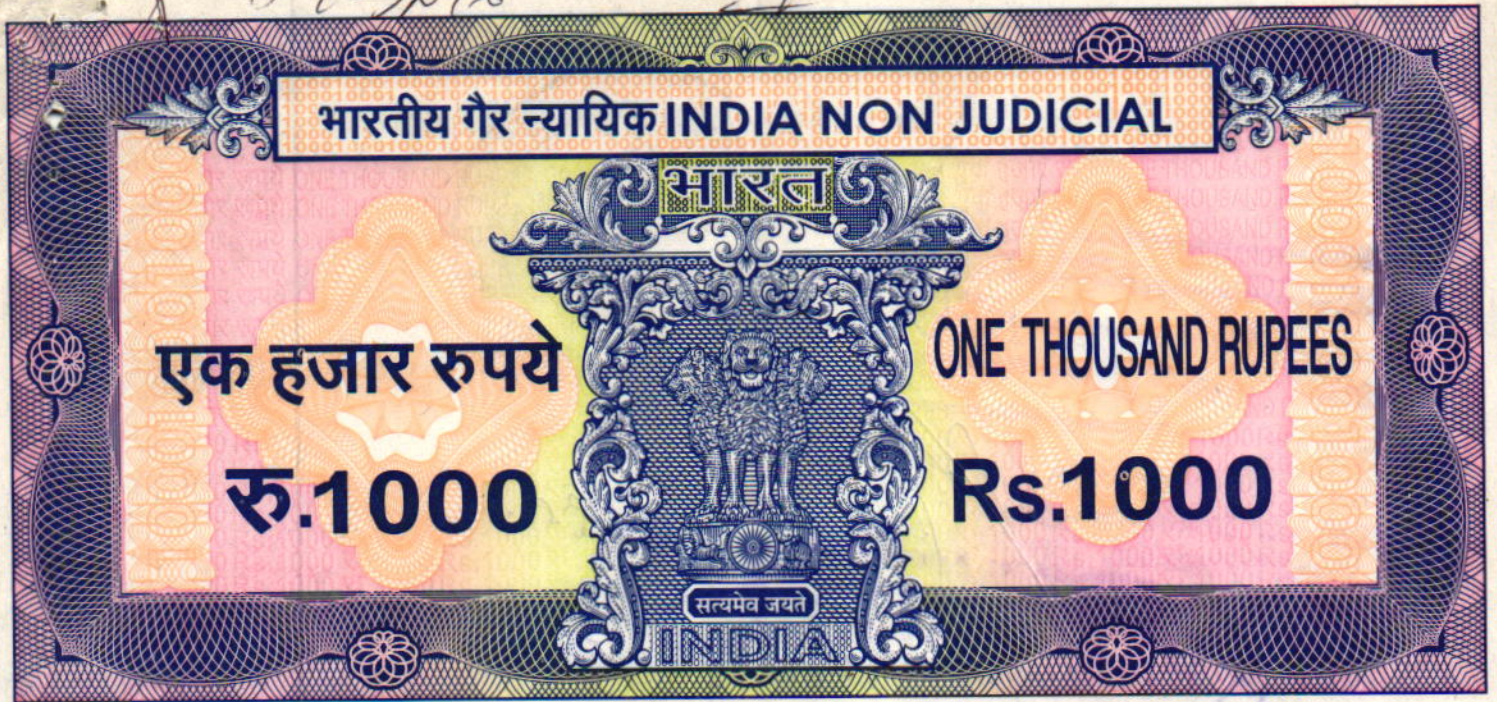


10 9032/6

CP-271A 03860



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

514018

Nov 11, 90, 255f



Stamp Act, 1898
Registered by W. Bengal
Stamp Authentication Act 1988 Sd,
Mudra No. 23, 5d,
No. paid at meter

A - 13090 -
B - 7 -
C - 35 -
D - 25 -
E - 4 -
Total - 13181 -

SALE DEED

THIS SALE DEED IS made this 28th day of November, Two

Thousand and Six **BETWEEN** (1) **MONAJAT MOLLA**, aged about 63 years and (2) **SUKUR ALI MOLLA**, aged about 53 years, both sons of Jubbar Molla, both are residing at Village & P.O. Chandpur, P.S. Rajarhat, District North 24 Parganas, both by faith Muslim, hereinafter referred to as "**THE VENDORS**" (which expression shall unless excluded

Handwritten signature/initials on the left margin.

Handwritten notes: 'Sale 11/90', '117', '13090', '7', '35', '25', '4', '13181'.

Handwritten notes: '13090', '7', '35', '25', '4', '13181'.

Handwritten signature and date '8-5-07'.

Handwritten notes: '1000', '58600'.

Handwritten notes: '8-5-07', '44872044821', '79600', '49000'.

Handwritten notes: '79600', '49000', '58600'.

Handwritten number '12081'.

Handwritten number '10990'.

138027



A. K. Chatterjee & Co.
Address: 10, Old Post Office Street, Calcutta 700 001.

To: Calcutta Collectorate,
11, Netaji Subhas Rd. Calcutta-1

3 OCT 2006

1-55 P.M.
28th Nov 06
by Mangal - one of the Encls.

28-11-06

Mangal - Mulla +
Sukur Ali Mulla
both sons of Subbar
Mulla at the P.O.
Chandpur P.S. Rajarhat.
Dist north 24-
Pgh. both by faith
Muslim

16982

16982

16983

16983

16983

Quinta nja narkar
S/o. Hama Ch. narkar
vill + po - Shillupur
Rajahat
Service

chittaranjan narkar
s/o H.C. narkar
vill + po - shikharpur
Rajahat Service.

28-11-06

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 MONAJAT MOLLA, and SUKUR ALI MOLLA, both sons of Jubbar Molla, are the recorded owners and in khas possession of all that piece and parcel of land admeasuring 35.07 Sataks (Decimal) equal to 1 Bigha 1 Cottah 3 Chittacks and 21.49 Sq.ft. out of 93 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. 1926, 1933, 1936, 1956, 1957, L.R. Khatian Nos. 1565, 1848, 1844, 133, classified as Sali (Paddy) and Danga land and enjoying the absolute right, title and interest thereof free from all encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts and dues whatsoever without any interference and disturbance of any manner whatsoever from any corner whatsoever.

AND WHEREAS one Suklal Bibi, widow of Late Kedar Mondal, sold, transferred and conveyed the Scheduled land along with others in



[Signature]
With Register of Assurances
Reliance

Mouza Chandpur Champagachi, under Chandpur Gram Panchayet, P.S. Rajarhat, District North 24-Parganas in J.L. No. 48, L.R. Dag Nos. 1926, 1933, 1936, 1956, 1957, L.R. Khatian Nos. 1565, 1848, 1844, 133, classified as Sali (Paddy) and Danga land unto and in favour of Jubbar Molla, son of Late Jachimoddin Molla, by a Sale Deed dated 15.06.1956 which was duly registered with the office of Sub-Registrar at Cossipore, Dum Dum and recorded in Book no. I, Being no. 5578, for the year 1956.

AND WHEREAS the said Jubbar Molla died intestate leaving behind him surviving his widow and two sons namely, Adari Bibi, Monajat Molla and Sukur Ali Molla as his legal heirs and successors and thus they became the joint owners of the said estate left by Jubbar Molla, since deceased, as per Muslim Personal Law.

AND WHEREAS in the Records of Right prepared under the West Bengal L. R. Act, the said Monajat Molla, Vendor no. 1 herein, son of Late Jubbar Molla, has been shown as Holding of L.R. Dag Nos. 1926, 1933, 1936, 1956, 1957, under L.R. Khatian No. 1565, where L. R. Dag no. 1926 has been shown undivided 2500 Share, i.e., 7 Decimal out of 28 Decimals, L. R. Dag no. 1933 has been shown undivided 4375 Share i.e., 3 Decimal out of 7 Decimals, L. R. Dag no. 1936 has been shown undivided 4375 Share, i.e., 6 Decimal out of 14 Decimals, L. R. Dag no. 1956 has been shown undivided 1 Decimal out of 33 Decimals, L. R. Dag no. 1957 has been shown undivided 208 Share, i.e., 0 Decimal out of 11 Decimals.



REGISTRAR OF COMPANIES
CALCUTTA

AND WHEREAS in the Records of Right prepared under the West Bengal L. R. Act, the said Sukur Ali Molla, Vendor no. 2 herein, son of Late Jubbar Molla, has been shown as Holding of L.R. Dag Nos. 1926, 1933, 1936, 1956, 1957, under L.R. Khatian No. 1848, where L. R. Dag no. 1926 has been shown undivided 2500 Share, i.e., 7 Decimal out of 28 Decimals, L. R. Dag no. 1933 has been shown undivided 4375 Share i.e., 3 Decimal out of 7 Decimals, L. R. Dag no. 1936 has been shown undivided 4375 Share, i.e., 1 Decimal out of 14 Decimals, L. R. Dag no. 1956 has been shown undivided 1 Decimal out of 33 Decimals, L. R. Dag no. 1957 has been shown undivided 208 Share, i.e., 0 Decimal out of 11 Decimals.

AND WHEREAS the said Adari Bibi died intestate leaving behind her surviving her two sons namely, Monajat Molla and Sukur Ali Molla as her legal heirs and successors and thus they became the joint owners of the said estate left by Adari 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 35.07 Sataks (Decimal) equal to 1 Bigha 1 Cottah 3 Chittacks and 21.49 Sq.ft. out of 93 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. 1926, 1933, 1936, 1956, 1957, L.R. Khatian Nos. 1565, 1848, 1844, 133, classified as Sali (Paddy) and Danga land, the



1. Department of Agriculture
Dispersal

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, lispendenses, 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
Pub. Register of Books owned by
Library

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. 11,90,255/- (Rupees Eleven Lac Ninety Thousand Two Hundred Fifty Five) only, the said Schedule property is free from all encumbrances, attachments,



liens and lispens whatsoever on the terms and conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 11,90,255/- (Rupees Eleven Lac Ninety Thousand Two Hundred Fifty Five) 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, lispenses, 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



244 Registrar of Assurances
Calcutta

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 predecesssors-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



2
1st, Register of Assurances
2d, 3d

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:



1914, Registrar of Assurances
Office

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.



2
1885 Register of Advertisements
H. H. H.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of lands containing by measurement an area of 35.07 Sataks (Decimal) equal to 1 Bigha 1 Cottah 3 Chittacks and 21.49 Sq.ft. out of 93 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. 1926, 1933, 1936, 1956, 1957, L.R. Khatian Nos. 1565, 1848, 1844, 133, classified as Sali (Paddy) and Danga 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, 1951.</u>
Chandpur Champagachi	1565, 1848, 1844, 133	1926	14 Sataks out of 28 Sataks	5000	Sali	
Chandpur Champagachi	1565, 1848,	1933	7 Sataks	10000	Sali	
Chandpur Champagachi	1565, 1848,	1936	8 Sataks out of 14 Sataks	5714	Sali	
Chandpur Champagachi	1565, 1848, 1844, 133	1956	2.06 Sataks out of 33 Sataks	624	Danga	
Chandpur Champagachi	1565, 1848, 1844, 133	1957	4 Sataks out of 11 Sataks	3636	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 Vendor in the presence of

WITNESSES:

1. Chittamya Naskar
Bhiksha pr
Rajawhat
2. Rafique Ali Moka
Chandpur Champagachi
Rajawhat

செய்து கொடுத்த
செய்து கொடுத்த

VENDOR

SIGNED, SEALED AND DELIVERED

by the Purchaser in the presence of

WITNESSES:

1.

2.

PURCHASER

Readover Explained
and Drafted by me
Sarnistha Sarkar
Advocate High Court Calcutta



24th Register of Assurances
Series

RECEIPT

Received a sum of Rs. 11,90,255/- (Rupees Eleven Lac Ninety Thousand Two Hundred Fifty Five) 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. 11,90,255/-

(Rupees Eleven Lac Ninety Thousand Two Hundred Fifty Five) only.

Witnesses :-

1. *Shriya naga nagan*
Shriya pm
Rafique Ali

Shriya naga nagan
Shriya pm
Rafique Ali

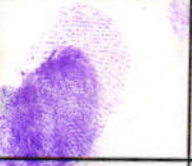
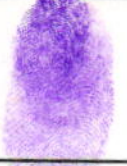
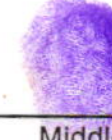
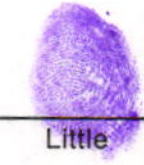
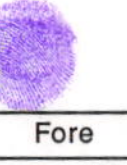
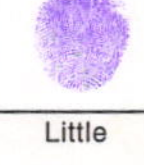
VENDORS

2. *Rafique Ali Mo/13*



1885 Register of Assurances
1885

SPECIMEN FORM FOR TEN FINGERPRINTS

	152 AB 022 10 AB					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	152 AB 022 10 AB					
		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)				
PHOTO						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO	152 1320 055 14143	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
PHOTO	152 1320 055 14143	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)				
PHOTO		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)				



152 1320 055 14143

Agreement in

Book No. I
Volume No. I
Page 167
Serial No. 03860
Date the deed 2007

DATED THIS _____ DAY OF November, 2006

BETWEEN

MONAJAT MOLLA & Anr.

... THE VENDORS

AND

CIRCLE CLUBS & RESORTS PRIVATE LIMITED

.... THE PURCHASER



1-6-07

CONVEYANCE



1-6-07

M/S. A. K. CHAUDHURY & CO.

Advocates
10, Old Post Office Street,
Kolkata-700 001