
| 7. Paid by the purchaser no. 7 by Cheque No. 128060 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. | Rs. 39,473/- |



Contd. . .



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.

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8. Paid by the purchaser no. 8 by Cheque No. 833354 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. Rs. 39,473/-
9. Paid by the purchaser no. 9 by Cheque No. 515433 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. Rs. 39,473/-
10. Paid by the purchaser no. 10 by Cheque No. 265086 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. Rs. 39,473/-
11. Paid by the purchaser no. 11 by Cheque No. 385043 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. Rs. 39,473/-
12. Paid by the purchaser no. 12 by Cheque No. 091303 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. Rs. 39,486/-
13. Paid by the purchaser no. 13 by Cheque No. 765986 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. Rs. 39,473/-
14. Paid by the purchaser no. 14 by Cheque No. 872431 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. Rs. 39,473/-
15. Paid by the purchaser no. 15 by Cheque No. 159097 dated 14.01.2015 drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor No. 1. Rs. 39,473/-
16. Paid by the purchaser no. 16 by Cheque No. 159293 dated 14.01.2015 drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor No. 1. Rs. 39,473/-

Contd. . .





Asst. Dist Sub-Registrar
Sattarpore, South 24 Pgs.
21 JAN 2015

17. Paid by the purchaser no. 17 by Cheque No. 833162 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. Rs. 39,473/-
18. Paid by the purchaser no. 18 by Cheque No. 897537 dated 14.01.2015 drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. Rs. 39,473/-
19. Paid by the purchaser no. 19 by Cheque No. 827519 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 1. Rs. 39,473/-
20. Paid by the purchaser no. 1 by Cheque No. 527495 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2. Rs. 9,868/-
21. Paid by the purchaser no. 2 by Cheque No. 833265 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2. Rs. 9,868/-
22. Paid by the purchaser no. 3 by Cheque No. 833106 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2. Rs. 9,868/-
23. Paid by the purchaser no. 4 by Cheque No. 392135 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2. Rs. 9,868/-
24. Paid by the purchaser no. 5 by Cheque No. 501494 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2. Rs. 9,868/-
25. Paid by the purchaser no. 6 by Cheque No. 604584 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch,

Contd. . .





Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
21 JAN 2015

Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
26. Paid by the purchaser no. 7 by Cheque No. 128061 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
27. Paid by the purchaser no. 8 by Cheque No. 833355 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
28. Paid by the purchaser no. 9 by Cheque No. 838781 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
29. Paid by the purchaser no. 10 by Cheque No. 265087 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
30. Paid by the purchaser no. 11 by Cheque No. 385044 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
31. Paid by the purchaser no. 12 by Cheque No. 091304 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2.	Rs. 9,876/-
32. Paid by the purchaser no. 13 by Cheque No. 765987 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
33. Paid by the purchaser no. 14 by Cheque No. 872432 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
34. Paid by the purchaser no. 15 by Cheque No. 159294 dated 14.01.2015 drawn on State Bank of Patiala, Camac Street Branch,	



Contd. . .



Addl. Dist Sub-Registrar
Sonarpore, South 24 Parganas
21 JAN 2015

Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
35. Paid by the purchaser no. 16 by Cheque No. 159098 dated 14.01.2015 drawn on State Bank of Patiala, Camac Street Branch, Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
36. Paid by the purchaser no. 17 by Cheque No. 833163 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
37. Paid by the purchaser no. 18 by Cheque No. 897538 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
38. Paid by the purchaser no. 19 by Cheque No. 827520 dated 14.01.2015, drawn on ING Vysya Bank Ltd., Middleton Street Branch, Kolkata, in favour of the vendor No. 2.	Rs. 9,868/-
39. Paid by the purchasers by Reserve Bank of India Currency Notes to the vendor No. 3.	Rs. 1,87,500/-
40. Paid by the purchasers by Reserve Bank of India Currency Notes to the vendor No. 4.	Rs. 1,87,500/-
41. Paid by the purchasers by Reserve Bank of India Currency Notes to the vendor No. 5	Rs. 1,87,500/-

	Total: Rs. 15,00,000/-
	=====

(Rupees fifteen lacs) only.

WITNESSES:

1. Kamal Basu.
10A, Ravelon Street.
Kolkata-700017
2. Chandan Shome.
10A Ravelon Street
Kolkata-700017

[Handwritten signature]

[Handwritten signature]
 Abus uddin Molla
 শাহজাহান (৩৩৩০) শাহজাহান
 রিডি
 Rami Khortam
 Abus uddin Molla



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
21 JAN 2015



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

সাহিনা বিবি ওয়ে সাইদা মোস্তা

Name:-.....Signature:-.....



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-.....Signature:- *A. Kam ud Din Mollah*



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-.....Signature:- *Akram Uddin Mollah*



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-.....Signature:- *Rani Khatun*



Adtl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
21 JAN 2015



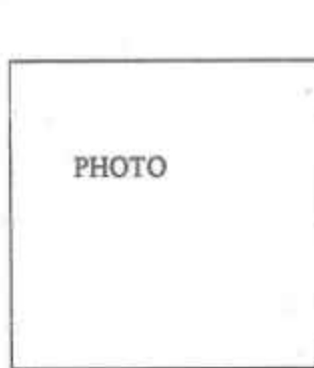
	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-.....Signature:- *Abbas Uddin Mulla*.....



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-.....Signature:-.....



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-.....Signature:-.....



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:-.....Signature:-.....



Addl. Dist Sub-Registrar
Sonarpore, South 24 Pgs.
21 JAN 2015

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Raj Kumar Khaitan</i> RAJ KUMAR KHAITAN	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Ravindra Khaitan</i> RAVINDRA KHAITAN	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Amit Sethi</i> AMIT SETHI	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Smt. P. Kumar Khaitan</i> SMT. P. KUMAR KHAITAN	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Adul. Dist Sub-Registrar
Singapore, South 24 Pgs.
21 JAN 2015

SPECIMEN FORM FOR TEN FINGERPRINTS



Pradeep (SIPANKAR SHIRME)	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sudalakh Choudhary	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sanjib Kumar Roy	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sailesh Nakalg	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Addl. Dist Sub-Registrar
Sonarpore, South, 24 Pgs.
21 JAN 2015

SPECIMEN FORM FOR TEN FINGERPRINTS



Sankar K...

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Kamal Basu

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Ty...

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

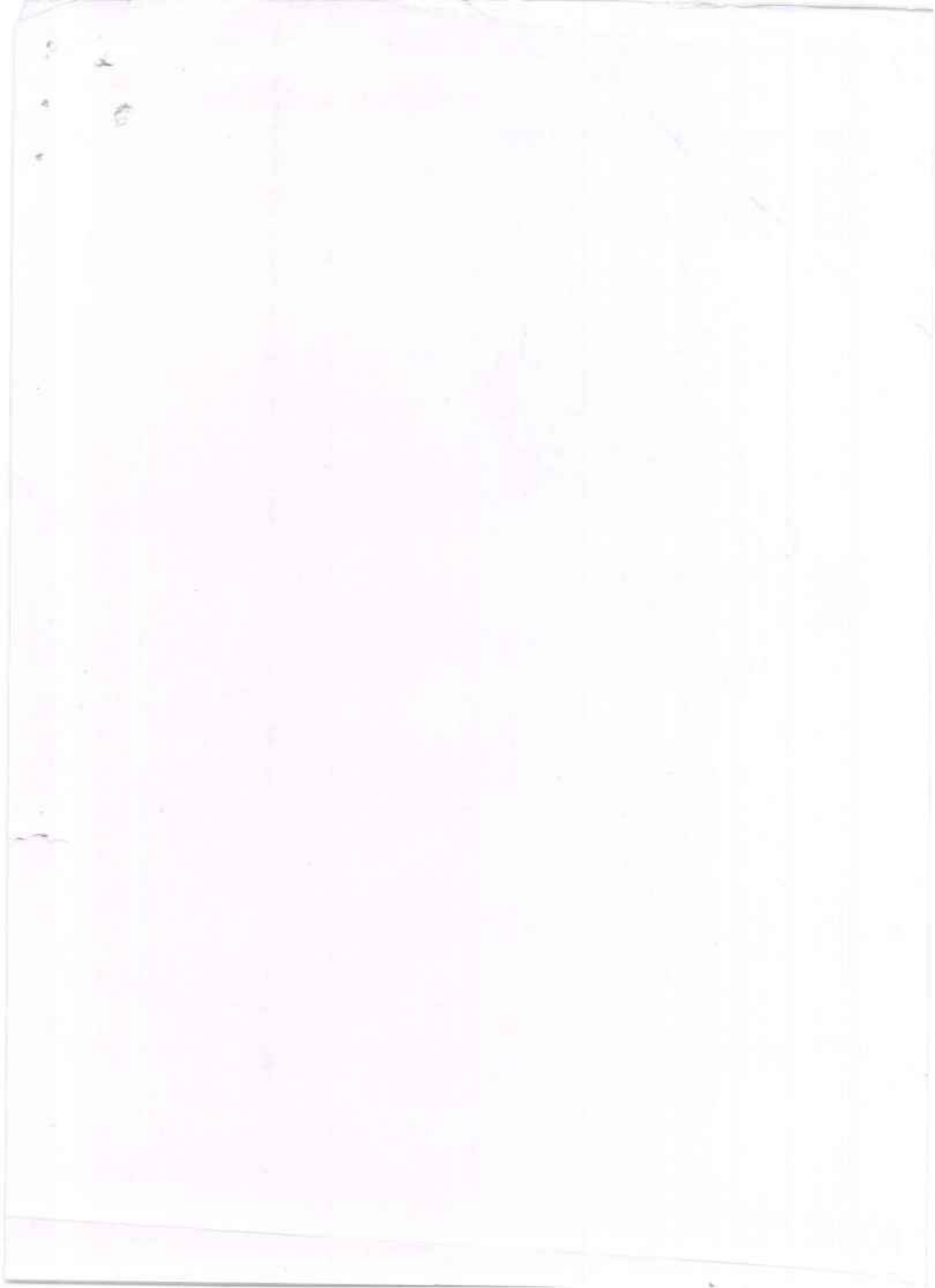


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	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



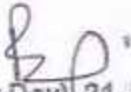
District Sub-Registrar
Bangalore, South 24 P.
21 JAN 2015



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 3134 to 3167
being No 00288 for the year 2015.




(Biswajit Dey) 21-January-2015
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. SONARPUR
West Bengal