# FIREINDIA

रू. 500



**FIVE HUNDRED** RUPEES

पांच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

পশ্চিমবঁঙ্গ पश्चिम बंगाल WEST BENGAL

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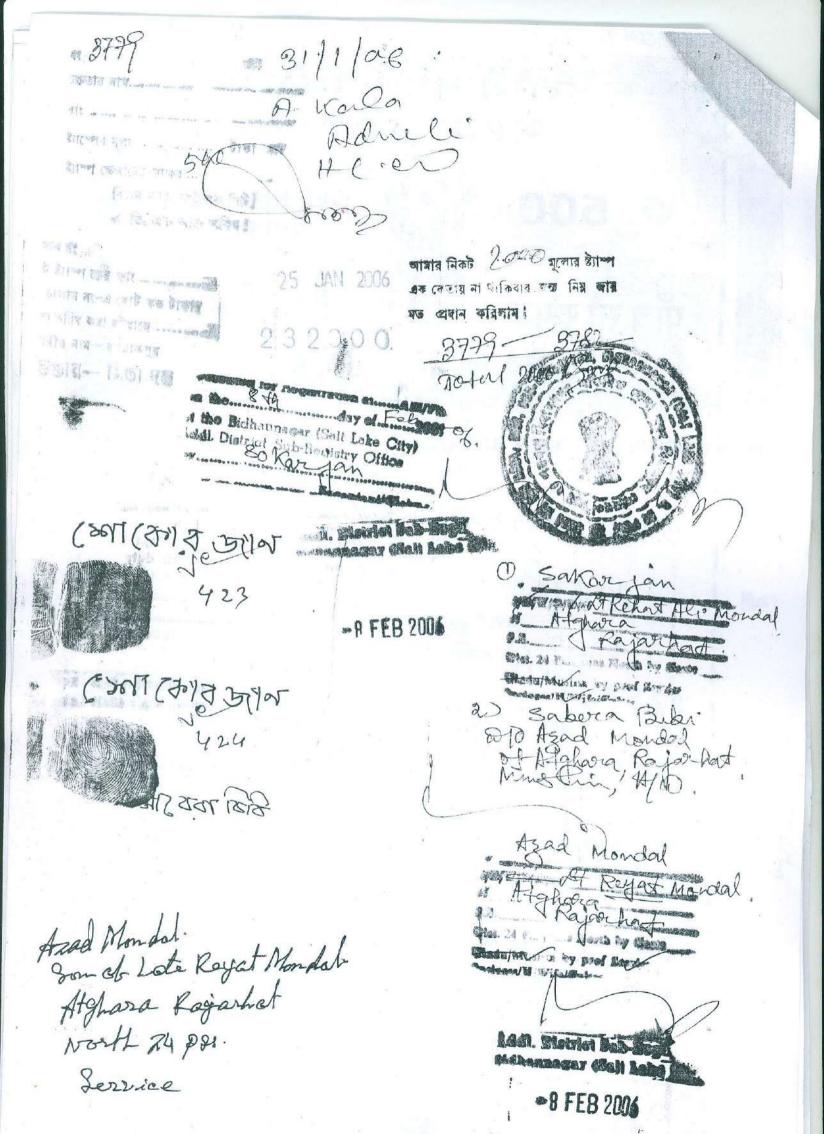
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DEED OF CONVEYANCE

THIS INDENTURE is made on this 8th day of February. Two Thousand Six (2006), BETHERN SOKARJAN BIBI, wife of Late Rehat Ali Mondal, residing at- Atghara, P.S. Rajarhet, District North 24 Pargenas, by faith- Muslim, Indian Citizen, by Occupation Housewife, hereinefter called the "YENDOR" ( which expression shall unless excluded by or repugnant to the context be deemed

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 $376 f$ 



## य गेर न्या थिक ZIZENDIA

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পশ্চিমৰ্বঙ্গ पश्चिम बंगाल WEST BENGAL

079204

to mean and include her heirs, executors, administrators, representatives and assigns) of the ONE PART.

#### AND

4 5

SABERA BIBI, W/o. Azad Mondal, by faith- Muslim, by Occupation-Housewife, Nationality- Indian, of Atghara, P.S. Rajarhat, Dist. North 24 Pgs. hereinafter called the DEVELOPER/CONFIRMING PARTY (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, representatives and assigns) of the SECOND PART.

contd...p/3.



फ. 500

पाँच सौ रुपये



FIVE HUNDRED RUPEES

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পশ্চিমারঙগ पश्चिम बंगाल WEST BENGAL

079205

AND

M/S. SARWAR AGENCY PVT. LTD., a company incorporated under the Indian Companies Act, 1956, having its registered Office at-8/1, Lalbazar Street (3rd floor), Kolketa-700001, hereinafter called the PURCHASER ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors in office administrators and assigns ) of the OTHER PART.

contd...p/4.

Car Sala



रू. 500



FIVE HUNDRED RUPEES

Rs. 500

पाँच सौ रुपये

INDIA NON JUDICIAL

পশ্চিম্বঙ্গ पश्चिम बंगाल WEST BENGAL

079206

- . 1 . -

WIEREAS Manick Mondal, Wazed Mondal and Madar Bux Mondal three Brothers, sons of Late Khojal Mondal were collectively seized and possessed the hereunder schedule landed property in P.S.Dag No. 695, along with other property lying and situate in houze-Atghere, P.S. Rajarhat, District North 24 Parganes.

contide...p/5.

AND WHEREAS the said land owners died and leaving intestate behind him their legal successors and according to the Muslim Act. The Successors inherited into the left property of the deceased Late Manick Mondal, Wazed Mondal and Mader Mondal.

AND WHEREAS Rehat Mondal son of Late Madar Bux Mondal successor one inherited in to the left property of his deceased father according to the Muslim Succession Act and after obtained he possessed and enjoyed in his own khas and duly recorded in the last L.R. Settlement Zarip in Khatian No. 1116 & 718, and then after died and intestate leaving behind him surviving wife Sokarjan Bibi and one Sister Sakina Khatun alias Bibi and according to the Muslim Succession Act Sokarjan Bibi inherited in to the left property of the deceased her husband Rehat Mondal and since she has been possessing and enjoying in her own khas without any interruption and free from all encumbrances.

AND WHEREAS the vendor herein has deed Sokarjan Bibi as became the absolute and legal bonafide owner 613.38 share in the hereunder Schedule landed property in B.S. Dag No. 695, and she has good right and fair marketable title to transfer the same land to any purchaser or purchasers.

AND WIEREAS the vendor herein Sokarjan Bibi has agreed to sell hereunder schedule landed property and the purchaser has/ have agreed to purchase ALL THAT piece and parcel of land

-: 6: -

containing an area of 3.62 decimal or equivalent to 2 Cottans 3 Chittacks 2 Sq.ft. be the same a little more or less undivided her full share of Khas land morefully and particularly described hereunder written hereinafter called the said property at or for the consideration of Rs. 2,00,000/- (Rupees two lace )only.

I am confirming party do hereby confirm and the Schedule of the Property is being sold in my consent and knowledge.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement in consideration of the said sum of Rs. 2,00,000/- (Rupees two lacs) only paid by the purchaser before the execution of these presents the receipt of which the vendor do hereby admit and acknowledge and of and from the same and every part thereof acquired, released and discharge the purchaser its heirs executors, administrators, and legal representatives every one of the said convey, transfer and assure unto the purchaser its heirs, successors administrators free from all encumbrances all that piece and parcel of land measuring 3.62 decimals be the same a little more or less at Mouza-Atghara, P.S. Rajarhat, and on Dag No. 695 and J.L. No.10, Touzi No.172, morefully and particularly described in the schedule hereunder written and hereinafter called the said property.

OR HOWSCEVER OTHERWISE the said land or any part thereof now are or is heretofore were or was situated tenanted butted and bounded called know numbered described distinghished together with walls, water course, lights, rights, liberties privileges easements, appendages, appurtenances whatsoever to the seid land belonging or in anywise appurtaining or usually held or enjoyed therewith or reputed to or to be appurtenant thereto. And all the estate right title interest claim and demand whatsoever of the vendor into or upon the said property or any part thereof together with all deeds pattahs and muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are or thereafter shall or may be in the possession power or control of the vendor or any other person or persons from whom be or he or any of him may provure the some without any action together with the benefits of all covenants relating to any deeds pattahs and muniments of title whatsoever in any way relating to any concern -ing the said property hereby granted transferred and conveyed or expressed so to be unto and to the use of the purchaser that notwithstanding any act, deed or thing by the vendor by any of her ancestors or predecessors in title done executed or knowingly suffered to the contrary be the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted, transferred and conveyed or expressed so to be and every part thereof for perfect and indefeasible estate of inheritance without any manner or condition and use trust or

other things whatsoever to alter defeat encumber or make void the said and that notwithstanding any such act deeds or things whatsoever as aforesaid by the vendor have now himself have good right full power to grant the said property hereby granted transferred and conveyed expressed as to be unto and to the use of the purchaser shall and may at all times hereafter peaceably end quietly possess enjoy the said land received the rents, issues and profits thereof without any lawful eviction interruptions claim or demand whatsoever from or by the vendor any person or persons lawfully equitably claiming from under or intrust for him or from or under any of his ancestors or predecessors in title and that free and clear and freely and clearly and absolutely discharge saved hamless and kept indemnified against all estate and encumbrances created by the vendor or by any of his ancestors or predecessors in title or any person or persons lewfully or equitably from under or intrust for her and further the vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said property or any part thereof and at the request and costs of the purcheser do and execute or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part of unto and to the use of the purchaser manner aforesaid as shall or may be reasonably required.

#### THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

ALL THAT piece and parcel of sali land measuring an area of 3.52 decimals more or less, undivided out of 59 decimals described lying and situate in Mouza- Atghara, P.S. Rajarhat,

contd...p/9.

Dist. North 24 Pargenes, within Rejerbet Gopalpur Municipality Municipality, under Ward No. 6 and within the jurisdiction of A.D.S.R.O. Bidhannagar (Salt Lake City), J.L. No.10, R.S. No.133, Touzi No.172, L.R. Khatian No. 1116 and 718, R.S. & L.R. Dag No. 695.

The land is Rayat Dakhali Swattiya under the Govt. of West Bengal.

IN WITNESS WHEREOF the vendor has hereunto set and subscribed her hands on the day, month and year first above written.

#### SIGNED STALED AND DELIVERED

by the Vendor at Kolkata
in the presence of :-

1. Raly james

2. Arad Mondal.

Down by

Amanon takes H. co

DEED PREPARED BY :- NB [480179]

Gostha Behari Ghosh;
Jagadishpur, P.S. Rajarhat,
Licence No. DW-XVI-1.

TYPED BY :-

Sadananda Mordal, OF A.D.S.R.O. BIDH ANNAG AR KOLKATA-700091. स्पिष्ठा विषि

しんして かしゃいいろう

SIGNATURE OF THE VENDOR

#### MEMO OF CONSIDERATION

RECRIVED of and from within named Purchaser the within mentioned sum of Rs. 2,00,000/- (Rupecs Two lacs) only in full payment of the consideration as per memo below :-

#### MEMO

Received by an Afe Sayra Cheque wo 11.50 H. B. 1,70,000/2 drewn on Corpn Bank of.

and feed by a george Cheque.

No :1150 62 drawn on Corpn Bank.

Still To Political Confirming berly

WITNESSES :-

1. Raly jam of AFRHARA

(2017 G/105) 176)

SIGNATURE OF THE VENDOR.

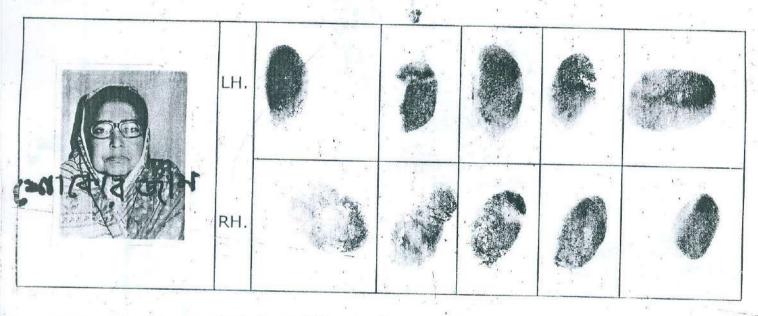
2. Azad Hondol. et Atghana /SELLER/ CAIMENT: H PHOTO

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

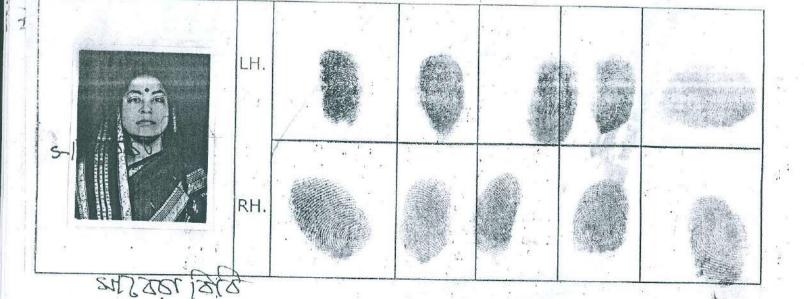
N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



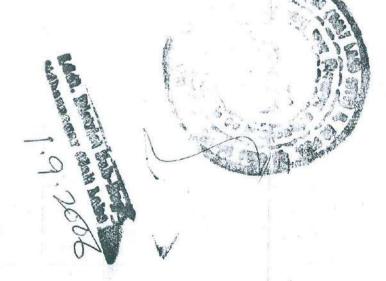
ATTESTED: - Modan Gopal Sahe.



ATTESTED: - (2017) 7 31/10



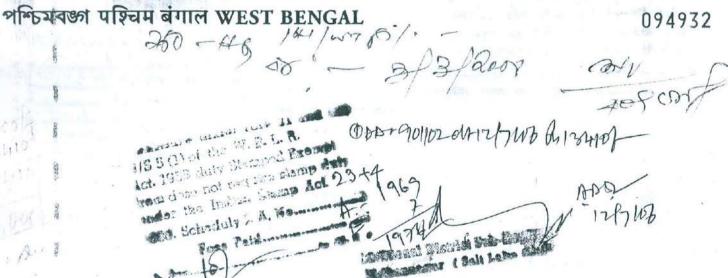
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Managary (Salt Labora)





DEED OF CONVEYANCE

THIS INDENTURE is made this 12 Th day of July -Two Thousand Six Christian Era BETWEEN SRI VINOD KUMAR JAISWAL, son of Late Tribeni Prasad Jaiswal, by faith - Hindu, Indian, by Occupation -Business and residing at Atghara, P.S. Rajarhat in the 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, representa-

tives and assigns) of the ONE PART;

13/4/06 1848 No Graher क्रीटिका मुना - ---- होका बांग त्रिप्टि ब्रान्थ एकशस्त्र पश्चित বিধান নগর বিভালেক সিটি खं. कि. अन् चातः चवित्र ( SPATION ST 3 1 MAR 2006 द्यारे क्षेत्र म एक एक नाई वार এই চালান নং-এ ফোট কড টাড়ার द्रीकार्य भी तर स्वा दहेगाए ..... 220000 টেজারীর নাম-ব্যারাকগুর (एकास-क्रिका स्था 37 Krfaeswa a the Bidhannaga (Sali Lake City) Mun District Sub-closeintry Office Vinod Kumas Jersus NA PAREDENS IN AN marificalism by mad 1 2 JUL 2006 Vivod Kumar Jersend Afrava - P.S-Bajarhl 1 2 JUL 2006



ফ. 500



FIVE HUNDRED RUPEES

Rs. 500

पाँच सौ रुपये

INDIA NON JUDICIAL

পশ্চিম্বঙ্গ पश्चिम बंगाल WEST BENGAL

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-: (2) :-

#### A N D

M/S. HECTOR DISTRIBUTORSR+JD a Company incorporated under the Indian Companies Act, 1956, having its Registered Office at 8/1, Lalbazar Street, Kolkata - 700 001, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor, successors-in-Office, administrators and assigns) of the OTHER PART;

WHEREAS

458

WHEREAS One Rahamat Ali Mondal seized and possessed of the 16(Sociation) piece and parcel of land measuring an area of the decimals being the R.S. Dag No. 534, L.R. Khatian No. 806, which lying and situate in Mouza Atghara, P.S. Rajarhat in the District of North 24-Parganas, J.L. No. 10, R.S. No. 133, Touzi No. 172 and also Rajarhat Gopalpur Municipality under ward No. 6.

AND WHEREAS the said Rahamat Ali Mondal by a registered Deed of Gift registered at the office Calcutta Registrar of Assurance recorded in Book No. I, Volume No. 3, pages 1 to 13 and Being No. 05982 for the year 2002 made a Gift and transferred in favour of his son named Sunnat Ali Mondal and area of 03 (three) decimals comprised in R.S. & L.R. Dag No. 534 L.R. Khatian No. 806 at Mouza Atghara, P.S. Rajarhat in the District of North 24-Parganas along with other properties.

AND WHEREAS the said Sunnat Ali Mondal as became the absolute and legal bonafide owner of the aforesaid land and area of 3 (three) decimals being part of R.S. & L.R. Dag No. 534, L.R. Khatian No. 806 and made or transferred the said land to the Purchaser therein Sri Vinod Kumar Jaiswal (the vendor herein) recorded in Book No. I, Volume No. 174, Pages 81 to 93 and Being No. 2864 for the year 2005 registered to D.S.R. Bidhan

AND WHEREAS the Vendor Sri Vinod Kumar Jaiswal became the absolute and legal bonafide owner of the aforesaid and heredider schedule landed property and has fair and marketable title to transfer the 3 decimals or equivalent to 1-13-3 (One cottan thirteen chittacks and three square feet) more or less without any interruption and free from all encumbrances.

AND WHEREAS the Vendor is in urgent need of money has declared to sell hereunder written scheduled land and area 03 (three) decimals and the Furchaser has agreed to purchase the said land in consideration value of Rs. 1,20,000/-(Rupees one lac eighty thousand only).

#### NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the sum of Rs. 1,80,000/- (Rupees One lac eighty thousand only) of the lawful money of Union of India in hand and truly paid by the Purchaser to the Vendor on or before the doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit and release and discharge the Purchaser, the Vendor doth hereby indefeasible grant, convey transfer assure and assign free from all encumbrances, attachments, liens charges unto and to the favour of the Purchaser ALL THAT piece and parcel of land measuring 03 (three)

decimals be the same a little more or less at Dag No. R.S. and L.R. 534 of Mouza Atghara, P.S. Rajarhat in the district of North 24-Parganas morefully and particularly described in the schedule hereunder written and hereinafter for the sake of brevity referred to as the said land.

#### THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- 1. THAT notwithstanding any act deed matter or thing whatsoever done by the Vendor or his predecessor-in-title
  or any of him done executed or knowingly suffered to the
  contrary, the Vendor in fully and absolutely seized and
  possessed of the conditions, use trust for other being
  whatsoever to alter or make void the same.
- 2. THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right full
  lawful absolute authority and indefeasible title to grant
  transferred and assigned or expression or intended to be
  with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true
  intent and meaning of these presents.
- 3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly held occupy possess and enjoy the land hereby granted transferred and

assigned

assigned and take rents and profits thereof absolute use and benefit without any lawful hindrance, interruption, disturbances, suit, eviction, claim or demand whatsoever from or by the Vendor or any person whatsoever.

- 4. THAT free clear, clearly and freely and absolutely acquitted exonerated and released or otherwise by and between at the cost and expenses of the Vendor and sufficiently saved defended kept harmless and other estate right, title claim, or demand whatsoever from or by the Vendor or any person or persons whatsoever and mortgage, charges liens, lispendens attachments and encumbrances whatsoever.
- fully claiming any estate, right, title or interest unto upon the said land and every part thereof from under or in trust for the Vendor and predecessor in title or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, adsurances, and things whatsoever for further better and perfectly assuring the said land hereby granted, conveyed, transferred and assigned or expressed or intended

so to be transferred and assigned and every part thereof unto and to the use of the Purchaser in the manner aforesaid as may be reasonably required.

- 6. THAT the said land or any and every part thereof is not attached in any proceeding including certificate proceding started by or at the instance of Income tax, Wealth Tax, o Gift Tax authorities or Department or under the provision of the Public Demand Recovery Act or otherwise and that no certificate has been filed in the office of the certificate officer under the provisions of the Public Demand Recovery Act and no steps taken in execution of any certificate at the instance of the Income Tax and/or Estate Duty Authorities.
- 7. THAT no notice issued under the Public Demand recovery act has been served on the Vendor nor any such notice has been published.
- 8. THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below.

It is hereby declared that the land, described in the schedule below, is the self acquired property of the Vendor and he is not the benamdar of any one.

AND the Vendor deliver this day khas possession of the said land unto the Purchaser.

#### THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE :

ALL THAT piece and parcel of Sali land containing an area of 03 (three) decimals or equivalent to 1 (One) cottah 13 (thirteen) chittacks and 3 (three) square feet more or less undivided land being the part of R.S. & L.R. Dag No. 534, L.R. Khatian No. 806, Mouza Atghama, P.S. Rajarhat in the district of North 24-Parganas, J.L. No. 10, R.S. No. 133, Touzi No.172, and within the limit of Rajarhat Gopalpur Municipality under Ward No. 6 and also within jurisdiction of A.D.S.R.O. Bidhan Nagar.

The land is Rayat Dakhali swittya under the Govt. of West Bengal.

The proportionate annual rent to be paid according to the land holding Revenue Act.

IN WITNESS WHEREOF the Vendor have hereunto set and subscribed his hands on the day, month and year first above written.

No 26e-H6/H1/N.T.P/17.1/2000. cll 3nd March. 2000.

10 a W

SIGNED AND DELIVERED by

the VENDOR at Kolkata

in the presence of :

1. Kalulajani

Viscol Keemar Jaesesa SEGNATURE OF THE VENDOR.

2. Gestle Orden Gest.

RECEIVED

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 1,80,000/- (Rupees One lac eighty thousand only) in full payment of the consideration as per memo below:

#### MEMO OF CONSIDERATION

Paid by Cheque No. 37874. drawn on. Corpn. baule Sharmalate Street.

Rs. 180,000/2

TOTAL - Rs. 1,80,000=00

(Rupees one lac eighty thousand only).

WITNESSES:

1. Fall-jain )

Vinad Kumar Jarguesa SIGNATURE OF THE VENDOR.

2. Golla Bollar Cook

Drafted by :

Gostha Behari Ghosh of Jagadishpur, P.S. Rajarhat, Licence No. DW-XVI-1

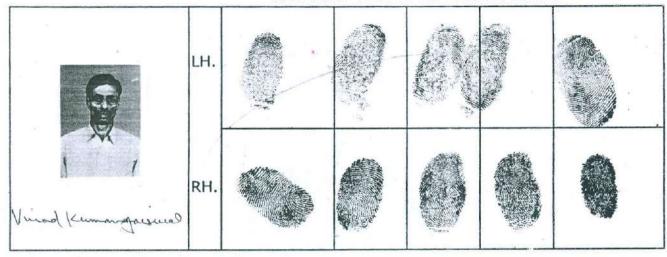
Typed by /:

K.S. Mondal of Bikash Bhawan, Salt Lake City, Kolkata - 91. ATURE OF THE
PRESENTANT/

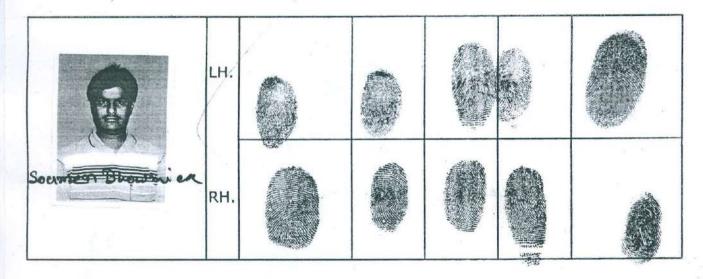
XECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

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

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



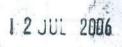
ATTESTED: - Vinad James Janviera

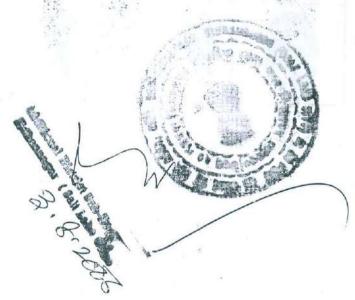


ATTESTED: - Soumen Bhowmick

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РНОТО					
	RH.				









DATED THIS DAY OF 2006

#### BETWEEN

SRI VINOD KUMAR JAISWAL

· · VENDOR ·

AND

M/S.

... PURCHASER.

-: CONVEYANCE :-