IV

10000 रु. Rs.10000

10000 रु. Rs.10000

10000 रु. Rs.10000 दस हजार रुपये

10000 रु. Rs.10000 RUPEES TEN THOUSAND

Rs.10000

INDIA NON JUDICIAL

0JAA 576258

Admissible under rule 21 and also U/S 5 (1) of the W B L R Act 1989 duty Stamp-d Exempt from d ~~under the Indian Stamp Act~~ 1899 Sch duty I A. No.....

Fees Paid .....

P. Fee.....in G.F.S.

Addl. District Sub-Registrar Bidhannagar (Salt Lake City)

CONVEYANCE

THIS INDENTURE OF CONVEYANCE made this the 6th day of Feb — Two Thousand Two (2002),

BETWEEN MAHAMMAD SUKUR ALI, son of Late Ambat Ali, by Cast - Muslim, by Profession - Cultivator, residing at - Beraberi

East....

R.S. Dag 3329 R.S. No. 2913/1 = 24 Satak

C. No. 31163

Presented for Registration at ... AM/PM
on the ... 2002
at the Bidhannagar (Salt Lake City)
Addl. District Sub-Registrar's Office
by ... Executant/Claimant

Addl. District Sub-Registrar
Bidhannagar (Salt Lake City)
6 FEB 2002

10000
4 1000
41000
500
14500

by
S/O/W/O/D/O
of
P.S.
Dist. 24 Parganas North by Caste
Hindu/Muslim by prof Service
Business/H, Wife/Cultiv.

1384

by
S/O/W/O/D/O
of
P.S.
Dist. 24 Parganas North by Caste
Hindu/Muslim by prof Service
Business/H, Wife/Cultiv.

Gopal Saha
S/o Lat Radhakallan Saha
Trans/Kolkata
Po: R. Gandhi Pur
24 Pgs (N)

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Bidhannagar (Salt Lake City)
6 FEB 2002

1000Rs.

East, Police Station - Rajarhat, in the District of North 24 - Parganas, hereinafter referred to as the V E N D O R (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the O N E P A R T.

A N D

M/S. L G W LIMITED, a Limited Company, incorporated under the Indian Companies Act, 1956 having its Regis - tered Office at - CG/193, Salt Lake City, Sector - II, Kolkata - 700091, Police Station - Bidhannagar, in the District of North 24 - Parganas, represented by its Directors, hereinafter referred to as the P U R C H - A S E R (which expression shall unless excluded by or repugnant to the context be deemed to mean and

include....

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Bidhannagar (Salt Lake City)

6 FEB 2002

1000Rs.

include its successor and / or successors - in - office, administrators and assigns) of the O T H E R P A R T.

W H E R E A S the Vendor is a Recorded Owner and seized and possessed well and sufficiently entitled ALL THAT piece and parcel of .24 (point two four) Decimal of Shali Agriculture Land lying and situated at Mouza - GOPALPUR, Police Station - Airport, in the District of North 24 - Parganas, Additional District Sub - Registry Office at - Bidhannagar (Salt Lake City), within the limits of Rajarhat - Gopalpur Municipality, Pargana - Kalikata, comprised in Collectorate Touzi No. 2998, J.L. No. 2, R.S. No. 140, R.S. Khatian No. 291/1, R.S. Dag No. 3329, morefully mentioned and described in the Schedule hereunder written and shown, delineated and marked in ' R E D ' Border on the Plan or Map annexed hereto and hereinafter referred to as the said Land as

an....

S.No. 31163

1.2.2002

100000/-
4 10000/- 40000/-
500/-
14500/-

Addl. District Sub-Registrar
Bidhannagar (Salt Lake City)

6 FEB 2007

1000Rs.

INDIA NON JUDICIAL

१000रु.

Rs 1000

सत्यमेव जयते

भारत

एक हज़ार रुपये ONE THOUSAND RUPEES

an absolute and indefeasible estate in fee simple or an estate equivalent thereto free from all encumbrances.

AND WHEREAS the Vendor hath contracted with the Purchaser for the absolute Sale the said Land herein - after more particularly mentioned and described in the Schedule free from encumbrances at or for the price of Rs. 2,90,000/- (Rupees Two Lac Ninety Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT, in pursuance of the contract and consideration of the sum of Rs. 2,90,000/- (Rupees Two Lac Ninety Thousand) only, to the Vendor paid by the Purchaser at or immediately before the execution of these presents (the Receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereinafter written) and of and from the same and every part thereof doth acquit

release....

A. No. 31163

Calcutta Collectorate
Treasury

1 2 002

1c — 18000/-
4 1/2 — 4000/-
1 — 500/-
14500/-

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Bidhannagar (Salt Lake City)

6 FEB 2002

1000Rs.

release and discharge the Purchaser its successor and / or successors - in - office, administrators and assigns and every one of them and also the said Land, he the Vendor doth by these presents indefeasibly grant, sell, convey and transfer unto the Purchaser its successor and/ or successors - in - office, administrators and assigns ALL THAT the said Land fully mantioned and described in the Schedule hereto OR HOWSOEVER otherwise the said Land now are or heretofore were or was situated, butted, bounded, called, known, numbered, described and distin - guished TOGETHER WITH all easement, right of common passage and benefit and advantages of ancient and other rights, liberties, privileges, appendages and appurtenan - ces whatsoever to the said Land or any Part thereof belon - ging or in anywise appertaining to or with the same or any Part thereof usually held used occupied or enjoyed or reputed to belong or appurtenant thereof.

AND....

A. No. 31163

Bdd to: L. G. W. LTD.
Narayan pur.
24 Pgs (N)

Date 1.2.2002.

Signature

1C + 10000/-
4 10000/- C — 40000/-
1C — 5000/-
14500/-

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Bidhannagar (Salt Lake City)

6 FEB 2002

...NA

500Rs.

A N D the reversion and / or reversions, remainder and / or remainders, rents, issues and profits thereof and of every part thereof AND ALL the estate, right, title, inheritance use trust property claim and demand whatsoever both at law and in equity of the Vendor into and upon the said Land and every Part thereof.

AND ALL Deeds, Pattahs, Muniments, Writings and Evidences of title which in anywise relate to the said Land or any Part or Parcel thereof and which now are or hereafter shall or may be in the custody Power or Possession of the Vendor his heirs, executors, adminis - trators, representatives and assigns or any persons from whom he or they can or may procure the same without action Suit at Law or in equity.

No. 31163

Narayanpur

Collect. Collectorate,
Tamluk

Date 1.2.2002

1 C — 10000/-
4 C 1800/- — 4000/-
1 C — 500/-
14500/-

A N D the reversion [illegible] reversions, rem[illegible] a / or remainders, [illegible] issues and profits thereof [illegible] or every part [illegible] AND ALL [illegible] title, interest [illegible] and upon the said [illegible] and appurtenant thereof.

[illegible] AND ALL [illegible] and [illegible] appurtenances of [illegible] land or any part [illegible] which now [illegible] shall or may [illegible] body lone or [illegible] possession of the [illegible] its heirs, executors, administrators, [illegible] or by persons [illegible] or any [illegible] but [illegible]

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TO HAVE AND TO HOLD the said Land hereby granted, sold, conveyed and transferred or expressed and inten - ded so to be with their rights, members and appurtenanc - es into and to the use of the Purchaser its successors and / or successors - in - office, administrators and assigns for ever. And the Vendor doth hereby for him - self his heirs, executors, administrators, representa - tives ~~and assigns~~ covenant with the Purchaser its successors and / or successors - in - office, adminis - trators and assigns THAT NOTWITHSTANDING any Act, Deed or Thing whatsoever by the Vendor or by any of his predecessors and ancestors - in - title done or executed or knowingly suffered to the contrary, he the Vendor now hath good right, full power, absolute Authority and indefeasible title to grant, sell, convey and transfer the said Land hereby granted, sold, conveyed and trans - ferred or expressed or intended so to be unto and to the use of the Purchaser its successor and / or successors - in - office, administrators and assigns in manner afore - said.

AND THAT the Purchaser its successor and / or succe - ssors - in - office, administrators and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said Land and Received the Rents,

Issues....

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Issues and Profits thereof without any Lawful eviction, interruption, claim or demand from or by the Vendor or any person and / or persons lawfully or equitably claim - ing from under or intrust from him or from or under any of his ancestors or predecessors - in - title AND THAT free and clear and freely and clearly, absolutely, acqu - ired exonerated or released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all and all manner or claims, charges, liens, debts, attachments and encumbr - ances whatsoever made or suffered by the Vendor or any of his ancestors pr predecessors - in - title or any person and / or persons lawfully or equitably claiming as aforesaid.

AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Land or any Part thereof from under or in trust for him, the Vendor or from or under any of his predecessors - or - ancestors in title shall and will from time to time at all times hereafter at the request and costs of the Purchaser its successor and / or successors - in - office, administrators, assigns do and execute or cause to be done executed all such acts, deeds and things whatsoever for further better and more

perfectly....

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Bidhannagar (Salt Lake City)

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perfectly assuring the said Land and every Part thereof unto and to the use of the Purchaser, its successors and / or successors - in - office, administrators and assigns, according to the intent and meaning of this Deed as shall or may be reasonably required.

AND FURTHER MORE the Vendor and all his heirs, executors, and administrators shall at all times here - after indemnify and keep indemnified the Purchaser its successor and / or successors - in - office, administ - rators and assigns, against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or at any breach of the covenants hereunder contained.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Rayati Dakhali Shali (Agricultural) Land, admeasuring ~~24 (~~ point two four) Decimal, be the same a little more or less, lying and situate at Mouza - GOPALPUR, Police Station - AIRPORT, in the District of North 24 - Parganas, Pargana- KALIKATA, Additional District Sub - Registry Office at - BIDHANNAGAR (SALT LAKE CITY), within the Limits of RAJARHAT - GOPALPUR MUNICIPALITY, comprised in J.L. No.

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Bidhannagar (Salt Lake City)

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2, R.S. No. 140, Touzi No. 2998, R.S. Khatian No. 2913/1, R.S. Dag No. 3329, which is shown, delineated and demar - cated and marked in ' R E D ' Border on the Map or Plan annexed hereto and which will be a Part and Parcel of this Deed. Together with the easement right of Common Passage.

Anyyearly Rent of Rs. 1.00 P. (Rupee One) only, is Payable to the Collector of North 24 - Parganas, for and on behalf of the Governor of the State of West Bengal and the Land is butted and bounded as follows :-

ON THE NORTH BY - R.S. Dag no 3545

ON THE SOUTH BY - R.S. Dag no 3330

ON THE EAST BY - R.S Dag no 3338, 3339

ON THE WEST BY - R.S. Dag no ~~3538/3539~~ 3328

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IN WITNESS WHEREOF the VENDOR has hereunto set and subscribed his Hand and Seal the Day, Month and Year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR at

Kolkata in the presence of :-

1. Bhupal Ro. Chakraborti
142, Green Park Block A
Kolkata. 700055

Signature of the Vendor.

2. Gopal Saha
Tantul Tala
Po R. Gopal pur
24 Pgs (N)

Prepared by :-
S. ROYCHOWDHURY

(S. ROY CHOWDHURY),
Advocate,
Kolkata High Court,
Kolkata - 700001.

Typed by :-

(RAMENDU HUI),
Salt Lake City,
Kolkata - 700091.

MEMO....

Addl. District Sub-Registrar
Bidhannagar (Salt Lake City)

FEB 2002

MEMO OF CONSIDERATION

R E C E I V E D of and from the within named PURCHASER the sum of Rs. 2,90,000/- (Rupees Two Lac Ninety Thousand) only, as full Consideration Money as per Memo Below :-

M E M O

Paid by Bank Draft bearing Rs. 1, 00, 000. 00
No. 152694 " 700002202.
dated 5/2/2002
on S-B-I N.S. Road Branch.
(cash 1. 90,000-00

TOTAL - Rs. 2, 90, 000, 00

(Rupees Two Lac Ninety Thousand) only.

W i t n e s s e s :-

1. Bhupal Ch. Chakraborti.

2. Gopal Saha

Signature of the Vendor.

Registered in I
Book No 60
Volume No 96
Pages 77
Being No 01102
for the year 2002

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Bidhannagar (Salt Lake City)
6 FEB 2002

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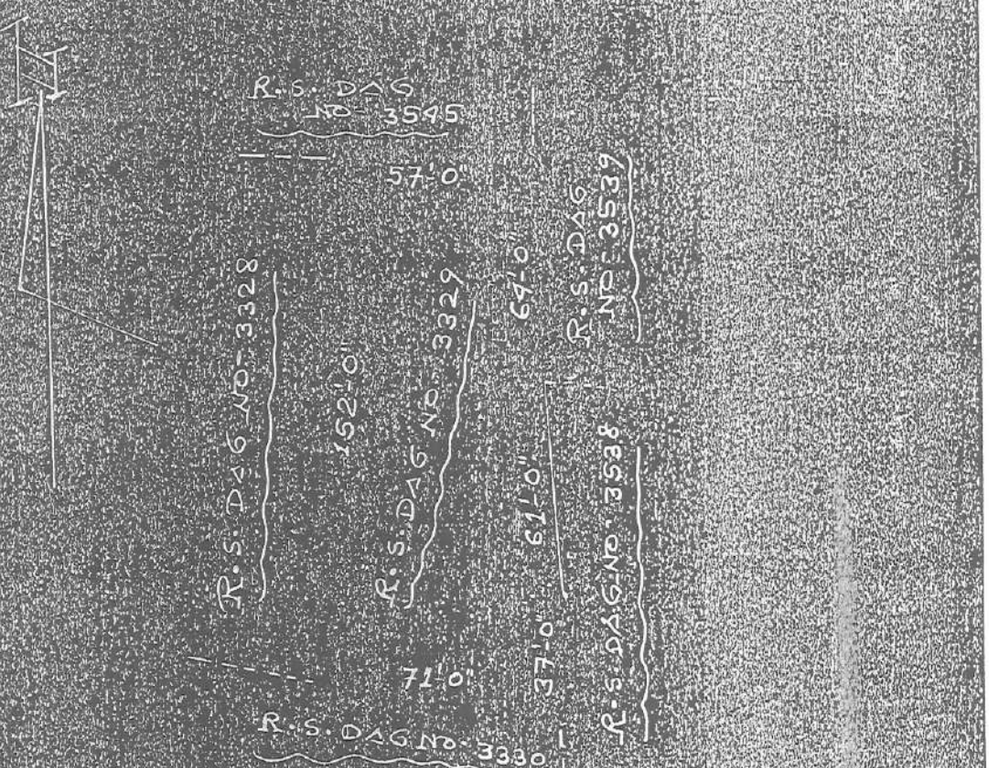
Bidhannagar (Salt Lake City)
7.2.2002

SITE PLAN OF R.S. DAG NO 3329 ..
R.S. NO - 140.. MOUZA - GOPALPUR .. J.L. NO 2
P.S. - AIR PORT .. DIST - 24 PARGANAS (N)
SCALE - 40'0" = 1 INCH

NAME OF VENDEE:-
AREA OF LAND - 24 DEC. = 14K 8CH 21SH



VENDOR SIG.

Registered in I
Book No ... 60 ...
Volume No ... 10 ... 96
Pages ... 110 ...
Being No ... 2002 ...
for the year ... 2002 ...

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Bidhannagar (Salt Lake City)

6 FEB 2002

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