

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

004118



THIS INDENTURE is made this /S/ day of Sop/ Two Thousand

Five RETWEEN SUNNAT ALI MONDAL, son of Rehemat Ali Mondal, by

faith Muslim, by Nationality Indian, by occupation - Landholder,

residing at Atghara under Rajarhat Police Station in the District

of North 24-Parganas, hereinafter called and referred to as the

"YENDOR" (which expression shall unless excluded by or repugnant

to the context be deemed to mean and include his heirs, executors,

administrators, representatives and assigns) of the ONE PART;

AN D

A. Kala 14-0-0 व्यातं हेरान्य छात्र जातः———— এট ভাগান মং-অ মোট **কর উন্নতন্ত্** 30 NAT 205 487. - 400 मिल्ल गाउँथ क्या शहरण-----विकातीय जाग--गांता**कपूर** 26800 5th 4000 Rg ্ডিড়ার—বিভা ক 2000 Pm Bijay Karmekar. Bijay Kormukar, me ithe Execution 11933 Bigay Karmakan. Bijay Kenneken Spo Kemedy produktiv A NSS Kelyumi, Ditt Watth, by fautt-Sungret Ali Monard Spo Rahamet Mondal, by faith Hindu, by accupation Summat star monder Langholde Atghore, Re Ray what Kamai Pagnessi 876 Kd K-S. Berryce Month R. S. Baterjie 1291. Kol. 87 9-12/1, Ludling 4 Bus; nen



পশ্চিমবঙ্গা पश्चिम बंगाल WEST BENGAL

004119

-: (2) :-

AND

BIJOY KARMAKAR, son of Kundu Pada Karmakar of N.S.S. Kalyani
Dist. Nadia, by caste Hindu, by occupation Business, Indian
Citizen, hereinafter called the "CONFIRMING PARTY" I do hereby
affirm and confirm that I am Advance money paid holder in concern
the Land is being sold in this Deed, the Purchaser is my approved.

AND

M/S. NEPTUNE VANIJYA PVI.LTD. a company incorporated under the Indian Companies Act, 1956, having its registered office at 8/1, Lalbazar Street, Kolkata - 700 001, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office and administrators and assigns) of the OTHER PART;

WHEREAS

1000 Rs.



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

004120

-: (3) t-

WHEREAS One Rahamat Ali Mondal seized and possessed and legal honafide recorded owner of land measuring 4 (four) decimals as recorded .4375 part out of 9 (Nine) decimals being the part of R.S. Dag No. 710 and an another land measuring .4062 decimals as recorded .4062 part out of 01 decimals being the part of R.S. Dag No. 525 as duly recorded in favour of the Rahamat Ali Mondal in the Last Jamabandi L.R. Settlement Zarip by Kri Khatian No. 806. The land which lying and situate in Mouza Atghara, Police



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

004121

-: (4) :-

Station Rajarhat in the district of North 24-Parganas and also under J.L. No. 10, R.S. No. 133, Touzi No. 172 of present L.R. Touzi No. 10 and within the limit of Ward No. 6 Rajarhat Gopalpur Municipality.

AND WHEREAS the said Rehamat Ali Mondal by a registered Deed of Gaft registered at the Office Registrar of Assurance Calcutta recorded in Book No. I, Volume No. 3, Pages 1 to 13 and Being No. 05962 for the year 2002 made Gift and transferred in favour of his son Sunnet Ali Mondal the Vendor herein an area of 16 (sixteen) Decimals out of which the Vendor has sold out 3 (three) Decimal of land, along with other properties at Mouza Atghara, P.S. Rajarhat, District of North 24-Parganas and also Ward No. 6, Rajarhat Gopalpur Municipality.

and legal bonafide owner of the landed property 13 Decimals at R.S. Dag No. 534 and the Vendor for his urgent need of money has agreed to sell his aforesaid khas landed property and the Purchaser has agreed to purchase all that 12 Decimals say 7 (seven) cottahs 4 (four) Chittacks 8 (Fight) square feet be the same or a little more or less which is particularly described in the Schedule hereunder written hereinafter called the said property at or for the consideration of Ps. 5,50,000/- (Rupees five lacs fifty thousand only).

NOW THIS INDENTURE WITNESSET as follows :-

That in pursuance of the said agreement and in consideration of the sum of Rs. 5,50,000/-(Rupees five lacs fifty 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 indefeasibly grant, convey, transfer assure and assign free from all encumbrances, attachments, liens, charges unto and to in favour of the Purchaser ALL THAT Piece and parcel of land measuring an area of 12 decimals be the same a little more or less at Dag No.534 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 them done executed or knowingly suffered to the contrary the Vendor in fully and absolutely seized and posses ed of the conditions, use trust for other things whatsoever to alter or make void the same.
- 2. THAT notwithstanding any suck, act, deed or things whatsoever aforesaid, the Vendor now have good right full
 lawful absolute authority and indefeasible title to
 grant transferred and assigned or expression or intended
 so 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 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, freely and clearly and absolutely acquitted exonerated and released or otherwise by and 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 mortgates, charges liens, lispendens attachments and encumbrances whatsoever.
- 5. FURTHER THAT the Vendor and all persons having and lawfully 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 him 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, assurances, and things whatsoever for further

part thereof unto and to the use of the said 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 proceeding started by or at the instance of Income tax, Wealth Tax, or 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 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. <u>PHAT</u> the Vendor has 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 benamdar of any one.

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

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT Piece and parcel of Sali land measuring an area of 12 (twelve) decimals comprised in R.S. Dag No. 534, L.R. Khatian No. 806, J.L. No. 10, R.S. No. 133, Touzi No. 172 at present L.R. Touzi No. 10, of Mouza Atghara, Additional District Sub-Registration Office Bidhan Nagar (Salt Lake City) under Ward No. 6 within the jurisdiction of Rajarhat Gopalpur Municipality under Rajarhat Police Station in the district of North 24-Parganas.

The land is Rayat Dakhali swattiya under the Govt. of West Bengal. The proportionate annual rent will be paid as per land holding Revenue Act. Govt. of West Bengal.

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

SIGNED AND DELIVERED by the VENDOR at Kolkata in the presence of :

Sunnet Ali Monder SIGNATURE OF THE NEMBER

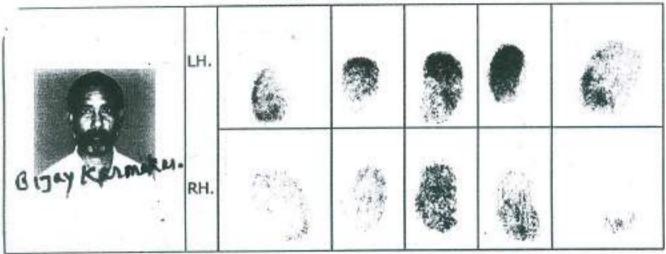
BIJAY KRIMEKAN HA CONDITIONS

2. Roman Banoger 2. Roman Banoger 12ft. diridson strolsof

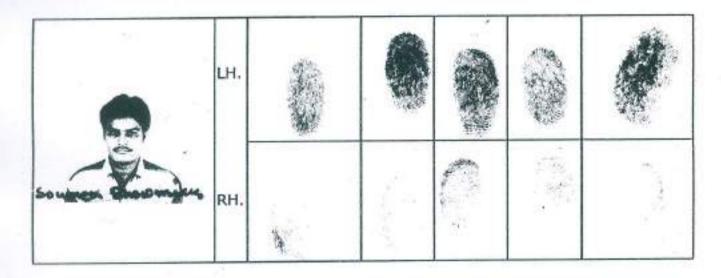
TURE OF THE KESENTANT/ CUTANT/SELLER/ BUYFR/CAIMENT WITH PHOTO

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

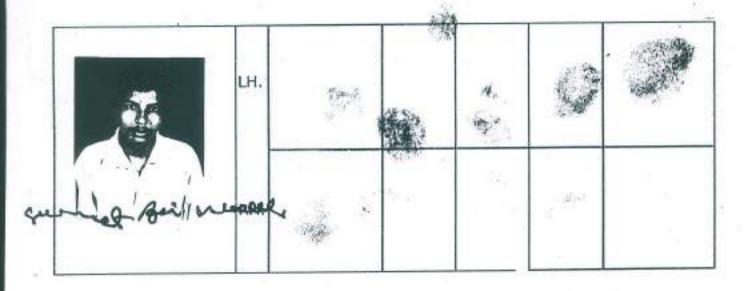
N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



ATTESTED :-



ATTESTED :-



RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 5,50,000/- (Rupees five lacs fifty thousand only) in full payment of the consideration money as per Memo below:

MEMO OF CONSIDERATION

Paid by Ale Bayon cheque Do. 378803. Pso drawn on Corporation Bank, Marmeter Street Katkele 700013. Dt 29.08.2005. 5,50,000/for the amount Q. 5,59000/s

TOTAL Rs. 5,50,000=00

(Rupees five less fifty thousand only).

WITNESSES:

1. Amound which

SIGNATURE OF THE VENDOR.

of Marel d.

2. Kamal Banerjer

Drafted by :

marxa. ILV

BIJRY KALMARON.

SIGNATURE OF THE CONFIRMING

PARTY

Typed by

K. S. Nondal of Bikash Bhawan, Salt Lake City, Kolkata - 91.