

280-3/0

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D-05484



11.2.1000

HD NO 1092 HJ DS 22.6.98
 Q 112 HJ 1000 DS 5.2.98 0000 742821
 R 2001 HJ 1000 DS 26.10.98 0000 150000

THIS INDENTURE OF SALE made this the 11th day of July in the year 2000

C-2

21.7.70

50

13.4.78

11.7.71

17.8.71

BETWEEN JAFAR ALI MONDAL son of Late

Manik Mondal by faith Muslim by occupation retired, residing at Atghora within Police Station - Rajarhat, District - 24-Parganas (North) hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED, a Private Limited Company, having its registered office at 306 "EDEN HOUSE", 3rd Floor, 15, Gangadhar Babu Lane, Calcutta - 700 012, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their directors, office bearers, administrators and assigns) of the **OTHER PART.**

(12044-575711 AS 26/10/91)
 5-8-251000
 122044-575715 AS 26/10/91
 5-8-251000
 53,250

11/10

53,250

10,65,200

11.7.15

11/8/00

Stamp: 11/8/00
 Registered under the Companies Act 1956
 No. 11715 of the 1956 Act
 Registered office: 306 Eden House, 15 Gangadhar Babu Lane, Calcutta - 700 012
 Date: 11/8/00
 Fee paid: Rs. 1000/-
 Stamp No. A 4774
 Realisation 6-8-d.
 Registrar, (Bah Laka Office)

7667,
 Simplex Land & Housing Development (P) Ltd,
 306, Elen House,
 15, Sampadhar Bahu Lane,
 Calcutta.

Sekunta Collectorate,
 Treasury
 Dated 19/06/2000

24
 Treasurer

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11-55 A.M. 21/11
 July 2000
 Jafar Ali Mondal

Sub-Registrar
 Bidhanagar, (Salt Lake City)

11-7-2000
 Jafar Ali Mondal



5549

Jafar Ali Mondal

Jafar Ali Mondal -
 Son of Late Manick Mondal
 Atahara
 Rajshahi 24 para (N)
 By Him. Himdu/Musku
 Dated

Asad Mondal
 Son of Jafar Mondal
 Vill. Atahara
 P. O. P. Chopalpur
 P. S. Rajshahi
 Dist (North) 24 para.

Asad Mondal
 Son of Jafar Mondal
 Atahara
 Rajshahi 24 para (N)
 By Him. Himdu/Musku

Sub-Registrar
 Bidhanagar, (Salt Lake City)
 11-7-2000



- : 2 : -

WHEREAS Madar Baksh Mondal, Manik Mondal and Ajet Ali Mondal sons of Late Khosal Mondal, resident of Atghora, under Police Station - Rajarhat, within the District of the then undivided 24-Parganas, since 24-Parganas (North) were jointly seized, possessed of and otherwise well and sufficiently entitled to undivided 4 (Four) annas share of all their properties including an area of land measuring 1.71 decimals lying and situate within District of the then undivided 24-Parganas (since 24-Parganas, North), Pargana - Kalikata, J.L.No.10, Mouza-Atghora, comprised in C.S.Dag No.217 appertaining to C.S.Khatian No.154/1, C.S.Dag No.221 appertaining to C.S.Khatian No.246 and C.S.Dag No.294 appertaining to C.S.Khatian No.114.

AND WHEREAS by a Bengali Kobala/Deed of Sale bearing date 26th June, 1950 corresponding to 11th Ashar, 1357 B.S., duly registered at the office of Sub-Registrar of Cossipur Dum Dum and recorded in book No. I, Being No.2112 for the year 1950, the other undivided 8 (Eight) annas i.e. half share holders of the said lands recorded in aforesaid 3 (Three) Dags, viz Sri Sailendra Nath Biswas & Sri Birendra Nath Biswas sons of Late Tarak Nath Biswas (Minors being represented by their mother Smt.Amiya Lata Biswas)

Serial No. 7667
Sold to Simplex Land Housing Development (P) Ltd,
of 306 Eden House,
15, Gangadhar Babu Lane,
Calcutta

Calcutta Collectors,
Treasury

Dated 18/06/2000

1c 20.000
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~~Sub-Registrar Bidharnagar
Salt Lake City~~

11-7-00



- 3 -

and Smt. Amiya Lata Biswas wife of Late Tarak Nath Biswas sold, conveyed and transferred all their right, title and interest in respect of said 8(Eight) annas share over and upon the said landed property of aforesaid 3(three) Dags unto and in favour of said Madar Baksh Mondal, Manik Mondal And Ajet Ali Mondal.

AND WHEREAS the said Sri Sailendra Nath Biswas and Birendra Nath Biswas being minors represented by their mother and legal guardian the said Smt. Amiya Lata Biswas on the said date executed a Security Bond in favour of said Madar Baksh Mondal and his said two brothers. The said Security Bond has duly been registered at the office of Sub-Registrar Cossipur Dum Dum and recorded in Book No.1, Volume No.37, pages 184 to 195, being No.2115 for the year 1950.

AND WHEREAS by other Bengali Kobala/Deed of sale bearing date 6th November, 1950 corresponding to 20th Kartick, 1357 B.S., Sri Kartick Chandra Biswas, Sri Ganesh Chandra Biswas, Sri Sital Chandra Biswas sons of Late Sibnarayan Biswas sold, conveyed and transferred their undivided 4(Four) annas i.e. 1/4th (One Fourth) share in the said landed property comprised in said 3(three) Dags in favour of said Madar Baksh Mondal and his said two brothers.

Serial No. 7667
 Bill to: Simplys Land & Housing Development (P) Ltd,
 of: 306 Eden House
 15, Gangaadhar Bahu Lane,
 Calicut.
 Calicut Collectorate,
 Treasury
 Dated: 18/06/2000.

[Signature]

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Dist. Sub-Registrar
 Bidhanagar, Salt Lake City
 11-7-2000



- : 4 : -

The said Deed of Sale has duly been registered with the Sub-Registrar of Cossipur Dum Dum and recorded in Book No.I, Volume No.63 Pages 131 to 147, Being No.3971 for the year 1950.

AND WHEREAS thus the said Madar Baksh Mondal, Manik Mondal and Ajet Ali Mondal jointly became the absolute owners in respect of said total area of land measuring 1.71 decimals comprised in said C.S.Dag Nos.217,221 & 294 of Mouza-Atghora and used to possess and enjoy the same in khas.

AND WHEREAS the said Madar Baksh Mondal, Manik Mondal and Ajet Ali Mondal were also jointly seized, possessed of and otherwise well and sufficiently entitled to an area of land measuring .10 decimals, more or less, lying and situate within the said District, Police Station, Mouza, Touzi, Pargana, J.L.No, comprised in Dag No.790 appertaining to R.S.Khatian No.511.

AND WHEREAS the said Ajet Ali Mondal died intestate leaving surviving his wife Aharjan Bibi, two daughters viz Kulsum Bibi, Rabia Bibi and his said two brothers Madar Baksh Mondal and Manik

7667
Simplex Land & Housing Development (P) Ltd,
306, Eden House,
15, Gangadhar Bahu Lane,
Calcutta,

Calcutta Collectorate,

Treasury

Dated 18/06/2000

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Dist. Sub-Registrar
Bidhanagar, Salt Lake City

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- : 5 : -

Mondal as his legal heirs and successors.

AND WHEREAS the said Madar Baksh Mondal died intestate leaving surviving his daughter Sakina Khatoon, Son Rehat Mondal as his legal heirs and successors. Wife of Madar Baksh Mondal Predeceased him.

AND WHEREAS the said Manik Mondal died intestate leaving surviving his wife Yarannessa Bibi, 4(Four) sons viz Yar Ali Mondal, Momrej Ali Mondal, Jafar Ali Mondal, Dmar Ali Mondal and 6(Six) daughters viz Alekjan Bibi, Manujan Bibi, Rupjan Bibi, Mariam Bibi, Nurjahan Bibi and Hingaljan Bibi.

AND WHEREAS thus the said heirs of said deceaseds Madar Baksh Mondal, Manik Mondal and Ajet Ali Mondal became the joint owners of the said landed properties having a total area of said 1.81 decimals of the said 4(Four) Dag Numbers.

AND WHEREAS son of said deceased Madar Baksh Mondal viz Rehat Ali Mondal, died intestate and issueless leaving surviving his wife Sokarjan Bibi, Sister the said Sakina Khatoon and his four Cousins viz Yar Ali Mondal, Momrej Ali Mondal, Jafar Ali Mondal and Dmar Ali Mondal sons of Late Manik Mondal as his legal heirs and successors.

Serial No. 7667
 Sold to Simples Land & Housing Development (P) Ltd.
 of Sab. Eden House
15, Gangadhar Bala Lane
Calcutta
 Calcutta Collectorate,
 Treasury
 Dated 19/06/2000

For
 [Signature]

10- 20.000
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Sub-Registrar
 Bidhanagar, (Salt Lake City)

11-7-00



- : 6 : -

AND WHEREAS the said landed property of said C.S.Dag Nos.217,221 & 294 have been recorded in R.S.Dag Nos. 218, 222 & 272 appertaining to R.S.Khatian Nos. 343,288/1 & 523 respectively and Dag No.790 under R.S.Khatian No.511.

AND WHEREAS the said Sakina Khatoon (Daughter of Late Madar Baksh Mondal) wife of Eman Ali Mondal, resident of Dharsha within Police Station-Rajarhat, District - 24-Parganas(North) out of the landed property owned and held by her by way of inheritance comprised in said R.S.Dag No.218,222 & 272 of Mouza - Atghora, by a Bengali Kobala/Deed of sale bearing date 25th April, 1988 corresponding to 12th Baisakh,1395 B.S., sold,conveyed and transferred undivided 4(Four) annas right,title and interest over the said landed property in favour of Damar Ali Mondal.

AND WHEREAS by another Bengali Kobala/Deed of sale bearing said date the said Sakina Khatoon sold,conveyed and transferred undivided another 4(Four) annas share of the said property held and owned by her comprised in said 3(Three) Dags unto and in favour of Jafar Ali Mondal.

No. ~~7667~~
Simplex Land & Housing Development (P) Ltd.
306, Salam House,
15, Gangadhar Balu Lane,
Col-12

TREASURY
Dated 19/06/2000

[Signature]

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Sub-Registrar for Registrar
Bidhar Nagar, (Salt Lake City)

M.F. 11



- : 7 : -

AND WHEREAS by another Bengali Kobala/Deed of sale bearing said date the said Sakina Khaton sold, conveyed and transferred undivided another (4(Four) annas share of the said land of said Dags in favour of Momrej Ali Mondal.

AND WHEREAS by another Bengali Kobala/Deed of Sale bearing said date the said Sakina Khaton sold, conveyed and transferred her other 4(Four) annas share of the said landed property comprised in said 3(Three) Dags unto and in favour of Kashem Ali Mondal and Intiaz Ali Mondal both sons of Yar Ali Mondal.

AND WHEREAS aforesaid 4(Four) Kobalas/Deeds of Sale have duly been registered with the Additional District Sub-Registrar, Bidhan Nagar and recorded in Book No.1, Volume No.62, Pages 285 to 308, Being No.3056, Book No.1, Volume No.62, Pages- 309 to 332, Being No.3057, Book No.1, Volume No.62, Pages 333 to 358, Being No.3058 and Book No.1, Volume No.62, Pages 359 to 384, Being No. 3059 for the year 1988 respectively.

AND WHEREAS out of the landed property recorded in R.S.Dag No.272 under R.S.Khatian No.523 of Mouza-Atghora, an area of land measuring .13 (Thirteen) decimals being the four annas share having been claimed by Sri Dilip Kumar Biswas, Sri Banat Kumar

Serial No. 7667

Sold to Simplex Land & Housing Development (P) Ltd,

of 306, Eden House,

15, Gangadhar Bala Lane,
Cal-12

Calcutta Collectorate,

Treasury

Dated 19/06/2000

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~~Stamp~~

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District Sub-Registrar
Bidhanagar, Salt Lake City

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Biswas and Sri Pradeep Kumar Biswas sons of Late Ashutosh Biswas, resident of Hatiara, within Police Station-Rajarhat, District 24-Parganas(North), aforesaid Yar Ali Mondal, Momrej Ali Mondal, Omar Ali Mondal and Jafar Ali Mondal jointly by a Bengali Kobala/Deed of Sale bearing date 13th June, 1986 corresponding to 29th Jaistha, 1390 B.S., registered with the Additional District Sub-Registrar, Bidhan Nagar and recorded in book No.I, Volume No.88, Pages 203 to 212, Being No.4591 for the year 1986 purchased the said 4 (Four) annas share of said Dag from said Sri Dilip Kumar Biswas and two others.

AND WHEREAS by a Bengali Kobala/Deed of sale bearing date 28th June, 1988 corresponding to 13th Ashar 1395 B.S., registered at the office of Additional District Sub-Registrar, Bidhan Nagar and recorded in Book No.I, Volume No.109, Pages 343 to 367, Being No.5397 for the year 1988, the said Sakina Khatoon sold, conveyed and transferred her share in respect of said Dag No.790 of Mouza -Atghora unto and in favour of Kashem Ali Mondal and Imtiaz Ali Mondal, both sons of Yar Ali Mondal.

AND WHEREAS the said Yarannessa Bibi, Wife of Late Manik Mondal by a Bengali Hebanama/Deed of Gift bearing date 30th June, 1988 corresponding to 15th Ashar, 1395 B.S., and registered at the office of Additional District Sub-Registrar, Bidhan Nagar and recorded in Book No.I, Volume No.114, Pages 435 to 448, Being No.5647 for the year 1988 out of the property held and owned by her besides other property, comprised in said 4(Four) besides other property Dag Nos. 218, 222, 272 & 790 of Mouza-Atghora, gifted, conveyed and transferred half share thereof to her sons the said Omar Ali Mondal and Jafar Ali Mondal.



डी.डी. डिस्ट. सुब-रेजिस्ट्रार
साली लार्क सिटी

AND WHEREAS by another Bengali Hebanama/Deed of Gift bearing said date registered at the said registration office and recorded in Book No.I, Volume No.114, Pages 449 to 462, Being No.5648 for the year 1988, the said Yarannessa Bibi gifted, conveyed and transferred other half of her share in the said land of the said four Dags unto and in favour of her son Momrej Ali Mondal and two grand sons viz Kashem Ali Mondal and Imtiaz Ali Mondal sons of Yar Ali Mondal

AND WHEREAS the said Rupjan Bibi (Daughter of Late Manik Mondal) wife of Abdul Bari Molla, resident of Bishnupur, within Police Station - Rajarhat, District - 24-Parganas(North) by a Bengali Kobala/Deed of Sale dated 14th February, 1989 corresponding to 2nd Falgoon 1395 B.S., registered at the office of Additional District Sub-Registrar, Bidhan Nagar and recorded in Book no.I, Volume No.25, Pages 57 to 70, Being No.1156 for the year 1989 sold, conveyed and transferred her entire share, besides other property, the said land of Dag Nos.218, 222, 272 & 790 of Mouza- Atghora, to Momrej Ali Mondal, Omar Ali Mondal, Jafar Ali Mondal, Kashem Ali Mondal and Imtiaz Ali Mondal.

AND WHEREAS by a Bengali Kobala/Deed of Sale dated 7th July 1989, corresponding to 22nd Ashar, 1396 B.S., registered at the said registration office and recorded in Book No.I, Volume No.117, Pages 285 to 308, Being No.5566 for the year 1989, the said Alekjan Bibi (Daughter of Late Manik Mondal) wife of Abu Bakkar resident of Mochpole, under Police Station-Baraset, District- 24-Parganas(North) sold, conveyed and transferred all her right, title, interest, share in the lands of said 4 (Four) Dags in favour of said Momrej Ali Mondal, Omar Ali Mondal, Jafar Ali Mondal, Kashem Ali Mondal and Imtiaz Ali Mondal.



REGISTRAR, BIKANER
REGISTRATION DEPARTMENT, (D-11) LAKE CITY

AND WHEREAS the said Manujan Bibi (Daughter of Late Manik Mondal) wife of Habibar Rahaman Molla, resident of Hatiara, under Police Station - Rajarhat, District - 24-Parganas (North), by a Bengali Kobala/Deed of Sale bearing date 5th July, 1989 corresponding to 20th Ashar, 1396 B.S., registered at the aforesaid registration office and recorded in Book No.1, Volume No.115, Pages 339 to 410, Being No.5492 for the year 1989 sold all her share, right, title and interest in aforesaid 4 (Four) Dags in favour of said Momrej Ali Mondal, Omar Ali Mondal, Jafar Ali Mondal, Kashem Ali Mondal and Intiaz Ali Mondal.

AND WHEREAS by an Agreement bearing date 15th day of January, 1991, the said Yar Ali Mondal, Momrej Ali Mondal, Jafar Ali Mondal, Omar Ali Mondal, Kashem Ali Mondal and Intiaz Ali Mondal agreed to sell, convey and transfer ALL THAT the property comprised in Dag Nos.218,222,272 & 790 of Mouza - Atghora, to the Purchaser of these presents on the terms and conditions contained therein. They also agreed to execute the Deed of Sale in respect of the aforesaid property in favour of the Purchaser by themselves and their other co-sharers viz Mariam Bibi, Nurjahan Bibi, Hingaljan Bibi, Aharjan Bibi, Kulsom Bibi, Rabia Bibi and Sokarjan Bibi. They also stated that they would firstly try to execute Deed of Transfer from their co-sharers by themselves to which the purchaser agreed, the aforesaid Aharjan Bibi, Kulsom Bibi, Rabia Bibi, Sokarjan Bibi, Nurjahan Bibi, Mariam Bibi, Hingaljan Bibi and thereafter execute the instrument of transfer in favour of the Purchaser.

AND WHEREAS in view of the above by a Bengali Kobala/Deed of Sale dated 15th March, 1991 corresponding to 30th Flagoon, 1397



Sub-Registrar, Bidarabad
Salt Lake City, Utah

B.S., registered at the said registration office and recorded in Book No.I, Volume No.38, Pages 343 to 356, Being No.2149 for the year 1991 the said Mariam Bibi (Daughter of Late Manik Mondal) wife of Khalilur Molla, resident of Sasteyangachi, within Police Station-Bhangore, District - 24-Parganas(South) sold,conveyed and transferred all her share, right,title and interest in the aforesaid 4(four) Dags to Momrej Ali Mondal, Omar Ali Mondal, Jafar Ali Mondal, Kashem Ali Mondal and Intiaz Ali Mondal.

AND WHEREAS by a Bengali Kobala/Deed of Sale dated 2nd August,1991 corresponding to 16th Sravan, 1398 B.S., registered at the said registration office and recorded in Book No.I, Volume No.124, Pages 67 to 78, Being No.6849 for the year 1991, the said Nurjahan Bibi (Daughter of Late Manik Mondal), wife of Alijan Molla, resident of Digberia, within Police Station -Barasat, District- 24-Parganas(North) sold,conveyed and transferred all her share ,right,title and interest in the said land of the said 4 (Four) Dag Numbers to said Momrej Ali Mondal and 4(Four) others.

AND WHEREAS by an endorsement in the said agreement date 15th January,1991 the aforesaid Yar Ali Mondal, Momrej Ali Mondal, Omar Ali Mondal, Zafar Ali Mondal, Kashem Ali Mondal and Intiaz Ali Mondal also agreed to sell,convey and transfer alongwith the property of said 3 (Three) Dags fully described in the said agreement dated 15.01.1991. **ALL THAT** an area of land measuring 10 decimals comprised in Dag No.790 appertaining to R.S.Khatian No.511, at a price mentioned in the said endorsement dated 16th February,1993.



Sub-Registrar, Salt Lake City
Salt Lake City, Utah, U.S.A.

AND WHEREAS the said Hingaljan Bibi (Daughter of Late Manik Mondal), wife of Khelafat Mondal, Resident of Chandpur within Police Station - Rajarhat, District - 24-Parganas (North), by a Bengali Kobala/Deed of Sale dated 15th September, 1995 corresponding to 29th Bhadra 1402 B.S., registered at the said registration office and recorded in Book No.I, Volume No.87, Pages 11 to 22, Being No.3935 for the year 1995 sold, conveyed and transferred all her share, right, title and interest in the said landed property of said 4 (Four) Dags in favour of said Momrej Ali Mondal and 4(Four) others.

AND WHEREAS by a Bengali Kobala/Deed of Sale dated 12th September, 1996 corresponding to 26th Bhadra, 1403 B.S., registered at the said registration office, the said Rabia Khatoon (Daughter of Late Ajet Ali Mondal) wife of Mohammad Ali resident of Gazipur, within Police Station - Bhangore, District - 24-Parganas(South), sold, conveyed and transferred her entire share, right, title and interest in the aforesaid landed property of said 4 (Four) Dags in favour of said Momrej Ali Mondal, Omar Ali Mondal, Jafar Ali Mondal, Kashem Ali Mondal and Imtiaz Ali Mondal, the said deed has duly been registered at the office of Additional District Sub-Registrar, Bidhan Nagar and recorded in Book No.I, Volume No.115, Pages 93 to 106, Being No.4193 for the year 1999.

AND WHEREAS out of the total land comprised in Dag No.218 i.e., 56 (Fifty Six) Decimals an area of land measuring .29-1\2 (Twenty-nine Half) Decimals has been acquired by the Land Acquisition Collector, 24-Parganas(North).

AND WHEREAS out of the total land comprised in Dag No.222 having a total area of .63 (Sixtythree) Decimals an area of .41



DIST. Sub-Registrar
Bidar, Karnataka. (Salt Lake Ctr)

(Fortyone) Decimals has also been acquired by the said Land Acquisition Collector, 24-Parganas (North).

AND WHEREAS thus the Vendor and his other co-sharers i.e. Yar Ali Mondal, Momrej Ali Mondal, Omar Ali Mondal, Kashem Ali Mondal, Imtiaz Ali Mondal, Sokarjan Bibi, Aharjan Bibi & Kulsum Bibi became the joint owners in respect of residue of land measuring .26-1/2 (Twentysix Half) Decimals comprised in Dag No.218 and .22 (Twentytwo) Decimals comprised in Dag No.222 and entire plot of land measuring .52(Fiftytwo) Decimals comprised in Dag No.272 and .10 (Ten) Decimals of land comprised in Dag No.790 i.e. a total area of 1(One) Acre 10-1/2(Ten Half) Decimals comprised in aforesaid 4(Four) Dags of Mouza-Atghora.

AND WHEREAS out of the said total area of land measuring 1(One) Acre 10-1/2(Ten Half) Decimals held and owned by the Vendor and his said 8(Eight) co-sharers, the Vendor, Omar Ali Mondal, Momrej Ali Mondal having 3(Three)annas and 1/2(Half) paisa share each, Yar Ali Mondal, Kashem Ali Mondal & Imtiaz Ali Mondal have jointly 3(Three) annas and 1/2(Half) paisa share and Sokarjan Bibi having 1 (One) anna share and Aharjan Bibi having 3(Three) Paisa share and Kulsum Bibi having 1(One) anna & 3 (Three) Paisa share in aforesaid total area of land measuring 1(One) Acre 10-1/2 (Ten Half) Decimals comprised in ~~said~~ Dag Nos.218,222,272 and 790 of Mouza - Atghora.

AND WHEREAS in view of the above the Vendor alone become the owner in respect of a total area of land measuring .21-3/4 (Twentyone Threefourth) Decimals comprised in ~~aforesaid 4 Dags.~~



District Sub-Registrar
Bidhar Nagar, Salt Lake City

AND WHEREAS the Vendor and his other co-sharers i.e. Yar Ali Mondal, Omar Ali Mondal, Momrej Ali Mondal, Kashem Ali Mondal & Imtiaz Ali Mondal jointly received from the Purchaser Company through its Directors a total sum of Rs. 20,49,200/- (Rupees Twenty Lacs Fortynine Thousand Two Hundred Only) by Cash, Cheque & Pay-Order on different dates with effect from date of Agreement 1991 to 1998 and the Vendor and his other 8(Eight) co-sharers divided the said amount amongst themselves according to their respective share, the said entire amount has been received by the Momrej Ali Mondal on behalf of the vendor and his other co-sharers. Now the Vendor and his said 8 (Eight) co-sharers agreed to execute Deed of Sale in respect of the said property of said 4 Dags in favour of the Purchaser either Jointly or separately.

AND WHEREAS the Vendor has undivided 3(Three) annas & 1/2(Half) paisa share of the property out of total area of land measuring 26-1/2 (Twentysix Half) Decimals, .22(Twentytwo) Decimals, .52 (Fiftytwo) Decimals & .10 (Ten) Decimals comprised in Dag Nos.218,222,272 & 790 respectively.

AND WHEREAS according to the said dividation of money the Vendor has received a sum of Rs.4,34,781/- (Rupees Four Lacs Thirtyfour Thousand Seven Hundred Eightyone Only) being the total price of his undivided 3 (Three) annas & 1/2(Half) paisa share in respect of the aforesaid 4 Dags admeasuring an area of land .21-3/4 (Twentyone Threefourth) Decimals.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.4,34,781/- (Rupees Four Lacs Thirtyfour Thousand Seven Hundred Eightyone Only) well and trully paid by the Purchaser to the Vendor before



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Bidharbar, (Salt Lake City)

the execution of these presents (out of total amount paid by the Purchaser as stated above) and that being the full and entire price of the said land (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and or and from the same and every part thereof the Vendor doth hereby acquit, release and forever discharge the said Purchaser as well as the said land hereby conveyed) the Vendor doth hereby grant, transfer, convey, sell, assure and assign to and unto the said Purchaser, their directors, successors-in-office, administrators and assigns ALL THAT piece and parcel of "Sali" Land measuring total area of .21-3/4 (Twentyone Threefourth) Decimals fully and specifically described in the Schedules hereunder written or HOWSOEVER OTHERWISE the said land and hereditaments now is or are heretofore was or were situated, butted, bounded, called, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, water, watercourses and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or remainders and the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendors upon the said land and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody, power, control or possession of the Vendors or any person or persons from



District Sub-Registrar
Bidhargarh, (Salt Lake City)

whom the said Vendor may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land and hereditaments so to be unto the said Purchaser absolutely forever free all encumbrances and the Vendors doth hereby covenant with the Purchaser that notwithstanding any act, thing, deed matters whatsoever made, done, executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and deliver vacant and peaceful khas possession thereof simultaneously with the execution of these presents AND that the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof on payment of rents to the Collector, 24-Parganas (North) for the State of West Bengal and Taxes to the Rajarhat, Gopalpur Municipality and Municipal Authorities concerned and received the rents issues in and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of his predecessor-in-title and that free and clear, freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the Purchaser indemnified from or against all charges, estates, encumbrances created by the Vendor or any of his predecessors-in-title and that free from all encumbrance whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will



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from time to time or at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done and executed all such acts deeds things and matters whatsoever for further and more perfectly assuring and conveying the said land to and unto the Purchaser as shall or may be reasonably required.

The Vendor also declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred and there is no charge, lien, lispendens or any attachment whatsoever. There is no case, suit or proceeding pending before any Court of Law against the said land. The Vendor sold the said land while having good, clear and marketable title therein and free from all encumbrances and delivered vacant and khas possession of the said land to the Purchaser.

If any of the statements or covenants made hereinbefore by the Vendor is found to be false, untrue or any defect in title is detected hereafter the Vendor and his heirs, successor and assigns shall and will be liable for the same.

If any error or omission is found to have taken place in this Deed in future the Vendor shall at the costs and request of the Purchaser do and execute or cause to be done and executed any Supplementary Deed or Deed of Rectification/Declaration in favour of the Purchaser, their directors, successors-in-office, administrators and assigns.

The vendor hereby further declare that in the event the property hereby conveyed and described in the 4 (Four) Schedules hereunder



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written are wholly or partly requisitioned or acquisitioned by the Government or any other Authority concerned the Vendor and his heirs, successors and assigns shall and will have no right to claim or demand for any compensation in that regard and the Purchaser herein named will have sole authority for compensation. Be it further mentioned herein that if the Government out of the land comprised in Dag Nos.218,222, releases any part or portion of the said acquisitioned land, in that even the Purchaser shall and will hold and owned the said released property and the Vendor and his heirs, successors and assigns shall and will have no claim, right, title and interest upon the said released area of land and if necessary the Vendor, his heirs, successors and assigns shall and will execute necessary conveyance in respect of the said land in favour of the Purchaser without demanding and or claiming any sort of money.

SCHEDULES ABOVE REFERRED TO

1. **ALL THAT** piece & parcel of "Sali" Land having Rayat Dakhali Satta measuring 5-1/4 (Five One-fourth) Decimals, be the same or a little more or less being the undivided 3(Three) annas & 1/2(Half) paisa share [out of a total area of .26 1/2(Twenty-six Half) decimals] lying and situate within the district of 24-Parganas (North), Police Station - Rajerhat, Sub-Registration Office at Bidhan Nagar, Collectorate Touzi No.172, Pargana-Kalikata, Revenue Survey No.133, J.L.No.10, Mouza-Aghora, comprised in Dag No.218 (Two Hundred Eighteen) appertaining to R.S.Khatian No.343. The name of Vendor has since been recorded in the same Dag number under Krishi Khatian



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No. 379, total area of land recorded in R.S.Khatian No.343 being 1.79 Decimals, total rent for the said entire land being Rs.13.50 (Rupees Thirteen And Fifty Paisa). Proportionate rent being Rs.0.41 (Fortyone Paisa) payable to the Collector, 24-Parganas (North) for the State of West Bengal. The said total area of land measuring .26-1/2 (Twentysix Half) Decimals of the said Dag is butted and bounded by

On the North - Part of Dag No.218

On the South - Dag Nos.217 & 233.

On the East - Dag No.227

On the West - 219.

2. ALL THAT piece & parcel having Rayat Dakhali Satta of "Sali" Land measuring .4-1/4 (Four One-fourth) Decimals be the same or a little more or less being the undivided 3(Three) annas and 1/2(half) paisa share (out of total area of land .22 Decimals) lying and situate within the district of 24-Parganas (North), Police Station - Rajarhat, Sub-Registration Office at Bidhan Nagar, Collectorate Touzi No.172, Pargana-Kalikata, Revenue Survey No.133, J.L.No.10, Mouza-Aghora, comprised in R.S.Dag No.222 (Two Hundred Twentytwo) appertaining to R.S.Khatian No.288/1 the name of Vendor has since been recorded the same Dag Number under Krishi Khatian No.379, total area of land recorded in aforesaid R.S.Khatian number being 1.22 Decimals, rent not yet fixed. The said total area of land measuring 0.22 Decimals is butted and bounded by

On the North - Dag Nos.273,269,268 & 267.

On the South - New Township Road.

On the East - Dag No.267.

On the West - Dag No.221.



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3. ALL THAT Piece and parcel of "Sali" Land having Rayat Dakhali Satta measuring .10-1/4 (Ten Onefourth) Decimals be the same or a little more or less, being the undivided 3(Three) annas & 1/2(Half) paisa share (out of a total area of land measuring 52 (Fiftytwo) Decimals) lying and situate within the district of 24-Parganas (North), Police Station - Rajarhat, Sub-Registration Office at Bidhan Nagar,Collectorate Touzi No.172, Pargana-Kalikata, Revenue Survey No.133,J.L.No.10, Mouza-Atghora,comprised in R.S.Dag No.272 appertaining to R.S. Khatian No.523, the name of the Vendor has since been recorded in the same Dag Number under Krishi Khatian No.379, total area of land recorded in aforesaid R.S.Khatian No. being 2.43 Decimals, total rent for the said entire land being Rs.9/- & 1 anna (Rupees Nine and One Anna Only). Proportionate rent being Rs.0.38 (Thirtyeight Paisa) only payable to the Collector, 24-Parganas (North) for the State of West Bengal. The total area of land measuring .52 Decimals is butted and bounded by

On the North - Dag Nos.300 & 271

On the South - Dag No.222.

On the East - Dag No.269 & 271.

On the West - Dag No.273.

4. ALL THAT piece and parcel of "Sali" Land having Rayat Dakhali Satta measuring .2(Two) Deciamls be the same or a little more or less being the undivided 3(Three) annas & 1/2(half) share [out of a total area of land measuring .10 (Ten) Decimals] lying and situate within the district of 24-Parganas (North),Police Station - Rajarhat, Sub-Registration Office at Bidhan Nagar,Collectorate Touzi No.172, Pargana-Kalikata, Revenue Survey No.133,J.L.No.10,Mouza-Atghora,comprised in R.S.Dag No.790



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(Seventy Hundred Ninety) appertaining to R.S. Khatian No.511, the name of the Vendor has since been recorded in the same Dag Number under Krishi Khatian No.379, rent not yet fixed .The total area of land measuring .10 Decimals is butted and bounded by

On the North - Dag No.780.

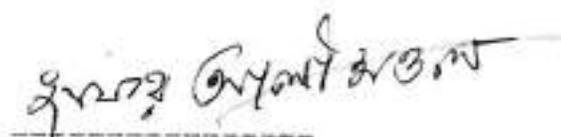
On the South - Dag Nos.265,266 & 267.

On the East - Dag No.791.

On the West - Dag Nos.790 & 889.

Total area of land under the above 4(Four) Schedules are delineated in the Map or Plan annexed hereto and depicted by Red Border Lines therein. The total area of land hereby sold, conveyed and assigned in aforesaid 4(Four)Schedules being 21-3/4 (Twentyone Threeforth) Decimals.

IN WITNESS WHEREOF the Vendor set and subscribed his signature to these presents on the Day, Month and Year first above written.


VENDOR

SIGNED, SEALED AND
DELIVERED

At Calcutta.

In the Presence of

1. Himangshu Chatterjee
15, Gangadhar Babu Lane,
Room No. 306, 3rd Floor,
Calcutta-12.
2. Rabi Sankar Ray
Hatiara Naya Para
Cal 59



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MEMO OF CONSIDERATION

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RECEIVED from the withinnamed Purchaser, within mention sum of Rs.4,34,781/- (Rupees Four Lacs Thirtyfour Thousand Seven Hundred Eightyone Only).

WITNESS:

- 1. Himangshu Chatterjee
- 2. Kabi Singh Ray

[Handwritten Signature]

 VENDOR

*Read over and explained
 the contents of this deed
 to the vendors in presence
 Himangshu Chatterjee*

*Drafted by me
 Anil Kumar Sarda,
 Advocate Alipore,
 Regn No. W/B-589/1979.*

Computer Print by
 Signature :- *[Signature]*
 Name :- ALOKE GHOSH
 Address :- Janai Ghoshpara,
 Dist. Hooghly,
 PIN - 712 304.



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