

5000Rs.



M.v 2,07,273/-

51-

5000
5400
10400

23,500

A-2247

E- 7

8- 55

mpy- 25

myb- 4

23681-

23.5.07

SALE DEED

THIS SALE DEED IS made this 7th day of February, Two Thousand and Seven **BETWEEN** (1) **RAHIMA BIBI MONDAL**, widow of Late Sadsah Ali, aged about 63 years, (2) **SAHANOAJ MONDAL**, aged about 40 years, (3) **SAHAJAHAN ALI MONDAL**, aged about 34 years, (4) **SAMSUDDOHA MONDAL**, aged about 20 years, (5) **MD. ROWSHAN ALI**, aged about 26 years, (6) **SHAH ALAM**, aged about 21 years, nos. 1 to 6 are sons of Late Sadsah Ali, (7) **AZMIRA BIBI**, aged about 23 years, (8) **ASIA BIBI**, aged about 28 years, (9) **TAJMEERA MONDAL**, aged about

250
80
3301-

139064

5 FEB 2007

To
A. K. Chowdhary & Co.
ADVOCATE
Addressed to
10, Old Post Office Street
Room No-21, 1st Floor
KOLKATA - 700 001

4-15 p.m.

L. B. VEDAL

HIGH COURT

7th

Feb

Md. Sahajahan Ali

one of the executors

Md. Sahajahan di Mondal

281

Md. Sahajahan di Mondal

282

সাহায্য বিবি মন্ডল

283

P.T.O.

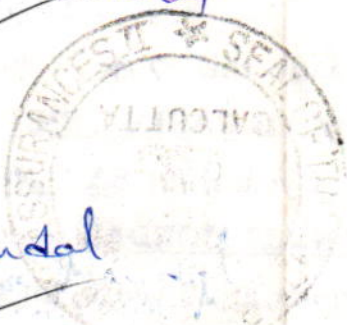
Md. Saharawaz Ali Mondal

284

Md. Samudra Mondal

285

Md. Rowshan Ali



P.T.O.

HS

7/2/07

Md. Sahajahan Ali-
Mondal, Md. Saharawaz-
Ali Mondal, Md. Samudra-
Mondal, Md. Rowshan Ali,
Rahina Bibi Mondal.
W/o Late Sadsah Ali.
Shah Alam. Shah Alam.

All sons of late Sadsah -
Ali, Rahina Bibi Mondal.
W/o late Sadsah Ali,
Ajmira Bibi, Asia Bibi,
P.T.O.

Md. Sirajul Molla.
vill & P.O. - Chandpur,
P.S. - Rajanhat,
24 Pgs (N).

HS

7/2/07

সাহায্য বিবি মন্ডল

30 years, (10) **AYESHA KHATUN**, aged about 23 years and (11) **MUSTT ANISHA MAHASINA**, aged about 19 years, nos. 7 to 11 are daughters of Late Sadsah Ali, all by faith Muslim, residing at Jyangra, Hatiara, P.S. Rajarhat, District North 24 Parganas, 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 in the Records of Right prepared under the West Bengal L. R. Act, one Rupjan Bibi, wife of Badsah Mondal, was shown as Holding of L.R. Dag Nos. 1351, 1931, 1986, 2042, under L.R. Khatian No. 1727, Mouza Chandpur Champagachi, J.L. no. 48, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas, where L. R. Dag no. 1351 was shown undivided 1111 Shares i.e., 1 Decimal out of 11 Decimal, L. R. Dag no. 1931 was shown undivided 1111 Shares i.e., 2 Decimal out of 12 Decimal, L. R. Dag no. 1986 was shown undivided 556 Shares i.e., 2 Decimal out of 37 Decimal and L. R. Dag no. 2042 was shown undivided 1111 Shares i.e., 1 Decimal out of 12 Decimal.

AND WHEREAS the said Rupjan Bibi died intestate leaving behind her surviving only son, Md. Sadsah Ali, since deceased, as her only legal heir and representative and thus he became the sole and absolute owner of the estate left by Rupjan Bibi, since deceased as per Muslim Personal Law.

AND WHEREAS the said Md. Sadsah Ali also died intestate leaving behind him surviving widow, sons and daughters namely, RAHIMA BIBI MONDAL, SAHANOAJ MONDAL, SAHAJAHAN ALI MONDAL, SAMSUDDOHA MONDAL, MD. ROWSHAN ALI, SHAH ALAM, AZMIRA BIBI, ASIA BIBI, TAJMEERA MONDAL, AYESHA KHATUN, and MUSTT



286 ✓

✓ Shoh Alam



287 ✓

✓ আনিসা মাহসিনা



288 ✓

✓ আনিসা মাহসিনা



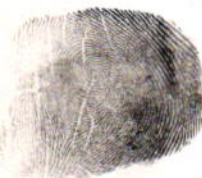
289 ✓

✓ Tajma Bidi MONDAL



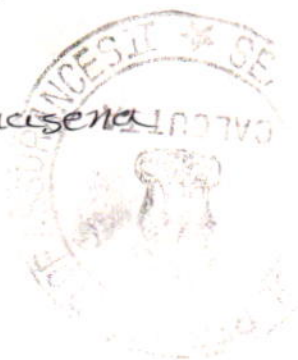
290 ✓

✓ Mst. Ayesha Khatun



291 ✓

✓ Mst Anissha Mahasina



Tajmeera Mondal,
 Ayesha Khatun,
 Anissha Mahasina
 All D/o late Sadsak -
 Ali. All at
 10, O.P.O. St. Kolkata.

স্বঃ সিরাজুল ইসলাম.
 বিচার. সিরাজুল ইসলাম.
 সিরাজুল ইসলাম.
 সিরাজুল ইসলাম.
 (স্বঃ - ২৪/১১/১৩)
 (স্বঃ - ২৪/১১/১৩)

২৪/১১/১৩

ANISHA MAHASINA, as his legal heirs and representatives and thus they became the joint owners of the share of the aforesaid land left by said Md. Sadsah Ali, 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 6 Sataks (Decimal) equal to 3 Cottahs 10 Chittacks and 3.6 Sq.ft. out of 72 Sataks 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. 1351, 1931, 1986 & 2042, L.R. Khatian No. 1727, classified as Danga and Sali (Paddy) 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.



2
The Secretary of the
Board of Directors

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. 2,07,273/- (Rupees Two Lac Seven Thousand Two Hundred Seventy Three) 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. 2,07,273/- (Rupees Two Lac Seven Thousand Two Hundred Seventy Three) 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 lispens 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, lispens, 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 6 Sataks (Decimal) equal to 3 Cottahs 10 Chittacks and 3.6 Sq.ft. out of 72 Sataks 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. 1351, 1931, 1986 & 2042, L.R. Khatian No. 1727, classified as Danga and Sali (Paddy) land, number of Dag, Khatian and other particulars are as follows :-

<u>Mouza</u>	<u>L.R. Khatian No.</u>	<u>L.R. Dag No.</u>	<u>Area</u>	<u>Share</u>	<u>Classifi- cation of plot as per ROR</u>	<u>Annual Rent to be paid as per amended provisions of W. B. L. R. Act, 1955.</u>
Chandpur Champagachi	1727	1351	1 Sataks out of 11 Sataks	1111	Sali	
Chandpur Champagachi	1727	1931	2 Sataks out of 12 Sataks	1111	Sali	
Chandpur Champagachi	1727	1986	2 Sataks out of 37 Sataks	556	Danga	
Chandpur Champagachi	1727	2042	1 Sataks out of 12 Sataks	1111	Sali	

Ms. Sanyal di Mondal

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. *Handwritten in Bengali:*
 ১. মোঃ হুমায়ুন কবীর
 মোঃ আবদুল হক
 ২৮/০৮/২০১৮
 ২৮/০৮/২০১৮

Handwritten in Bengali:
 মোঃ হুমায়ুন কবীর
 Md. Saunadaha Mondal
 Md. Rowshan Ali
 Shah. Alam
 মোঃ হুমায়ুন কবীর
 Tajima Biki (MONDAL)
 Mst. Ayesha Khatun
 Mst. Anisa Akhaseha
 Md. Saahayakur alu
 মোঃ হুমায়ুন কবীর
 Md. Sahanaowaz Ali

VENDORS

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

- 1.

PURCHASER

- 2.

Handwritten in Bengali:
 Reasonover and explained in Bengali
 Drafted by me

Handwritten signature:
 Aditi Shome Chakrabarti

Advocate

RECEIPT

Received a sum of Rs. 2,07,273/- (Rupees Two Lac Seven Thousand Two Hundred Seventy Three) 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. 2,07,273/-

(Rupees Two Lac Seven Thousand Two Hundred Seventy Three) only.

WITNESSES:

1.

১০২৩৩ গম্বুজ

১০২৩৩ গম্বুজ

Md. Samoddaha Mandal

Md. Lowshan Ali

Shoh. Alam

১০২৩৩ গম্বুজ

Tajmina Bibi MONDAL

Mst. Ayesha Khatoon

Mst. Anisa Mohasena

Md. Saahyehun ali

১০২৩৩ গম্বুজ

Md. Sahana waz shi

VENDORS

2. ১০২: ১০২৩৩ গম্বুজ

SPECIMEN FORM FOR TEN FINGERPRINTS



Ms. S. S. S.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Mr. Sahamawaz Ali

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Mr. Bamsuriddha Mandal

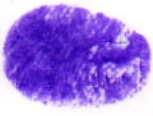
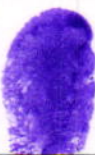
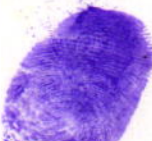
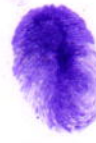
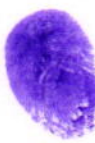
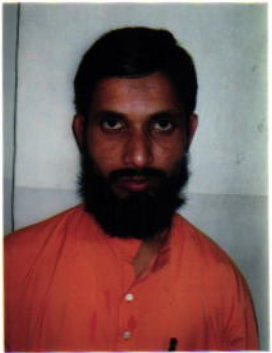
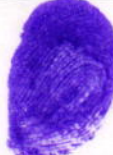
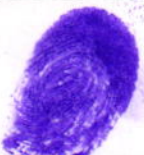
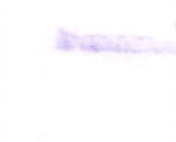
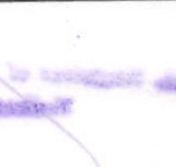
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



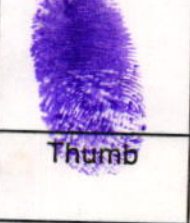
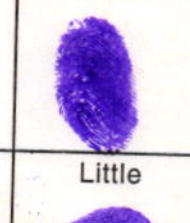
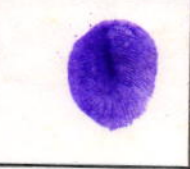
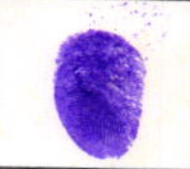
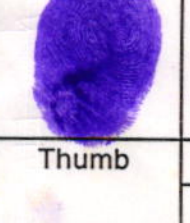
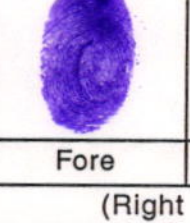
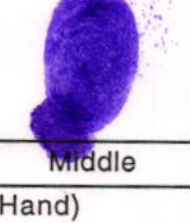
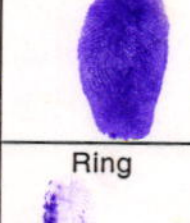
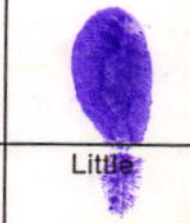
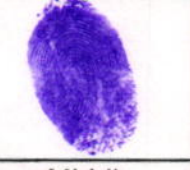
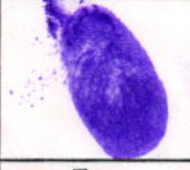
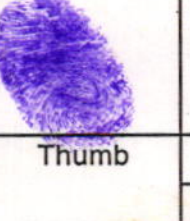
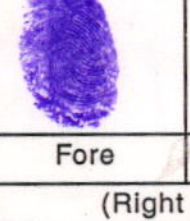
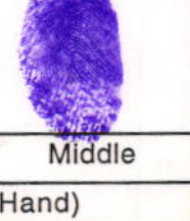
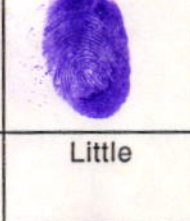
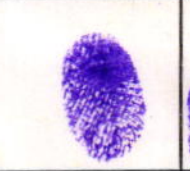
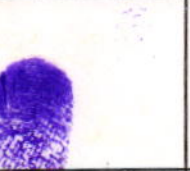
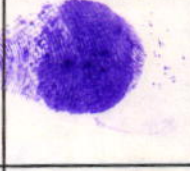
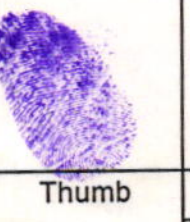
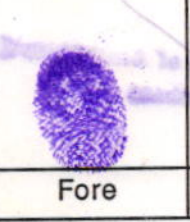
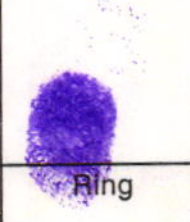
Mr. Loorshan Ali

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

	Mst. Ayesha Khatun					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Mst. Anisa Mohasena					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	Md. Sahejahan Ali					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

	Shah Alam					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	Virender Singh					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	Virender Singh					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	Tajmima					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						

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