

05556

T 06666

5000Rs.



1496 - H5 141/NTP/14 6/99

14.9.99.

admissible under rule 21 and also
 S/S 5 (1) of the W.B.L.R.
 Act 1955 duty stamped Exempt
 from does not require stamp duty
 under the Indian Stamp Act.
 1899. Schedule I A. No. 23

8/10 1064368

8.15.9.04

RS 29040/-

22/11
 463000/-

Fees Paid..... A 1089.00

10/- to 10/-

2(1) 250.00 A 3993.00

2(2) 204.00
 454.00

Addl. District Sub-Registrar

DEED OF CONVEYANCE

6 MAY 2003

16.9.04

THIS INDENTURE OF ABSOLUTE SALE made on this the 6th
 day of May, - Two Thousand Three (2003), BETWEEN
MD. FAZLUL HAQUE, son of Late Hazi Jahurul Haque, by Caste-
 Muslim, by occupation- Business, residing at- Hatiara, P.S.
 Rajarhat, District of North 24 Parganas, hereinafter called
 the VENDOR (which expression shall unless excluded by or
 repugnant to the context be deemed to mean and include his
 heirs, executors, administrators, representatives and assigns)
 of the ONE PART.

contd.....p/2.

29040/-
 363000/-
 A 3993/-

16/9

3561

Sound of A/S International
of Commerce House
2 Gadesh Ch. Avenue Kor-13

Calcutta Corporation,

Treasury,

30.4.2003

11-25

received for Registration at...
on the... 6th... day of...
at the Bidhannagar (Salt Lake City)
Addl. District Sub-Registry Office...
by Md. Fazlul Haque

Excerptant/Claimant

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

-6 MAY 2003



Md. Fazlul Haque
of Haliara Haliara
P.S. Rajarhat
Dist. 24 Parganas North by Geste
Hindu/Muslim by prof Service
Business/H/Wife/Child

V.T. 9
1060

Md. Anisuddin
of Haliara Haliara
P.S. Rajarhat
Dist. 24 Parganas North by Geste
Hindu/Muslim by prof Service
Business/H/Wife/Child

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

-6 MAY 2003



- : 2 : -

A N D

Ms. Fazlul Haque

SOUND OF ARTS INTERNATIONAL, registered Office at Commerce House, Flat No. 9, 2nd floor. 2 No. Ganesh Chandra Avenue, Represented by its Partner, Md. Salim Makkar, S/o. K.A. Makkar, Kolkata- 700013, hereinafter called the PURCHASER (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, representatives, successors and assigns of the Office) of the OTHER PART.

Ms. Fazlul Haque

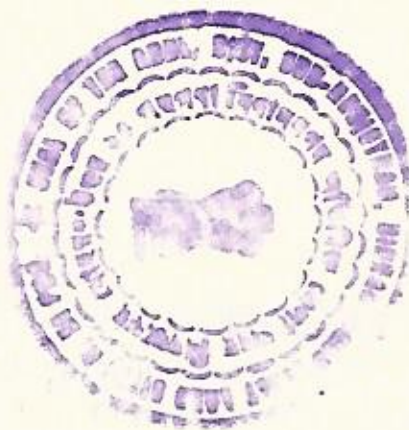
3561
Soud of A/S International
of commerce House
9 Gadesh ch. Avenue K02.13.

Calc. Collaborate,
Treasury,

Date: 30.4.2003



1c 5000
2c 3000
8000



h
Addl. District Sub-Registrar
Tamil Nadu Sahakarana Samithi
-6 MAY 2003



- : 3 : -

WHEREAS by a Deed of Hebanama dated 24.2.1979, registered at A.D.S.R.Office Barasat, North 24 Parganas, copied in Book No. I, Volume No. 7, Pages 7 to 7, Being No. 539, for the year 1979 the Hazi Jahurul Haque has gifted his son named Md. Fazlul Haque (the vendor herein) and his three brothers name 1) Md. Enamul Haque, 2) Hazi Md. Ajijul Haque and 3) Hazi Rabiul Haque, ALL THAT piece or parcel of undivided share of land measuring an area 32 Satak and others land, comprised in C.S. Dag Nos.582,

contd.....p/4.

No. 2561
Sund of H/s International
of Commercial House
2. Gadesh Ch. Avenue Kor-12

Calcutta, Collectorate,
Treasury,

Date 30.4.2003



10 5000/-
30 3000/-
8000/-



4
Addl. District Sub-Registrar
Mishanagar (Sub-Sub-Reg)
-6 MAY 2003



- : 4 : -

and 581, R.S. Dag Nos. 628 and 627, under C.S. Khatian No. 1273, R.S. Khatian No. 1614, at Mouza- Hatiara, J.L. No.14, R.S. No. 188, Touzi No.1074, P.S. Rajarhat, in the District of North 24 Parganas whatsoever.

AND WHEREAS after the L.R. Settlement records of right in the name of Md. Razlul Haque, under L.R. Khatian No. 2091, at Mouza- Hatiara, J.L. No.14, R.S. No. 188, Touzi No. 1074, P.S. Rajarhat, in the District of North 24 Parganas.

contd.....p/5.

3561
Sound of Aaf International
of commerce House
2. Ganesh Ch Avenue 502-13

Calcutta Collectorate,
Treasury,

Date 30.4.2003


Treasurer

10 5000
20 3000
8000



Addl. District Sub-Registrar
Nidhanpur (Sak Naka C)

6 MAY 2003

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

AND WHEREAS the aforesaid vendor has agreed to sell and purchaser has agreed to purchase a plot of land free from encumbrances, undivided share of land measuring an area of 3 (Three) Cottahs 13 (Thirteen) Chittacks 31 (Thirty one) Sq.ft. more or less morefully and particularly described in the Schedule hereunder written and delineated in the map or plan annexed hereto at or for the price of Rs. 1,00,000 /- (Rupees One Lac) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 1,00,000/- (Rupees One Lac) only to the Vendor paid by the Purchaser as per memo below at or immediately before the execution of these presents (the receipt whereof the Vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the said Purchaser) as well as the land particularly described in the Schedule written the vendor do hereby sell, grant, transfer and convey and assign and unto the purchaser free from all



5
Addl. District Sub-Registrar
Gidhaur (Sait Lok)

6 MAY 2003

encumbrances, charges, liens, lispendens, ALL THAT piece or parcel of land with common passage and all easement right and appurtenances as particularly described in the Schedule hereunder written TO HAVE AND TO HOLD the said land hereby granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the purchaser absolutely and forever free from all encumbrances whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER :-

1. That free and clear and freely and clearly and absolutely acquitted, exonerated and release and otherwise by and at the costs and expenses of the vendor is and sufficiently saved defended kept harmless and other estate, right title, claims, mortgages, charges, liens, lispendens, attachments encumbrances whatsoever.
2. That no notice issued under the public demand recovery Act have been served on the Vendor nor any such notice have been published.
3. That the vendor has not yet received any notice or requisition or acquisition of the property described in the Schedule below.

contd.....p/7.



Addl. District Sub-Registrar
Bidhannagar (Salt Lake)

-6 MAY 2007

4. That the purchaser and all person or persons claiming through under his/its shall have undivided share of land and all manner of right through over or under the land.
5. It is hereby declared that the land is used Cultivation purpose which described in the Schedule is the self acquired property of the Vendor and that he is not the benamders of any one.
6. It is transpired that the said property hereby sold, conveyed, transferred and assigned by the Vendor or vendors if not free from all encumbrances as hereinbefore covenants the Vendor shall be bound to refund to the purchaser the full consideration money paid hereunder together with cost of the stamp and registration charges and legal fees including by the purchaser herein with the damages which the purchase herein may or suffered.

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

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

ALL THAT piece or parcel of Danga Land undivided share of land measuring an area of 3 (Three) Cottahs 13 (Thirteen) Chittacks 31' (Thirty one) Sq. ft. more or less, comprised in C.S. Dag Nos. 582 & 581, R.S. Dag Nos. 628 & 627, C.S. Khatian No. 1273, R.S. Khatian No. 1614, and L.R. Khatian



Addl. District Sub-Registrar
Siddhannagar (Salt Lake)

6 MAY 2003

✓
No. 2091, ~~2082, 2083, 2084, 2085~~, within the Police Station Rajarhat, situated at Mouza- HATIARA, J.L. No.14, R.S. No.188, Touzi No. 1074, in the District of North 24- Parganas, Addl. District Sub-Registration Office Bidhannagar (Salt Lake City), Pargana- Kolikata, under Rajarhat Gopalpur Municipality. Ward No.10.

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

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

<u>ON THE NORTH BY</u>	: Municipality Road.
<u>ON THE SOUTH BY</u>	: Land of Mokkor Saheb & Mohiuddin Sardar.
<u>ON THE EAST BY</u>	: R.S. Dag Nos. 627 (P), 628 (P).
<u>ON THE WEST BY</u>	: Land of Mokkor Saheb & Pirsheb & R.S. Dag No. 629.

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



h
Addl. District Sub-Registrar
Ridhwanagar (Bak Bakha Qm.)
-6 MAY 2003



4
Addl. District Sub-Registrar
Mishnamagar (Salt Lake)

-6 MAY 2003

MEMO OF CONSIDERATION

Paid by A/C. Payee Cheque No. 695910,

Dated 05.05.2003, on Vijaya Bank, N.S. Road,
Branch- Kolkata, for.....

Rs. 1,00,000/-

/

Total

Rs. 1,00,000/-

(Rupees One Lac) only.

WITNESSES :-

1. *(Signature)*

2. *SK Khalil*

(Signature)

DEED PREPARED BY :-

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

SIGNATURE OF THE VENDOR.

TYPED BY :-

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



Addl. District Sub-Registrar
Bidhannagar (Salt Lake)

-6 MAY 2013



Addl. District Sub-Registrar
Bidhannagar (Salt Lake)
18-11-04

Registered in
Book No. 9
Volume No. 297
Page No. 78
Page No. 93
Page No. 266
Page No. 267

SITE PLAN OF LAND, PART OF R.S. DAG NO- 627 & 628 (PART)
 R.S. KHATIAN NO- L.R. KH. NO-

SCALE 1" = 30'-0"

AT MOUZA- RAJARHAT- DISTRICT NORTH 24 PARGANAS.
 WARD NO- 10. P.S.

VENDEE:- SOUND OF ARTS INTERNATIONAL
 VENDOR:-

AREA OF LAND OF R.S. DAG 627:-	K.	CH.	SFT.
R.S. DAG- 628:-	K.	CH.	SFT.
TOTAL	K.	CH.	SFT.

