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Sold to A. H. Chowdhury & Co
10, Old Post Office Street
Room No. 21, 1st Floor
KOLKATA - 700 001

L. S. MANDOR
HIGH COURT - CAL

Indian Stamp Act, 1894
amended by W. Sence
Amendment Act, 1932
sle IA. No. 23, 53

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SK. Inayat Ali 50 8K. Maola
Baks, + SK. Golam Mohiuddin
+ SK. Alauddin + SK. Gias-
uddin All sons of SK. Inayat
Ali + most. Abeda Bili. 50 Abdul
Mannan + most. Jabeda Bili
50 Sahidul Aur of Ali-shahra
P.O. Bhagyaban Puz P.S.
Barasat Dist. north 24 - P.S.
2526 residing at P.O.
Madenpur P.S. Barasat Dist
north 24. P.S.

Abdul Mannan
50 Mohammed Ali
Madenpur P.O. Madenpur
P.S. Barasat
Dist. north 24. P.S.

Abdul Mannan.

nos. 2 to 4 are sons of Sk. Imarat Ali and Momena Khatun Bibi, nos. 1 to 5 are residing at Village Dhokra, P.O. Bhagyabantopur, P.S. Barasat, District North 24 Parganas, (5) **ABEDA BIBI**, wife of Abdul Mannan, aged about 42 years, (6) **JABEDA BIBI**, wife of Sahidul, aged about 40 years, nos. 5 & 6 are residing at Village & P.O. Madanpur, P.S. Barasat, District North 24 Parganas, (7) **MASUDA BIBI**, wife of Majed Ali, aged about 38 years, Village & P.O. Bahiya, P.S. Barasat, District North 24 Parganas, (8) **SAIDA BIBI**, wife of Abed Ali, aged about 36 years, residing at Village & P.O. Badu, P.S. Barasat, District North 24 Parganas, (9) **CHAKINA BIBI**, wife of Rasid Ali, aged about 34 years, residing at Village Dhokra, P.O. Baghyabantapur, P.S. Barasat, District North 24 Parganas, (10) **RUSIA BIBI**, wife of Ilius Mallick, aged about 30 years, residing at Village & P.O. Gambirgazi, P.S. Deganga, District North 24 Parganas, nos. 5 to 10 are daughters of Sk. Imarat Ali and Momena Khatun Bibi, all by faith Muslim, hereinafter referred to as "**THE VENDORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND CIRCLE CLUBS & RESORTS PRIVATE LIMITED**, a Company duly registered and incorporated under the provisions of the Companies Act, 1956 and having its registered office at 1/1B, Upper Wood Street, Kolkata 700 017, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors-in-interest and assigns) of the **SECOND PART**.

WHEREAS SK. IMARAT ALI, son of Sk. Maola Baks, SK. GOLAM MOHIUDDIN, SK. ALAUDDIN, SK. GIASUDDIN, all sons of Sk. Imarat Ali, ABEDA BIBI, wife of Abdul Mannan, JABEDA BIBI, wife of Sahidul, MASUDA BIBI, wife of Majed Ali, SAIDA BIBI, wife of Abed Ali, CHAKINA BIBI, wife of Rasid Ali, RUSIA BIBI, wife of Ilius Mallick, all daughters of Sk. Imarat Ali and Momena Khatun Bibi, are owned and in khas possession of all that piece and parcel of land admeasuring 28 Sataks (Decimal) equal to 16 Cottahs 15

Chittacks and 1.8 Sq.ft. out of 676 Sataks along with others be the same a little more or less situate in Mouza Chandpur Champagachi, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas in J.L. No. 48, L.R. Dag Nos. 2324, 2314, 2310, 2309, 2308, 2017, 2016, 2015, 2014, 1970, 1969, 1966, 1965, 1369, L. R. Khatian no. 2289, classified as Sali (Paddy) and Danga land and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

AND WHEREAS in the Records of Right prepared under the West Bengal L. R. Act, one Momena Khatun Bibi, wife of Imarat Ali, was shown as Holding of L.R. Dag Nos. 2324, 2314, 2310, 2309, 2308, 2017, 2016, 2015, 2014, 1970, 1969, 1966, 1965, 1369 under L.R. Khatian No. 2289, where L. R. Dag no. 2324 was shown undivided 277 Share, i.e., 1 Decimal out of 17 Decimals, L. R. Dag no. 2314 was shown undivided 277 Share, i.e., 1 Decimal out of 53 Decimals, L. R. Dag no. 2310 was shown undivided 416 Share, i.e., 2 Decimal out of 28 Decimals, L. R. Dag no. 2309 was shown undivided 416 Share, i.e., 17 Decimal out of 386 Decimals, L. R. Dag no. 2308 was shown undivided 416 Share, i.e., 1 Decimal out of 40 Decimals, L. R. Dag no. 2017 was shown undivided 416 Share, i.e., 0 Decimal out of 18 Decimals, L. R. Dag no. 2016 was shown undivided 413 Share, i.e., 1 Decimal out of 25 Decimals, L. R. Dag no. 2015 was shown undivided 416 Share, i.e., 2 Decimal out of 33 Decimals, L. R. Dag no. 2014 was shown undivided 416 Share, i.e., 1 Decimal out of 19 Decimals, L. R. Dag no. 1970 was shown undivided 277 Share, i.e., 1 Decimal out of 16 Decimals, L. R. Dag no. 1969 was shown undivided 277 Share, i.e., 0 Decimal out of 8 Decimals, L. R. Dag no. 1966 was shown undivided 277 Share, i.e., 0 Decimal out of 15 Decimals, L. R. Dag no. 1965 was shown undivided 277 Share, i.e., 0 Decimal out of 8 Decimals, L. R. Dag no. 1369 was shown undivided 185 Share, i.e., 1 Decimal out of 10 Decimals.

AND WHEREAS the said Momena Khatun Bibi died intestate leaving behind her surviving her husband, sons and daughters namely, SK. IMARAT ALI, SK. GOLAM MOHIUDDIN, SK. ALAUDDIN, SK. GIASUDDIN, ABEDA BIBI, JABEDA BIBI, MASUDA BIBI, SAIDA BIBI, CHAKINA BIBI, and RUSIA BIBI, the Vendors herein, as her legal heirs and successors and thus they became the joint owners of the said estate left by Momena Khatun Bibi, since deceased as per Muslim Personal Law.

AND WHEREAS in the manner aforesaid the Vendors herein are the Owners of all that piece and parcel of land admeasuring 28 Sataks (Decimal) equal to 16 Cottahs 15 Chittacks and 1.8 Sq.ft. out of 676 Sataks along with others be the same a little more or less situate in Mouza Chandpur Champagachi, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas in J.L. No. 48, L.R. Dag Nos. 2324, 2314, 2310, 2309, 2308, 2017, 2016, 2015, 2014, 1970, 1969, 1966, 1965, 1369, L. R. Khatian no. 2289, classified as Sali (Paddy) and Danga land, the property more fully and particularly referred, explained and described in the **SCHEDULE** hereunder written and/or given and are in the peaceful possession and/or occupation of the same and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

AND WHEREAS the Vendors herein have duly been recorded their names in the book of Chandpur Gram Panchayet as well as recorded their names in the records of right of the Block Land & Land Reforms Office and as such the Vendors herein became the Owners of the said property as per law of land.

AND WHEREAS since then the Vendors herein have been in exclusive khas, physical possession and enjoyed the said property without any hindrance or interference by any body and paying Govt. rent for their aforesaid property.

AND WHEREAS the entire schedule land is in the khas possession of the Vendors and no portion in any manner whatsoever is under and "BHAGCHASE".

AND WHEREAS the total area of schedule land never exceeds the maximum ceiling permitted under the Estate Acquisition Act.

AND WHEREAS there is no proceeding pending or even been initiated in connection the levy under Article 226 of the Constitution of India in the Hon'ble High Court at Calcutta.

AND WHEREAS the land was never subject any proceeding under the Bengal Restoration of Alienated Land Act (Act XXIII of 1937) or the West Bengal Acquisition and Settlement of Homestead Land Act (W.B. Act XV of 1969).

AND WHEREAS the schedule land is not affected in case of transfer of land by a member of the scheduled Tribes permission of the Revenue Officer (chapter 11A of the W.B. Land Reforms Act, 1955).

AND WHEREAS the Vendors have not received any notice of acquisition or requisition of the Property described in the schedule below.

AND WHEREAS no notice issued under the Public Demand and Recovery Act nor has been served on the Vendors nor any such notice has been published.

AND WHEREAS the Owners/Vendors herein has agreed to sell and the Purchaser has agreed to purchase of the SCHEDULE property hereunder written at or for a total consideration of Rs. 8,47,000/- (Rupees Eight Lac Forty Seven Thousand) only, the said Schedule property is free from all

encumbrances, attachments, liens and lispendens whatsoever on the terms and conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 8,47,000/- (Rupees Eight Lac Forty Seven Thousand) only paid by the Purchaser herein to the Owners/Vendors herein at or before the execution these presents, the receipt whereof the Owners/Vendors herein and each of them doth hereby admit and acknowledge by the instant paragraph and also by a memorandum of consideration hereunder written and/or given and of and from the same and every part thereof acquit, release, exonerate discharge the Purchaser, its successors, successors-in-interest and assigns the said properties do hereby grant, transfer, convey, assign and assure forever to the Purchaser, its successors, successors-in-interest and assigns free from all encumbrances, charges, liens, lispendenses, demands, claims, attachments, hindrances, debts and adverse claims whatsoever **ALL THAT the SCHEDULED properties OR HOWSOEVER OTHERWISE** the said properties and lands and any part thereof now are or is or at any time heretofore were situated butted bounded called, known, numbered, described or distinguished **TOGETHER WITH** all the yards, areas, house, out house, drains, water courses, ways, paths, passages, rights, lights, advantages, easements, privileges, emoluments appendages and appurtenances **WHATSOEVER** to the said properties and land or any part thereof belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong to or be appurtenances thereto and all the estates, interests, claims and demands whatsoever of the Vendors at law and in equity into, upon, over and concerning the said properties or any part thereof **AND ALL** the reversion or reversions, remainder or remainders, issues and profits there-from hereby granted or expressed or intended so to be unto and to the use of the Purchaser, its successors, successors-in-interest and assigns absolutely forever **TOGETHER WITH ALL** the writings whatsoever exclusively relating to or concerning the said properties hereby granted, conveyed, transferred, alienated, granted and handed over which now are or

hereinafter shall or may be in the custody, power, control, possession of the Vendors or any other person and persons from whom he may procure the same without any action or suit and **TO HAVE AND TO HOLD** the said properties and every part thereof hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances, charges, attachments, liens, lispendens, debts, attachments, hindrances and adverse claims **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Owners/Vendors or her/his ancestors or predecessors-in-title made, done or executed or knowingly suffered to the contrary the Owners/Vendors is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be unto and to the Purchaser absolutely and for ever free from all encumbrances charges attachments liens lispendens and adverse claim **AND THAT NOTWITHSTANDING** any act, deed, matter or thing whatsoever by the Vendors or her/his ancestors or predecessors in title made, done or executed or knowingly suffered to the contrary and the Vendors is lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said properties hereby granted and conveyed or intended so to be for a perfect and indefeasible estate of inheritance without any condition, use, trust or other thing whatsoever to alter encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed, matter or thing whatsoever aforesaid the Owners/Vendors has good right, full power and absolute authority and indefeasible right, title and interest and well and sufficiently entitled to grant, transfer, convey, assign and assure the said properties hereby granted and expressed so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser, its successors, successors-in-interest and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties in the manner aforesaid without any lawful eviction, interruption, claim or demand from and by the Owners/Vendors or any person or persons lawfully and equitably claim under or in trust for the Owners/Vendors or her/his ancestors a predecessors-

in-title and also free from all encumbrances, charges, attachments, liens, lispendens, adverse claims, debts and hindrances whatsoever made or suffered by the Owners/Vendors, his/her ancestors or predecessors-in-title AND FURTHER the Owners/Vendors covenant with the Purchaser, its successors, successors-in-interest and assigns that the said properties or any part thereof have not been affected by any attachment, notice or declaration or notices for acquisition or requisitions or any scheme of the Government of India or the Government of West Bengal or any Metropolitan Development Authority or any Improvement Trust or the Kolkata Municipal Corporation AND the Owners/Vendors and all persons under them shall and will from time and at all times hereafter at the request and costs of the Purchaser, its successors, successors-in-interest and assigns do and execute or cause to be done and executed such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said properties unto and to the use of the Purchaser, its successors, successors-in-interest and assigns at all reasonable times upon prior notice and at the costs of the Purchaser and persons claiming under them and the Owners/Vendors shall take all reasonable steps and execute and register all relevant documents relating to the said properties hereby conveyed AND FURTHER the Vendors inconsideration of the Purchaser having purchased the said property on the assurance and guarantee of the Vendors as to protection and indemnity against any possible claim by any persons if he/she/they is/are discovered to be still alive or became the Owners of the schedule property, the Vendors do hereby and hereunder agree to indemnify and at all times keep indemnified the Purchaser and its successors-in-interest, executor, administrators and representatives and also estate against all such possible claims or demands made or any actions and proceedings, if any commenced by any persons claiming through or under them in respect of the said schedule property and also against all costs, charges and expenses for defending any such claim, action or proceedings.

AND THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

1. That the Vendors have in themselves good right, full power and absolute authority to convey the said properties unto and to the use and benefit of the Purchaser/s herein in the manner aforesaid.
2. That the Purchaser for all times hereafter peacefully and quietly enter upon or occupy or hold or possess and enjoy the said properties for their own use and benefits.
3. That the Purchaser shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated and forever released and discharged by the Vendors herein.
4. That Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances for the better and more perfectly and absolutely granting the said properties and every part thereof hereby conveyed unto and to the use and benefit of the Purchaser in the manner aforesaid as by the Purchaser shall be reasonably required.
5. The Vendors do hereby certify that the said properties, under SCHEDULE is not a Government land and nor vested, requisitioned and acquired by any authority whomsoever and independent of Land Ceiling and not belonging to any Trust, and not a Temple, Mosque or Church properties and in all manner absolutely free from all encumbrances.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of lands containing by measurement an area of 28 Sataks (Decimal) equal to 16 Cottahs 15 Chittacks and 1.8 Sq.ft. out of 676 Sataks along with others be the same a little more or less situate in Mouza Chandpur Champagachi, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas in J.L. No. 48, L.R. Dag Nos. 2324, 2314, 2310, 2309, 2308, 2017, 2016, 2015, 2014, 1970, 1969, 1966, 1965, 1369, L. R. Khatian no. 2289, classified as Sali (Paddy) and Danga land, number of Dag, Khatian and other particulars are as follows :-

<u>Mouza</u>	<u>L.R.</u> <u>Khatian</u> <u>No.</u>	<u>L.R.</u> <u>Dag</u> <u>No.</u>	<u>Area</u>	<u>Share</u>	<u>Classifi-</u> <u>cation of</u> <u>plot as</u> <u>per ROR</u>	<u>Annual</u> <u>Rent to be</u> <u>paid as</u> <u>per</u> <u>amended</u> <u>provisions</u> <u>of W. B. L.</u> <u>R. Act,</u> <u>1955.</u>
Chandpur Champagachi	2289	2324	1 Satak out of 17 Sataks	277	Danga	
Chandpur Champagachi	2289	2314	1 Satak out of 53 Sataks	277	Danga	
Chandpur Champagachi	2289	2310	2 Satak out of 28 Sataks	416	Sali	
Chandpur Champagachi	2289	2309	17 Satak out of 386 Sataks	416	Sali	
Chandpur Champagachi	2289	2308	1 Satak out of 40 Sataks	416	Sali	

Chandpur Champagachi	2289	2017	0 Satak out of 18 Sataks	416	Sali
Chandpur Champagachi	2289	2016	1 Satak out of 25 Sataks	413	Sali
Chandpur Champagachi	2289	2015	2 Satak out of 33 Sataks	416	Sali
Chandpur Champagachi	2289	2014	1 Satak out of 19 Sataks	416	Sali
Chandpur Champagachi	2289	(1970	1 Satak out of 16 Sataks	277	Sali
Chandpur Champagachi	2289	(1969	0 Satak out of 8 Sataks	277	Sali
Chandpur Champagachi	2289	(1966	0 Satak out of 15 Sataks	277	Sali
Chandpur Champagachi	2289	(1965	0 Satak out of 8 Sataks	277	Sali
Chandpur Champagachi	2289	1369	1 Satak out of 10 Sataks	185	Sali

IN WITNESS WHEREOF the parties have subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the Vendors in the presence of

WITNESSES:

1. Abdul Monnan.
 ci. Mohammed Ahi
 Village. Modonpur.
 POST. Modonpur. Krishnare.
 Dist. (N) 24 pag. P.W.

SK. Abul Ahi

VILL. Bader Mathgramam
 Post. Bader P.S. Barasat (N) 24-pag.
SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

1.

2.

Read over and Explained
 in Bengali and

Drafted by me

Asop Kr. Dey.

Advocate

High Court, Calcutta -

VENDORS

বাসা: ইন্দিয়া সিটি

জোয়া: জ্যোতিষা সিটি

জোয়া: কলকাতা সিটি

PURCHASER

Received a sum of Rs. 8,47,000/- (Rupees Eight Lac Forty Seven Thousand) only being the full and final consideration hereof from the within-named Purchaser/s on the date, month and year first above written in the manner as per the memorandum hereunder:

MEMORANDUM OF CONSIDERATION

By Cash

Rs. 8,47,000/-

(Rupees Eight Lac Forty Seven Thousand) only.

Witnesses :-

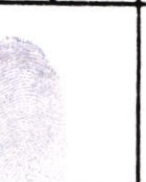
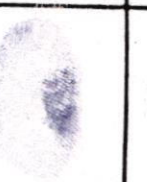
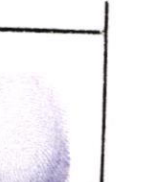
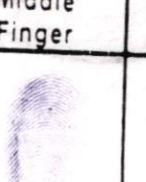
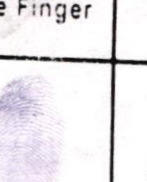
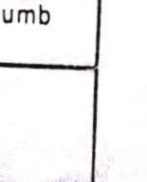
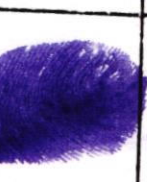
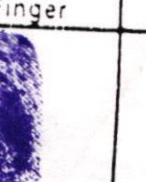
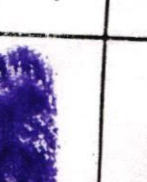
1. Absolut nennen.

2. SK. Abed Ali

VENDORS

[illegible]

SPECIMEN FORM FOR TEN FINGERPRINTS

 — 100 MGR 610226-001		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
 100 MGR 610226-002		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
 100 MGR 610226-003		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
 100 MGR 610226-004		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					

SPECIMEN FORM FOR TEN FINGERPRINTS



ଜଣା: ଶ୍ରୀମତୀ ବିନା

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



ଜଣା: ଶ୍ରୀମତୀ ବିନା

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



ଜଣା: ଶ୍ରୀମତୀ ବିନା

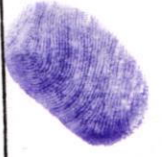
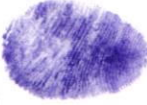
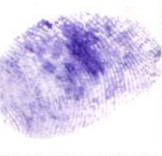
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					



ଜଣା: ଶ୍ରୀମତୀ ବିନା

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
LEFT HAND					
	Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND					

SPECIMEN FORM FOR TEN FINGERPRINTS

 মোজা: চরিত্রিকা বিবি		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
 মোজা: চরিত্রিকা বিবি		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					

Registered in
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Date

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DATED THIS 7th DAY OF November 2006

BETWEEN

SK. IMARAT ALI & ANR.

... VENDORS.

AND

CIRCLE CLUBS & RESORTS PRIVATE
LIMITED

... PURCHASER.

10-5-07
Sd/- Registrar of Assurances

DEED OF SALE

Sd/- Registrar of Assurances

A. K. CHOWDHURY & CO.
Advocates,
10, Old Post Office Street,
Kolkata 700 001