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Stampable under Rule 51 & 52  
of S. 6 (1) of W. B. L. R. Act 1908  
Stamp under the Indian  
Stamp Act 1899 Subsequently  
amended Schedule I.A. No. 23  
Stamp Paid

Stamp duty of Rs. 19050/-  
has been paid on 13.10.08  
as per Bank  
Bank No. 259792  
Date 29/9/08  
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Barasat, North 24-Parganas  
13.10.08

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30 JUL 2009

CONVEYANCE

1. Date: 3rd October, 2008
2. Place: Kolkata
3. Parties:
  - 3.1 Sabila Bibi, wife of Yusuf Ali Molla, residing at village Louhati, Police Station Rajarhat, District North 24 Parganas
  - 3.2 Halima Bibi, wife of Ali Hussain Mallick, residing at village Kaikhali, Police Station Airport, District North 24 Parganas

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LT 1/2 Sabila Bibi  
by the Pen of  
K. Molla

LT 1/2 Halima Bibi  
by the Pen of

LT 1/2 Sabila Bibi  
by the Pen of  
K. Molla

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cf 10/1

Deficit Regn. Fees Rs. 112  
30-7-09  
Misc. Receipt No. 2850  
dated

Saha & Ray

3.3 **Saleha Bibi**, wife of Late Abdul Alim, residing at Galasia, Police Station Barasat, District North 24 Parganas (collectively **Vendors**, includes successors-in-interest)

And

District Sub-Registrar  
North 24 Parganas, Barasat

3.4 **Surya Kiran Vanijya Private Limited**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Plot 2, Phase I, Kasba Industrial Estate, Kolkata-700107

3.5 **Vinod Kumar Jaiswal**, son of Late Tribeni Prasad Jaiswal, residing at village Atghara, Post Office Rajarhat Gopalpur, Police Station Baguiati, Kolkata-700136 (collectively **Purchasers**, includes successors-in-interest)

Vendors and Purchasers collectively **Parties** and individually **Party**.

### NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

#### 4. Subject Matter of Conveyance

4.1 **Said Property:** (1) *Danga* (solid) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 343, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of Rajarhat Gopalpur Municipality (**RGM**), Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-I** of the **1<sup>st</sup> Schedule** below (**First Land**) **And** (2) *danga* (solid) land measuring 0.39 (zero point three nine) decimal [out of 1.33 (one point three three) decimal out of 4 (four) decimal], more or less, contained in R.S./L.R. *Dag* No. 346, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-II** of the **1<sup>st</sup> Schedule** below (**Second Land**) **And** (3) *bagan* (garden) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 492, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-III** of the **1<sup>st</sup> Schedule** below (**Third Land**) **And** (4) *sali* (agricultural) land measuring 0.86 (zero point eight six) decimal [out of 2 (two) decimal out of 3 (three) decimal], more or less, contained in R.S./L.R. *Dag* No. 500, recorded in L.R. *Khatian* Nos. 531 and 11, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-IV** of the **1<sup>st</sup> Schedule** below (**Fourth Land**), the First Land, the Second Land, the Third Land and the Fourth Land collectively described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**).

#### 5. Background, Representations, Warranties and Covenants

5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchasers regarding title:

5.1.1 **Ownership of Babulal's Owned Land:** Babulal Tarafdar is the recorded owner in respect of (1) *danga* (solid) land measuring 1.66 (one point six six) decimal [out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 343, recorded in L.R. *Khatian*

LT of Sabiha Bibi  
by the Pm of K. Moller

LT of Halima Bibi  
by the Pm of

LT of Sabiha Bibi  
by the Pm of K. Moller

No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas (**Babulal's First Owned Land**) And (2) *danga* (solid) land measuring 1.33 (one point three three) decimal [out of 4 (four) decimal], more or less, contained in R.S./L.R. *Dag* No. 346, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas (**Babulal's Second Owned Land**) And (3) *bagan* (garden) land measuring 1.66 (one point six six) decimal [out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 492, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas (**Babulal's Third Owned Land**) And (4) *sali* (agricultural) land measuring 1 (one) decimal [out of 3 (three) decimal], more or less, contained in R.S./L.R. *Dag* No. 500, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas (**Babulal's Fourth Owned Land**).

- 5.1.2 **Purchase by Babulal Tarafdar:** By a Deed of Conveyance dated 5<sup>th</sup> August, 1986, registered in the office of the District Registrar, Barasat, North 24 Parganas, in Book No. I, Volume No. 37, Pages 108 to 113, Being No. 2673 for the year 1986, Babulal Tarafdar purchased land measuring 1 (one) decimal out of 3 (three) decimal, contained in R.S./L.R. *Dag* No. 500, recorded in R.S. *Khatian* No. 79, from his brother, Amber Ali Tarafdar (**Babulal's Purchased Land**).
- 5.1.3 **Absolute Ownership of Babulal Tarafdar:** By virtue of the above recorded ownership and purchase Babulal Tarafdar became the absolute owner of (1) Babulal's First Owned Land (2) Babulal's Second Owned Land (3) Babulal's Third Owned Land and (4) Babulal's Fourth Owned Land and Babulal's Purchased Land (collectively **Babulal's Fourth Land**).
- 5.1.4 **Gift to Vendors:** By a Deed of Gift (in Bengali language) dated 16<sup>th</sup> March, 1990, registered in the office of the Additional District Sub-Registrar, Bidhannagar, in Book No. I, Volume No. 44, Pages 303 to 310, Being No. 2066 for the year 1990, Babulal Tarafdar gifted and transferred Babulal's First Owned Land, Babulal's Third Owned Land and Babulal's Fourth Land to (1) Sabila Bibi (Vendor No. 3.1 herein), (2) Halima Bibi (Vendor No. 3.2 herein), (3) Saleha Bibi (Vendor No. 3.3 herein), (4) Johar Ali Tarafdar and (5) Samsuddin Tarafdar. Thus the Vendors became the joint owners of (1) First Land comprised in Babulal's First Owned Land, (2) Third Land comprised in Babulal's Third Owned Land and (4) Fourth Land comprised in Babulal's Fourth Land (collectively **Babulal's Gifted Land**). Thus Babulal Tarafdar still had the ownership on Babulal's Second Owned Land.
- 5.1.5 **Demise of Babulal Tarafdar:** Babulal Tarafdar, a Muslim, governed by the *Sunni* School of Mohammedan Law, died *intestate* leaving behind him surviving his 3 (three) daughters, (1) Sabila Bibi (the Vendor No. 3.1 herein), (2) Halima Bibi (the Vendor No. 3.2 herein), (3) Saleha Bibi (the Vendor No. 3.3 herein) and 3 (three) sons, (1) Johar Ali Tarafdar, (2) Samsuddin Tarafdar and (3) Motaleb Tarafdar as his only legal heirs and heiresses, who, jointly and in diverse share inherited the right, title and interest of Late Babulal Tarafdar in Babulal's Second Owned Land in accordance with Muslim Law of inheritance. Thus the Vendors became the joint owners of Second Land comprised in Babulal's Second Owned Land.

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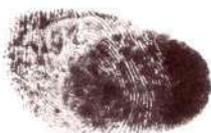
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by the Pen of

LTy Saleha Bibi  
by the Pen of

K. Molla

- 5.1.6 **Absolute Ownership of Vendors:** In the aforesaid circumstances, the Vendors have become the joint, undisputed and absolute owners of the Said Property formed out of the First Land, the Second Land, the Third Land and the Fourth Land.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.



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by the Pen of  
K. Molla

LT19 Halema Bibi  
by the Pen of



LT19 Saleha Bibi  
by the Pen of  
K. Molla

## 6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The Vendors have approached the Purchasers and offered to sell the Said Property to the Purchasers and the Purchasers, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), have agreed to purchase the Said Property from the Vendors.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **2<sup>nd</sup> Schedule** below, (1) being the First Land, i.e. *danga* (solid) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 343, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-I** of the **1<sup>st</sup> Schedule** below **And** (2) being the Second Land, i.e. *danga* (solid) land measuring 0.39 (zero point three nine) decimal [out of 1.33 (one point three three) decimal out of 4 (four) decimal], more or less, contained in R.S./L.R. *Dag* No. 346, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-II** of the **1<sup>st</sup> Schedule** below **And** (3) being the Third Land, i.e. *bagan* (garden) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 492, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-III** of the **1<sup>st</sup> Schedule** below **And** (4) being the Fourth Land, i.e. *sali* (agricultural) land measuring 0.86 (zero point eight six) decimal [out of 2 (two) decimal out of 3 (three) decimal], more or less, contained in R.S./L.R. *Dag* No. 500, recorded in L.R. *Khatian* Nos. 531 and 11, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-IV** of the **1<sup>st</sup> Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property, free from all encumbrances.
- 7.2 **Vendors' Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.4,00,000/- (Rupees four lac) paid by the Purchasers to the Vendors receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge (**Vendors' Consideration**). The *Dag* wise break up of the Vendors' Consideration is shown in the chart below:

Sl	Description	Vendors' Consideration (Rs.)
1	First Land being R.S./L.R. <i>Dag</i> No. 343	1,06,000/-
2	Second Land being R.S./L.R. <i>Dag</i> No. 346	59,000/-
3	Third Land being R.S./L.R. <i>Dag</i> No. 492	1,06,000/-
4	Fourth Land being R.S./L.R. <i>Dag</i> No. 500	1,29,000/-

LT/y Sabila Biki  
by the Pen of  
K. Molla

LT/y Halima Biki  
by the Pen of

LT/y Sabana Biki  
by the Pen of  
K. Molla

## 8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendors about the correctness of the Vendors' title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property have been handed over by the Vendors to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and their assigns shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.

LTy Sabala Bibi  
by her Pen of  
K. Molla

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K. Molla

- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchasers are fully entitled to mutate their names in all records of the concerned authorities and to pay tax or taxes and all other impositions in their names. The Vendors undertake to co-operate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**1<sup>st</sup> Schedule**  
**Part-I**  
**(First Land)**

*Danga* (solid) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 343, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and the said *Dag* being butted and bounded as follows:

<b>On the North</b>	: By portion of R.S./L.R. <i>Dag</i> No. 488.
<b>On the East</b>	: By portion of R.S./L.R. <i>Dag</i> No. 735 (Road).
<b>On the South</b>	: By portion of R.S./L.R. <i>Dag</i> No. 342.
<b>On the West</b>	: By R.S./L.R. <i>Dag</i> No. 344.

**Part-II**  
**(Second Land)**

*Danga* (solid) land measuring 0.39 (zero point three nine) decimal [out of 1.33 (one point three three) decimal out of 4 (four) decimal], more or less, contained in R.S./L.R. *Dag* No. 346, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and the said *Dag* being butted and bounded as follows:

<b>On the North</b>	: By R.S./L.R. <i>Dag</i> No. 347.
<b>On the East</b>	: By R.S./L.R. <i>Dag</i> No. 345.
<b>On the South</b>	: By R.S./L.R. <i>Dag</i> No. 339.
<b>On the West</b>	: By R.S./L.R. <i>Dag</i> No. 350.

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**Part-III**  
**(Third Land)**

*Bagan* (garden) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 492, recorded in L.R. *Khatian* No. 531, *Mouza Atghara, J.L.* No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and the said *Dag* being butted and bounded as follows:

- On the North** : By portion of R.S./L.R. *Dag* No. 497.  
**On the East** : By R.S./L.R. *Dag* No. 493.  
**On the South** : By portion of R.S./L.R. *Dag* No. 734.  
**On the West** : By R.S./L.R. *Dag* No. 491 and portion of R.S./L.R. *Dag* No. 497.

**Part-IV**  
**(Fourth Land)**

*Sali* (agricultural) land measuring 0.86 (zero point eight six) decimal [out of 2 (two) decimal out of 3 (three) decimal], more or less, contained in R.S./L.R. *Dag* No. 500, recorded in L.R. *Khatian* Nos. 531 and 11, *Mouza Atghara, J.L.* No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and the said *Dag* being butted and bounded as follows:

- On the North** : By portion of R.S./L.R. *Dag* No. 501.  
**On the East** : By R.S./L.R. *Dag* No. 499.  
**On the South** : By portion of R.S./L.R. *Dag* No. 498.  
**On the West** : By portion of R.S./L.R. *Dag* No. 502 and 497.

**2<sup>nd</sup> Schedule**  
**(Said Property)**  
**[Subject matter of Sale]**

*Danga* (solid) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 343, recorded in L.R. *Khatian* No. 531, *Mouza Atghara, J.L.* No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and described in **Part-I** of the **1<sup>st</sup> Schedule** above.

*Danga* (solid) land measuring 0.39 (zero point three nine) decimal [out of 1.33 (one point three three) decimal out of 4 (four) decimal], more or less, contained in R.S./L.R. *Dag* No. 346, recorded in L.R. *Khatian* No. 531, *Mouza Atghara, J.L.* No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and described in **Part-II** of the **1<sup>st</sup> Schedule** above.

*Bagan* (garden) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 492, recorded in L.R. *Khatian* No. 531, *Mouza Atghara, J.L.* No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and described in **Part-III** of the **1<sup>st</sup> Schedule** above.

LTy Sabila Bibi  
by the Pw & K. Mon

LTy Halima Bibi  
by the Pw &

LTy Sabila Bibi  
by the Pw & K. Mon

Sali (agricultural) land measuring 0.86 (zero point eight six) decimal [out of 2 (two) decimal out of 3 (three) decimal], more or less, contained in R.S./L.R. Dag No. 500, recorded in L.R. Khatian Nos. 531 and 11, Mouza Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and described in **Part-IV** of the **1<sup>st</sup> Schedule** above.

**Together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

**9. Execution and Delivery**

9.1 **In Witness Whereof** the Vendors have executed and delivered this Conveyance on the date mentioned above.



(Sabila Bibi)



(Saleha Bibi)  
[Vendors]

(Halima Bibi)

Read over & explained the contents of this document to me to Sabila Bibi, Halima Bibi, Saleha Bibi in vernacular language with full understanding the meaning and purport thereof has signed / put a mark by the pen of \_\_\_\_\_ on the document, in my presence.

K. Molla

**Witnesses:**

Signature [Signature]

Name \_\_\_\_\_

Father's Name [Signature]

Address [Signature]

[Signature]

[Signature]

Signature [Signature]

Name \_\_\_\_\_

Father's Name [Signature]

Address [Signature]

[Signature]

Drafted by  
[Signature]  
30/09/08  
High Court, Calcutta  
F-68/238/2001

**Receipt and Memo of Consideration**

Received from the within named Purchasers the within mentioned sum of Rs.4,00,000/- (Rupees four lac) towards full and final payment of the consideration for sale of the Said Property described in the 2<sup>nd</sup> Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cash	3.10.08	-	4,00,000/-



\_\_\_\_\_  
(Sabila Bibi)

\_\_\_\_\_  
(Halima Bibi)



\_\_\_\_\_  
(Saleha Bibi)  
[Vendors]

Read on document in vernacular language the meaning and ; of has signed / put LTI by the pen of on the document, in my presence.

K. Moha

**Witnesses:**

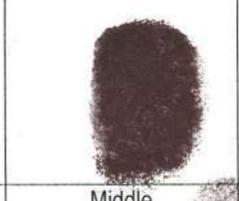
Signature \_\_\_\_\_

Name \_\_\_\_\_

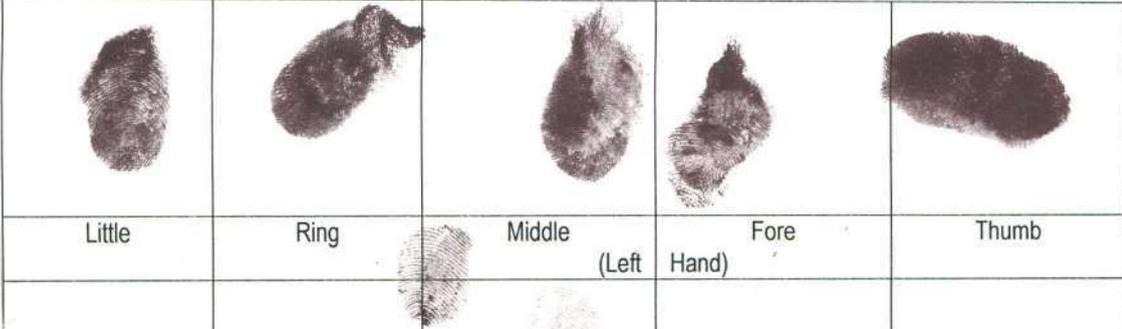
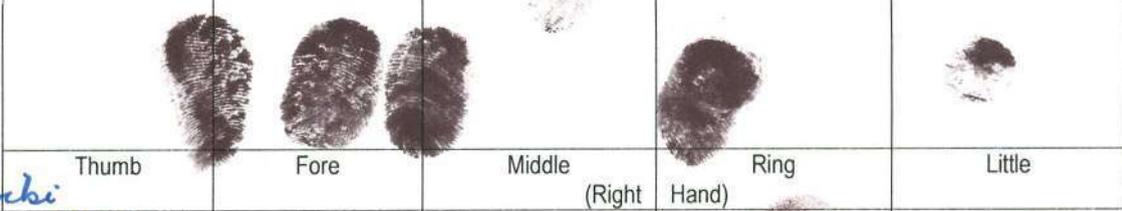
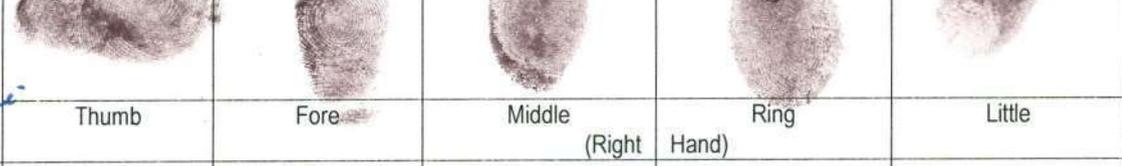
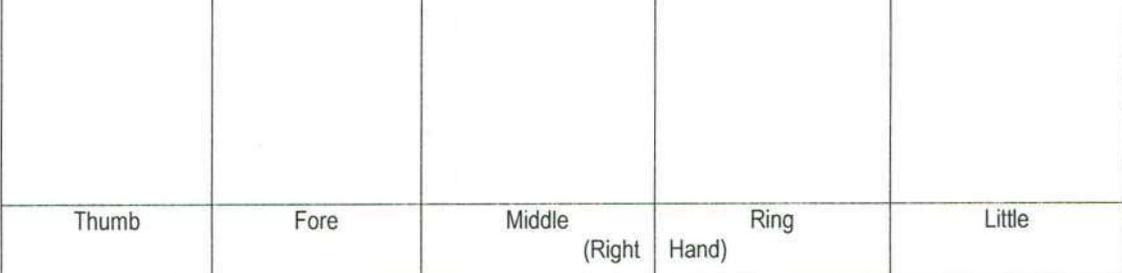
Signature \_\_\_\_\_

Name \_\_\_\_\_

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

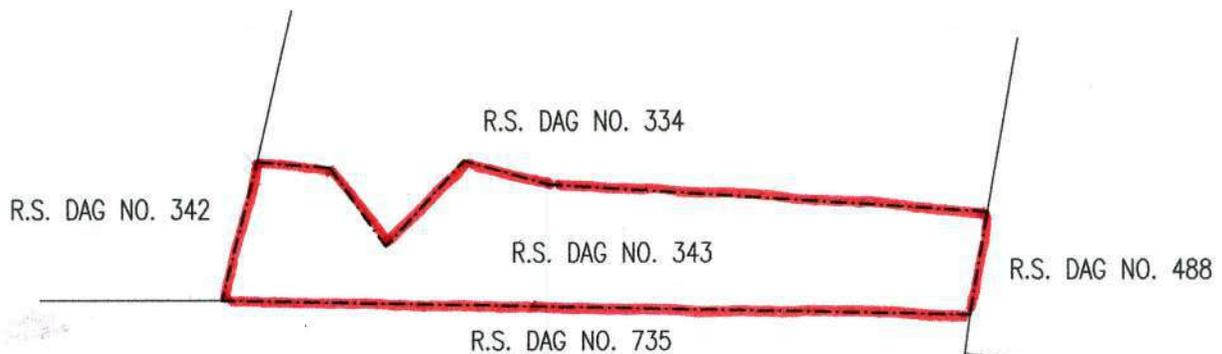
SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <p>Little      Ring      Middle      Fore      Thumb (Left Hand)</p>					
	 <p>Thumb      Fore      Middle      Ring      Little (Right Hand)</p>					
<p>LT by Sabela Bibi by the Pen of K. Molla</p>						
	 <p>Little      Ring      Middle      Fore      Thumb (Left Hand)</p>					
	 <p>Thumb      Fore      Middle      Ring      Little (Right Hand)</p>					
<p>K. Molla</p>						
	 <p>Little      Ring      Middle      Fore      Thumb (Left Hand)</p>					
	 <p>Thumb      Fore      Middle      Ring      Little (Right Hand)</p>					

SITE PLAN OF R.S./L.R. DAG NO.-343, MOUZA ATGHARA,  
J.L. NO. 10, L.R. KHATIAN NO. ~~531~~ POLICE STATION BAGUIATI,  
DISTRICT NORTH 24 PARGANAS.

VENDEE/PURCHASER Surya Kiran Vanijya Private Limited & Another

N.T.S.



Read over & explained the contents of this document by me to Sahela Bibi, Haluma Bibi, Sabiha Bibi in vernacular and who after understanding the meaning and purport thereof has signed / put LTI by the pen of K. Moha on the document, in my presence.

K. Moha



Sahela Bibi



Sabiha Bibi

Haluma Bibi

SIGNATURE OF VENDOR/S

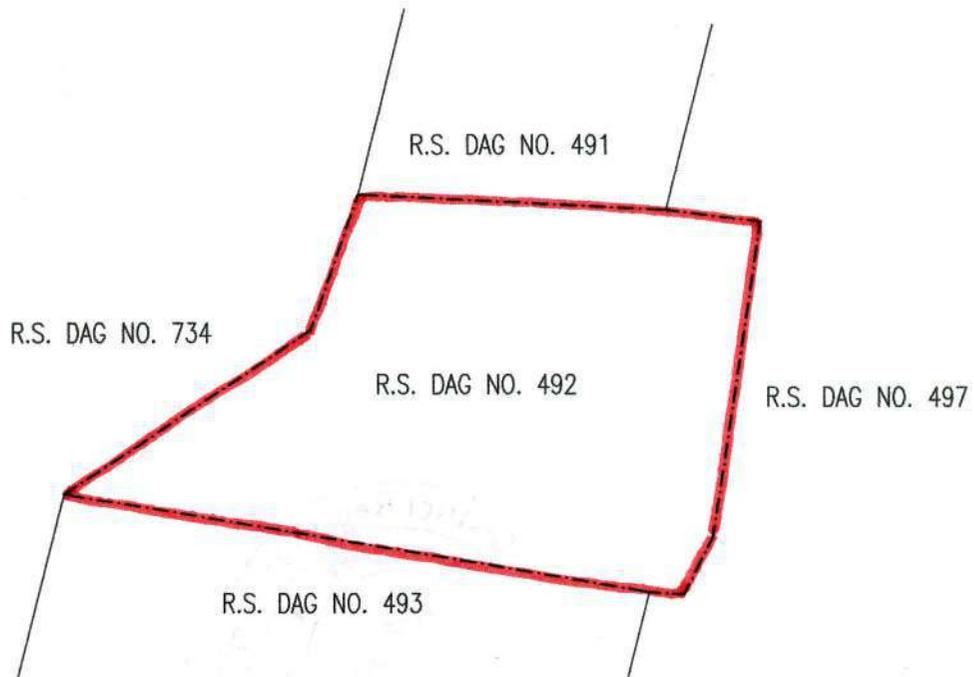
LEGEND:- MEASURING 0.71 DECIMAL OUT OF 05  
DECIMAL SALI LAND OF DAG NO.343

SHOWN THUS:- 

SITE PLAN OF R.S./L.R. DAG NO.-492, MOUZA ATGHARA,  
J.L. NO. 10, L.R. KHATIAN NO. ~~531~~ POLICE STATION BAGUIATI,  
DISTRICT NORTH 24 PARGANAS.

VENDEE/PURCHASER Swaya Kiran Vanijya Private Limited & Another

N.T.S.

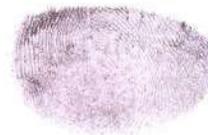


Read over & explained the contents of this document by me to Sabeela Bibi, Halima Bibi, Salcha Bibi in vernacular and who after understanding the meaning and purport thereof has signed/put LTI by the pen of K. Molle on the document, in my presence.

K. Molle



Salcha Bibi



Sabeela Bibi

Halima Bibi

SIGNATURE OF VENDOR/S

LEGEND:- MEASURING 0.71 DECIMAL OUT OF 05

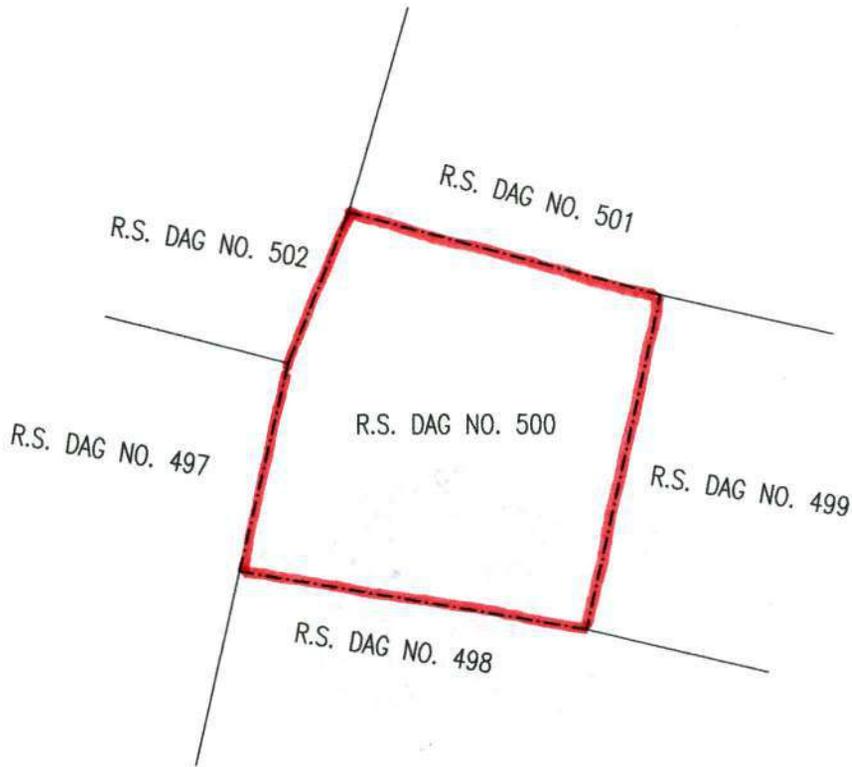
DECIMAL SALI LAND OF DAG NO. 492

SHOWN THUS:- 

SITE PLAN OF R.S./L.R. DAG NO.-500, MOUZA ATGHARA,  
J.L. NO. 10, L.R. KHATIAN NO. ~~531~~<sup>11</sup> POLICE STATION BAGUIATI,  
DISTRICT NORTH 24 PARGANAS.

VENDEE/PURCHASER- Surya Kiran Vanijya Private Limited & Another

N.T.S.



Read over & explained the contents of this document by me to Sabila Biki, Halima Biki, Saleha Biki in vernacular and who after understanding the meaning and purport thereof has signed / put LTI by the pen of K. Molla on the document, in my presence.

 Saleha Biki  
 Sabila Biki  
Halima Biki

SIGNATURE OF VENDOR/S

LEGEND:- MEASURING 0.86 DECIMAL OUT OF 03  
DECIMAL SALI LAND OF DAG NO.500

SHOWN THUS:- 

Dated this 3rd day of October, 2008

**Between**

**Sabila Bibi & Ors.  
... Vendors**

**And**

**Surya Kiran Vanijya Pvt. Ltd. & Anr.  
... Purchasers**

**CONVEYANCE**

**R.S./L.R. Dag Nos. 343, 346, 492 and 500  
Mouza Atghara  
Police Station Baguiati  
District North 24 Parganas**

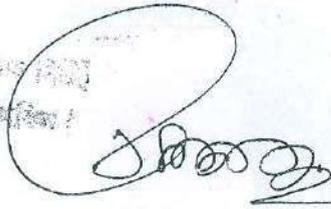
**Saha & Ray**

Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001



101-5100

A Kela,  
Doovali West Coast  
100/-



500/-

28 JUN 2005

444000

668 - 672

total 500 RSms

100/-  
100/-  
100/-  
100/-  
100/-  
100/-

Tapas Kundal.



11181

14.08.06

Tapas Kundal Self and  
Attorney of Anna Bala Mondal:  
Jabnaya Dey,  
Sumitra Das,  
Amita Hazra,  
Tanuja Sarkar  
Kajali Das.



11182

Sumer Mondal Self and  
Attorney of Anna Bala Mondal

Jabnaya Dey  
Sumitra Das.  
Amita Hazra,  
Tanuja Sarkar  
Kajali Das.

PTD

14.08.06

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106554

(2)

BETWEEN

- 1) Smt. ANNA BALA MONDAL wife of Late Jivan Krishna Mondal of Atghara, P.S. Rajarhat, Dist. 24 PGS(N),
- 2) Smt. LABANYA DEY wife of Shri Ram Pada Dey of H.I.G. 10/8 Bhilai Power House (Housing Board) Bhilai, Chhattisgarh.
- 3) Smt. SUMITRA DAS wife of Shri Tapan Das of Biruman, Pukuria, P.S. Barasat, Dist. 24 PGS (N).
- 4) Smt. AMITA HAZRA wife of Late Biswanath Hazra of Chari Para P.S. Lake Town, Kolkata: 700048.
- 5) Smt. TANUJA SARKAR wife of Shri Shyamal Sarkar of L.I.G. 84 No. Bhilai Power House (Housing Board) Chhattisgarh.
- 6) Smt. KAJALI DAS wife of Shri Biswajit Das of Dum Dum Junction.

Alley



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106555

(3)

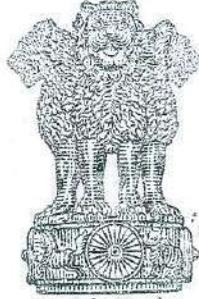
Bipin Ganguly Road, Kolkata: 700030, all are By caste Hindu By Occupation House Wife. 7) Shri TAPAS MONDAL son of Late Jivan Krishna Mondal of Atghara, P.S. Rajarhat, Dist. 24 PGS(N) and 8) Shri SOUMEN MONDAL son of Jivan Krishna Mondal of Atghara, P.S. Rajarhat, Dist. 24 PGS(N) both are By Caste Hindu By Occupation Business, hereinafter called the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, executors, administrators, representatives and assigns) of the ONE PART.

Cont... (P-4)

*Maly*

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

106556

4)

AND

- 1) Apnapan Suppliers Pvt.Ltd. 2) Aawagaman Commercial Pvt.Ltd.
- 3) Sitara Vanijya Pvt.Ltd. 4) Rishikesh Vanijya Pvt.Ltd.
- 5) Fantom Vanijya Pvt.Ltd. 6) Panchmukhi Vyapaar Pvt.Ltd.

All of the above companies are incorporated under the Indian Companies Act 1956 having their registered office at 8/1, Lalbazar Street, Kolkata - 700001, hereinafter called the "PURCHASERS" (which expression shall unless excluded by or Repugnant to the context be deemed to mean and to include Their successor in-interest, directors, Administrators, Legal representatives and assigns) of the

SECOND PART

Cont... (P-5)

*Alcalo*



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

106557

(5)

AND

1) MONAJAT ALI TARAFDAR son of late Hamizudin Tarafdar of Atghara, P.S. Rajarhat, Dist. 24 PGS (N), By Caste Muslim By occupation agriculturist and business 2) Shri VINOD KUMAR JAISWAL son of Late Tribeni Prasad Jaiswal of Atghara, P.S. Rajarhat, Dist. 24 PGS(N), By Caste Hindu By Occupation Business 3) PROMPT VINIMOY PVT. LTD. hereinafter called the "CONFIRMING PARTIES" (which expression shall unless excluded by the or repugnant to the context be deemed to mean and to include their heirs, executors , administrators , directors , legal representatives and assigns) of the THIRD PART.

Cont... (P-6)

22/10/19

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

**Endorsement For Deed Number : I - 14693 of 2010**  
**(Serial No. 05874 of 2006)**

**n 14/08/2006**

**Payment of Fees:**

Amount By Cash

Rs. 41887/-, on 14/08/2006

( Under Article : A(1) = 41789/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 14/08/2006 )

**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.-12436355/-

Certified that the required stamp duty of this document is Rs.- 746201 /- and the Stamp duty paid as: Impressive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49500/- is paid, by the draft number 660353, Draft Date 14/08/2006, Bank Name STATE BANK OF INDIA, Kolkata, received on 14/08/2006
2. Rs. 49500/- is paid, by the draft number 660354, Draft Date 14/08/2006, Bank Name STATE BANK OF INDIA, Kolkata, received on 14/08/2006
3. Rs. 29700/- is paid, by the draft number 660355, Draft Date 14/08/2006, Bank Name STATE BANK OF INDIA, Kolkata, received on 14/08/2006
4. Rs. 49500/- is paid, by the draft number 660356, Draft Date 14/08/2006, Bank Name STATE BANK OF INDIA, Kolkata, received on 14/08/2006
5. Rs. 49500/- is paid, by the draft number 660357, Draft Date 14/08/2006, Bank Name STATE BANK OF INDIA, Kolkata, received on 14/08/2006

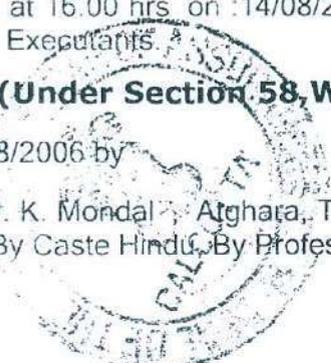
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16.00 hrs on :14/08/2006, at the Office of the A. R. A. - II KOLKATA by Tapas Mondal , one of the Exeputants

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

Execution is admitted on 14/08/2006 by

1. Souman Mondal, son of J. K. Mondal , Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business

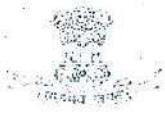


  
08/12/10  
( Sudhakar Sahu )

**ADDL. REGISTRAR OF ASSURANCES-II**

**EndorsementPage 1 of 3**

**08/12/2010 16:24:00**



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

**Endorsement For Deed Number : I - 14693 of 2010**  
**(Serial No. 05874 of 2006)**

- 1. Tapas Mondal, son of Lt. J. K. Mondal , Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
- 3. Monajat Ali Tarafdar, son of Late Hamizudin Tarafdar , Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Business
- 4. Vinod Kumar Jaiswal, son of Late Tribeni Prasad Jaiswal , Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
- 5. Susanta Sarkar  
Authorised Signatory, Prompt Vinimoy Pvt Ltd, Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- ,  
, By Profession : Others  
  
Identified By S K Jaiswal, son of Late T P Jaiswal, Scheme No Viim, 47, C I T Road, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700054 , By Caste: Hindu, By Profession: Others.

**Executed by Attorney**

Execution by

- 1. Souman Mondal, son of J. K. Mondal , Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Hindu By Profession: Business,as the constituted attorney of 1.Smt Anna Bala Mondal 2.Smt Labanya Dey 3.Smt Sumitra Das 4.Smt Amita Hazra 5.Smt Tanuja Sarkar 6.Smt Kajal Das is admitted by him.
- 2. Tapas Mondal, son of Lt. J. K. Mondal , Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Hindu By Profession: Business,as the constituted attorney of 1.Smt Anna Bala Mondal 2.Smt Labanya Dey 3.Smt Sumitra Das 4.Smt Amita Hazra 5.Smt Tanuja Sarkar 6.Smt Kajal Das is admitted by him.  
  
Identified By S K Jaiswal, son of Late T P Jaiswal, Scheme No Viim, 47, C I T Road, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700054 , By Caste: Hindu, By Profession: Others.

( ..... )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 08/12/2010**

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

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

**Deficit stamp duty**



*Sudhakar Sahu*

**( Sudhakar Sahu )**  
**ADDL. REGISTRAR OF ASSURANCES-II**



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

Endorsement For Deed Number : I - 14693 of 2010  
(Serial No. 05874 of 2006)

Deficit stamp duty Rs. 518001/- is paid 235141, 07/12/2010 State Bank of India, BEPIN BEHARI GANGULY ST, received on 08/12/2010

**Payment of Fees:**

Amount By Cash

Rs. 0/-, on 08/12/2010

Amount by Draft

Rs. 95200/- is paid, by the draft number 235140, Draft Date 07/12/2010, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 08/12/2010

( Under Article : A(1) = 95200/- on 08/12/2010 )

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II



( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

AND WHEREAS the Vendor No. 1 to 6 Anna Bala and Others have appointed / constituted a General Power of Attorney to Vendor No. 7 Tapas Mondal and 8 Soumen Mondal on 19<sup>th</sup> April, 2001, being Number 142 Volume No. 4 Pages 134 to 138 at A.D.S.R. Bidhan Nagar, (Salt Lake City)

AND WHEREAS Jivan Krishna Mondal since deceased was the sole and absolute owner of 1/3 (one third) undivided property of C.S. Khatian Nos. - 46 and 37 in different Dag Nos. of Mouza Noapara containing an area 1.79 Acres and C.S. Khatian Nos. 119,121,177,327 and 118 of Mouza Atghara containing an area of 6.89 Acres land in different Dags and the said Jivan Krishna Mondal was the owner of 2.893 Acres of undivided land in respect of his 1/3 (one third) share and his name was duly recorded in the relevant Record of rights.

AND WHEREAS Jivan Krishna Mondal died intestate leaving behind his wife Vendor No. 1 two sons Vendor No. 7 and 8 and five daughters Vendor No. 2 to 6 as his legal heirs and - representatives and all of them inherited the properties left by Jivan Krishna Mondal in equal shares.

AND WHEREAS in the mean time a title suit was filed being being No. 203 / 1985 before the Learned second Assistant District Judge at Alipore for partition by other 1/3 (one third) sharers Bankim Chandra Gain and Others impleading the heirs of Jivan Krishna Mondal together with other 1/3 (one third) co-sharers as defendants into therein.

*Alipore*

AND WHEREAS on 28<sup>th</sup> February, 1994 the Learned Second Court of Assistant District Judge at Alipore was pleased to pass a decree in preliminary form on context. The said preliminary decree put into final decree and after measurement by an advocate survey commissioner locally the Learned Court was further being pleased to pass a final decree mentioning shares of land by Red and Blue border on the map on plan drawn by the said Learned advocate survey commissioner and thereafter in compliance of that the plan or map attached with the final decree the Learned Court was further been pleased to give possession on 13.08.1995 into their deferent positions of land through the Court Bailiff Vide Title execution case No. 11/1995.

AND WHEREAS according to the said survey plan the Vendors become the 50% owner of the areas marked with colour blue. The area which has been allotted by the Learned Court to the defendant.

AND WHEREAS by virtue of that partition plan the wife, sons and daughters of the Late Jivan Krishna Mondal becomes the sole and absolute owners of the 50% area allotted to the defendant by the Learned Court.

AND WHEREAS the legal heirs of Late Jivan Krishna Mondal the Vendors herein this indenture become absolute and bonafide (undivided) owners of 0.625 Acres of land out of total area 1.69 Acres of land in C.S Khatian No. 119 and 121 C.S. Dag Nos. 538, 543, 546, 553, 568 and 569 , R.S. & L.R. Dag -

*Alipore*

Cont... (P-8)

Nos. 524, 529, 532, 539, 554 and 555 R.S. Khaitan Nos. 521 and 522  
L.R. Khatian No. 444, 495, 518, 577, 625, 686, 841, 924, 948 and 401  
of Mouza Atghara J.L. No. 10 R.S. No. 133 Touzi No. 172.

**AND WHEREAS** the vendors herein are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said land got specifically and distinctly by way of partition being in urgent need of money jointly declared to sell 0.625 Acres of land which is their full share of land into the said C.S. Dag No. 538, 543, 546, 553, 568 and 569 and R.S./ L.R. Dag No. 524, 529, 532, 539, 554 and 555 L.R. Khaitan Nos. 444, 495, 518, 577, 625, 686, 841, 924, 948 and 401 of Mouza Atgahra J.L. No. 10.

**AND WHEREAS** the purchasers herein above have contacted with the vendors as well as together with the confirming parties for purchasing the schedule mentioned property and offered their highest rate and the vendors together with the consent of the Confirming Parties have agreed declared and confirmed to sell 0.625 Acre of land measuring more or less 37 cotthas 13 chhattak to them at or for the price of Rs. 38,00,000 only.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and consideration of the sum of Rs. 38,00,000 (Thirty Eight Lacs) only to the Vendors and the confirming parties paid by the purchaser at on immediately before the execution of this present the receipt where of the Vendors and the confirming parties do hereby admit and acknowledged and of from the same and every part thereof acquits, release and discharged the purchasers their heirs, execution,

administration, successors in interest legal representatives and assigns every one of them and also the said property to the vendors as beneficial owners do by these presents, indefeasibly grant, sell, convey and transfer, assign and assured into the purchasers their heirs, executors, representatives and assign free from all encumbrances, attachments on and other defects entitled. ALL THAT the said revenue paying property mentioned in the schedule hereunder written measuring 0.625 Acres on equivalent to 37 (thirty seven) Cotthas. 13 (thirteen) Chhittaks be the same little more or less situate and lying at Mouza Atgahra morefully and particularly described in the schedule here under written with full benefit of passage, ways, water ways, sights, liberties, privileged, all manner of easement and appurtances belonging and all the estate right, little interest property claim and demand whatsoever of the Vendor into of and turn the said property and bear by conveyed into the purchasers herein TO HAVE AND TO HOLD the said pieces or parcel of land and hereby granted, conveyed, transferred, indemnified and assigned on into so to be into and the purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens and impendence whatsoever and free from all acquisition and requisition and alignments and any or adverse possession and the vendors does hereby covenant with the purchasers as follows:-

1. The interest which the vendors herein profess to transfer subsists and he has good right full power and absolute authority and indefeasible title to grant convey, transfer and assign and assure the said property hereby sell and

collegale

transferred unto the purchasers herein manner as aforesaid.

2. That the said property shall be quietly and peacefully entered into and held and enjoyed and possessed absolutely and the rents, issue and profits received therefore by the purchasers herein without any interruption from claim or demand by the Vendors and without any lawful eviction disturbances or interruptions by the Vendors whatsoever.

3. The said property hereby sold, conveyed and transferred unto the Purchasers herein is free and discharge from or otherwise by the Vendors sufficiently indemnified against all manner or encumbrances, claim and demand whatsoever erected occasioned made by the Vendors herein or any of his predecessor in interest or any person or persons whomsoever.

4. The said property or any part or portion thereof or any interest therein has not vested in and/or are or is not acquired by the State of west Bengal Acquisition Act, 1956 or statutory modification thereof for under the Urban land Ceiling and Regulation Act, 1976 or any other law for the time being in force.

5. The Purchasers herein will be entitled to mutate the Purchaser's name in respect of the said property with the authorities concerned.

6. The Purchasers herein will pay the proportionate sum of revenue payable to the State of West Bengal.

7. If it transpires that the said property hereby sold, conveyed, transferred by the Vendors are or is not free from all encumbrances, as herein before covenanted, the

(11)

Vendors herein will be bound to refund to the Purchaser, the full consideration paid hereunder together with the cost of the stamp and registration charges and the legal fees incurred by the Purchasers herein together with the damages which the Purchasers herein may or have suffered.

NOW with the execution of this conveyance the Purchasers become the full and absolute owner of the said property and all interest connected herewith as aforesaid and as fully described in the schedule herein below:

THE SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of undivided Sali land containing an area of 62.5 (Sixty two and half) Satak or which is equivalent to 37 (Thirty seven) Cotthas, 13 (thirteen) chittaks be the same or a little more or less in given below Dags situate at Mouza Atghara P.S. Rajarhat District 24 PGS (NORTH) J.L. No. 10, R.S.Khatian Nos. 521, 522, L.R. Khatian Nos. 444, 495, 518, 577, 625, 686, 841, 924, 948 and 401, R.S. No. 133, Touzi No. 172 under Ward No. 6 Rajarhat Gopalpur Municipality under the Jurisdiction of A.D.S.R. Bidhan Nagar at (Salt Lake City).

*Mealer*

Cont... (P-12)

No.	C.S.Dag No.	C.S. Khatian No.	R.S./L.R. Dag No.	R.S Khatian No.	Total Area	Sold Area
1	538	121	524	522	2 Satak	1.0 Satak
2	543	121	529	522	12 Satak	6.0 satak
3	546	119	532	521	61 Satak	30.5 satak
4	553	121	539	522	17 Satak	8.5 Satak
5	568	121	554	522	6 Satak	3.0 Satak
6	569	119	555	521	27 Satak	13.5 Satak
					125 Satak	62.5 satak

The conveyed land is Rayat Dakhali Swatya under the Government of West Bengal and the proportionate rent is payable to the collector of 24 Parganas (North).

BOUNDARIES : -

**R.S./L.R. Dag No. 524**

ON THE NORTH - R.S. Dag No. 523

ON THE SOUTH - R.S. Dag No. 730 & 526

ON THE EAST - R.S. Dag No. 525

ON THE WEST - R.S. Dag No. 493 & 494

**R.S. / L.R. Dag No. 529**

ON THE NORTH - R.S. Dag No. 533 & 534

ON THE SOUTH - R.S. Dag No. 530 & 531

ON THE EAST - R.S. Dag No. 532

ON THE WEST - R.S. Dag No. 527 & 528

*Alcaly*

R.S. / L.R. Dag No. 532

ON THE NORTH - R.S. Dag No. 555  
ON THE SOUTH - R.S. Dag No. 699& 707  
ON THE EAST - R.S. Dag No. 695  
ON THE WEST - R.S. Dag No. 529,531,533,535 & 536

R.S. / L.R. Dag No. 539

ON THE NORTH - R.S. Dag No. 541,549 & 550  
ON THE SOUTH - R.S. Dag No. 538 & 554  
ON THE EAST - R.S. Dag No. 553  
ON THE WEST - R.S. Dag No. 540

R.S. / L.R. Dag No. 554

ON THE NORTH - R.S. Dag No. 539 & 553  
ON THE SOUTH - R.S. Dag No. 536  
ON THE EAST - R.S. Dag No. 555  
ON THE WEST - R.S. Dag No. 538

R.S. / L.R. Dag No. 555part

ON THE NORTH - R.S. Dag No. 555  
ON THE SOUTH - R.S. Dag No. 532  
ON THE EAST - R.S. Dag No. 695 & 573  
ON THE WEST - R.S. Dag No. 554,553 & 552

*W. H. H. H.*

IN WITNESS WHEREOF The Vendors and the confirming parties have hereunto set and subscribe their hands and seals by the day, month and year first above written.

WITNESSES

1. Kalpal Jainam  
of Alghara  
P.S. - Rajarhat

2. Saurav Kumar Mandal.  
Alghara,  
P.O. - Ra Gopalpur,  
Kolkata - 700136.

1. Smt. Annabala Mandal

2. Smt. Lakshya Devi.

3. Sumantra Das.

4. Anita Hazra

5. Tanuja Sarkar

6. Kejali Das.

The Vendors of the above for their attorney and self.

7. Tapas Mandal.

The Vendors No 1-6. of the above for their attorney and self.

8. Soumen Mandal.

Signature of the VENDORS

1. Vinod Kumar Jaiswal

2. Smt. Anuradha Das

3. Sumantra Sarkar.

Signature of the CONFIRMING PARTIES

Neelg

SIGNATURE OF THE  
PRESENTANT/  
BUYER/SELLER/  
BUYER/CAJMENT-  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 <i>Japas</i>	LH.					
	RH.					

ATTESTED :-

*Japas Mandal*

 <i>Soumen Mandal</i>	LH.					
	RH.					

ATTESTED :-

*Soumen Mandal*

 <i>Amarendra</i>	LH.					
	RH.					

ATTESTED :-

*Amarendra*

*Amarendra*

SIGNATURE OF THE  
PRESENTANT/  
ECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

  <i>Susanta Laha.</i>	LH.					
	RH.					

ATTESTED :- *Susanta Laha.*

  <i>Vinod Kumar Jaiswal</i>	LH.					
	RH.					

ATTESTED :- *Vinod Kumar Jaiswal*

  <i>Soumen Bhosmick</i>	LH.					
	RH.					

ATTESTED :- ✓ *Soumen Bhosmick*

RECEIVED from the within named Purchasers, the within mentioned sum of Rs. 38,00,000/- (Rupees Thirty eight <sup>lacs</sup> only being full and agreed consideration money as per memo below:-

- MEMO OF CONSIDERATION
- Received By ~~cheques~~ <sup>received</sup> managers cheques pay orders & cash Rs 20,00,000/-
1. Received Rupees Six lacs Eighty thousand only. Rs 6,80,000/-  
by pay order Nos - 319119, 319120, 319121 in favour of Tapas Mandal dated - 08/08/06 drawn from Corporation Bank Dharmatola Branch.
  2. Received Rupees Six lacs eighty thousand only. Rs. 6,80,000/-  
by order (pay) No - 319122, 319123 & 319124 in favour of Soumen Mandal drawn from Corporation Bank Dharmatola Br.
  3. By cheque No - 637459, 637460 of same Bank & Branch Rupees Four lacs Forty thousand only.
- RS. 38,00,000 = 00  
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WITNESSES

1. Kalub Jain  
of Afghara  
P.S. Rajarhat

2. Suresh Kumar Mandal  
Afghara,  
P.O. - R. Gopalpur,  
Kolkata - 700136.

1. Tapas Mandal -

2. Soumen Mandal

Signature of the VENDORS

1. Vinod Kumar Jain
2. Suresh Kumar Mandal
3. Sumanth Kumar

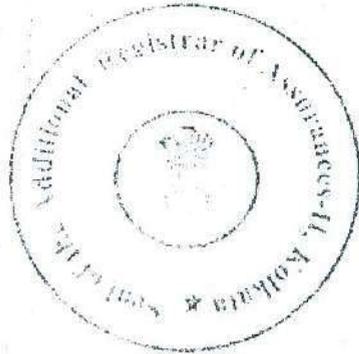
Signature of the CONFIRMING PARTIES

Amarendrakala  
Advocate - High Court  
W.B. 480/79

Amarendrakala

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 47  
Page from 7184 to 7210  
being No 14693 for the year 2010.



(Sudhakar Sanu) 10-December-2010  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. -II KOLKATA  
West Bengal