

04/06/14

04/06/2014



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 371418

B 371418

03 JUN 2014

03 JUN 2014

DEED OF CONVEYANCE

Land Area: 09 (nine) Decimals
out of 53 (fifty three) Decimals,
comprised in R. S./L. R. Dag No. 812,

Mouza – Bade Hooghly,

Police Station - Sonarpur, District – 24 Parganas (South)

THIS DEED OF CONVEYANCE made this 3rd day of June, 2014 BETWEEN 1.

AARJINA BIBI alias AARJINA MOLLA, wife of Late Hamid Ali Molla, Indian citizen,

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✓ c 77/14

Suranjan
(RAJ GOPAL PASAR)
VCLTS

1650

✓ 83/67/4

For RAJAT FOUNDATION PVT. LTD.

Suranjan

Director

For Aqualina Properties Pvt. Ltd.

Suranjan

Director

For Gajgami Reelcon Pvt. Ltd.

Suranjan

Director

For Lovedeal Nirman Pvt. Ltd.

Suranjan

Director

For Ma, geibarsa Properties Pvt. Ltd.

Suranjan

Director

For Rosette Properties Pvt. Ltd.

Suranjan

Director

29077

Sandip Agarwal & Co

Advocate

10, Old Post Office Street

Room No. 99A, 3rd Floor

Kolkata-700-001

2 JUN 2014

SURANJAN MUKHERJEE

Licensed Stamp Vendor

C. C. Court

2 & 3, K. S. Roy Road, Kol-1

- 2 JUN 2014

- 2 JUN 2014



03 JUN 2014

by faith Muslim, by occupation Housewife, residing at Uttor Bade Hooghly, Polghat, Sonarpur, Police Station - Sonarpur, District 24 Parganas (South) - 700145, **2. HANNAN MOLLA** alias **HANNAN ALI MOLLA**, son of Late Hamid Ali Molla, Indian citizen, by faith Muslim, by occupation - Farmer, residing at Uttor Bade Hooghly, Mollapara, Malancha, Mahinagar, Polghat, Sonarpur, Police Station - Sonarpur, District 24 Parganas (South) - 700145, having his **Income Tax PAN BTSPM9625B**, **3. JAYNAL MOLLA**, son of Late Hamid Ali Molla, Indian citizen, by faith Muslim, by occupation - Farmer, residing at Uttor Bade Hooghly, Mollapara, Malancha, Mahinagar, Polghat, Sonarpur, Police Station - Sonarpur, District 24 Parganas (South) - 700145, **4. AYNAL ALI MOLLA** alias **AYNAL MOLLA**, son of Late Hamid Ali Molla, Indian citizen, by faith Muslim, by occupation - Farmer, residing at Uttor Bade Hooghly, Mollapara, Malancha, Mahinagar, Polghat, Sonarpur, Police Station - Sonarpur, District 24 Parganas (South) - 700145, **5. ASHMAT MOLLA**, son of Late Hamid Ali Molla, Indian citizen, by faith Muslim, by occupation - Farmer, residing at Uttor Bade Hooghly, Sheikhpara, Malancha, Mahinagar, Polghat, Sonarpur, Police Station - Sonarpur, District 24 Parganas (South) - 700145, **6. BEGAM BIBI** alias **BEGAM MOLLA**, daughter of Late Hamid Ali Molla and wife of Rashid Molla, Indian citizen, by faith Muslim, by occupation - Housewife, residing at Uttor Bade Hooghly, Mollapara, Malancha, Mahinagar, Polghat, Sonarpur, Police Station - Sonarpur, District 24 Parganas (South) - 700145, **7. SAHIDA BIBI**, daughter of Late Hamid Ali Molla and wife of Haydar Ali alias Haydar Naskar, Indian citizen, by faith Muslim, by occupation - Housewife, residing at North Kandarpa Pur, Boalia, Police Station - Sonarpur,

For Sapnasuraha Nirman Pvt. Ltd.



Director.

For Subhiksha Developers Pvt. Ltd.



Director.

For Sukalyan Properties Pvt. Ltd.



Director.

For Touchwin Properties Pvt. Ltd.



Director.

For Alakbarsha Properties Pvt. Ltd.



Director.

For Jagran Properties Pvt. Ltd.



Director.

For Magnetictouch Properties Pvt. Ltd.



Director.

For Rudramala Realty Pvt. Ltd.



Director.



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District 24 Parganas (South), **8. REHANA BIBI** alias **REHANA MOLLA**, wife of Late Mannan Molla, Indian citizen, by faith Muslim, by occupation - Housewife, residing at Uttor Bade Hooghly, Mollapara, Malancha, Mahinagar, Polghat, Sonarpur, Police Station - Sonarpur, District 24 Parganas (South) - 700145, **9.**

RAFIK MOLLA alias **RAFIK MONDAL**, son of Late Mannan Molla, Indian citizen, by faith Muslim, by occupation - Farmer, residing at Uttor Bade Hooghly, Mollapara, Malancha, Mahinagar, Polghat, Sonarpur, Police Station - Sonarpur, District 24 Parganas (South) - 700145, **10. FAIDUL MOLLA** alias **SOIDUL MOLLA**, son of Late Mannan Molla, Indian citizen, by faith Muslim, by occupation - Farmer, residing at Uttor Bade Hooghly, Mollapara, Malancha, Mahinagar, Polghat, Sonarpur, Police Station - Sonarpur, District 24 Parganas (South) - 700145, **11. LALTU**

MOLLA, son of Late Mannan Molla, Indian citizen, by faith Muslim, by occupation - worker, residing at Uttor Bade Hooghly, Mollapara, Malancha, Mahinagar, Polghat, Sonarpur, Police Station - Sonarpur, District 24 Parganas (South) -

700145, **12. CHHATTU MOLLA**, son of Late Mannan Molla, Indian citizen, by faith Muslim, by occupation - worker, residing at Uttor Bade Hooghly, Mollapara,

Malancha, Mahinagar, Polghat, Sonarpur, Police Station - Sonarpur, District 24

Parganas (South) - 700145, **13. RUKSANA BIBI**, daughter of Late Mannan Molla and wife of Rashid Molla, Indian citizen, by faith Muslim, by occupation - Housewife, residing at Paschim Ramnagar, Shikharbali, Baruipur, Police Station -

Baruipur, District 24 Parganas (South) and **14. TUMPA BIBI**, daughter of Late Mannan Molla and wife of Abdul Roup Molla, Indian citizen, by faith Muslim, by

occupation - Housewife, residing at Chakrabarty Abadpara, Kalabaru, Baruipur,

For Quickgrow Properties Pvt. Ltd.



Director,

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સાહેબ
અમીન સિદ્દી
અ. રામન/મલ

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સાહેબ

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સાહેબ

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સાહેબ - અમીન સિદ્દી
A: Afsar molla



03 JUN 2014

Police Station - Baruipur, District 24 Parganas (South), hereinafter collectively referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to context be deemed to mean and include their respective heirs, legal representatives, executors, administrators and/or assigns) of the **ONE PART AND**

1. RAJAT FOUNDATION PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, having its **Income Tax PAN AACCR4706M**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police Station – Shakespeare Sarani, **2. AQUALINA PROPERTIES**

PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, having its **Income Tax PAN AALCA4158R**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police

Station – Shakespeare Sarani, **3. GAJGAMINI REALCON PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, having its **Income Tax PAN AAFCG 0977N**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police Station – Shakespeare Sarani, **4. LOVEDEAL NIRMAN PRIVATE LIMITED**, a company incorporated under

the provisions of the Companies Act, 1956, having its registered office at 8,

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Dr. A. Rahaman
T. A. Rahaman

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Dr. A. Rahaman
T. A. Rahaman

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Dr. A. Rahaman
T. A. Rahaman

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Dr. A. Rahaman
T. A. Rahaman

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Dr. A. Rahaman
T. A. Rahaman



Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, having its **Income Tax PAN AACCL4369E**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police Station – Shakespeare Sarani, **5. MANGALBARSHA PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, having its **Income Tax PAN AAICM4700C**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police Station – Shakespeare Sarani, **6. ROSETTE PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, having its **Income Tax PAN AAGCR3030C**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police Station – Shakespeare Sarani, **7. SAPNASURAH NIRMAN PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, having its **Income Tax PAN AASCS7666M**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police Station – Shakespeare Sarani, **8. SUBHKAMANA DEVELOPERS PRIVATE LIMITED**, a company incorporated under the provisions of the

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Zakir Molla

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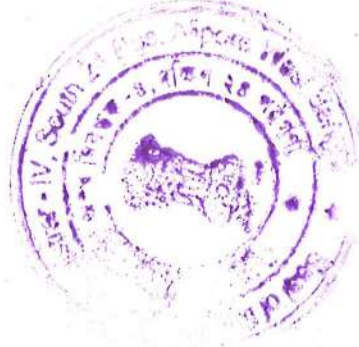
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Amir Hossain
870 Bari Bonet in Dhaka
8, Lamin W.
101-12



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Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, having its **Income Tax PAN AASC57662R**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police Station – Shakespeare Sarani, **9. SUKALYAN PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, having its **Income Tax PAN AASC57665J**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police Station – Shakespeare Sarani, **10. TOUCHWIN PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, having its **Income Tax PAN AEET5515C**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police Station – Shakespeare Sarani, **11. ALOKBARSHA PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, having its **Income Tax PAN AAKCA7528E**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police Station – Shakespeare Sarani, **12. JAGRAN PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act,



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1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017,

Police Station – Shakespeare Sarani, having its **Income Tax PAN AADCJ0472F**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police

Station – Shakespeare Sarani, **13. MAGNETICTOUCH PROPERTIES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017,

Police Station – Shakespeare Sarani, having its **Income Tax PAN AAICM4699L**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police

Station – Shakespeare Sarani **14. RUDRAMALA REALTY PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station

– Shakespeare Sarani, having its **Income Tax PAN AAGCR3031D**, and **15.**

QUICKGROW PROPERTIES PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 8, Camac Street, Suite No. 3, Kolkata 700017, Police Station – Shakespeare Sarani, having

its **Income Tax PAN AAACQ3051A**, represented through its director Raj Gopal Pasari, son of Magniram Pasari, working for gain at 8, Camac Street, Suite No.503, Kolkata - 700017, Police Station – Shakespeare Sarani, hereinafter collectively

referred to as the **PURCHASERS** (which expression shall unless excluded by or repugnant to context be deemed to mean and include its successors-in-interest and/or assigns) of the **OTHER PART:**



WHEREAS one Dudhi Molla, since deceased, was the absolute owner, inter-alia, of **ALL THAT** piece or parcel of Land aggregating to an area of 84 (eighty four four) Decimals, be the same a little more or less, appertaining to Dag Nos. 808 and 812, comprised in Khatian Nos. 80, 56 and 72, J. L. No. 80, situate within District Registration Office Alipore, Additional District Sub-Registration Office of Sonarpur, Mouza – Bade Hooghly, Police Station - Sonarpur, District – 24 Parganas (South). The respective area owned by Dudhi Molla in each of Dag is detailed below and hereinafter referred to as the **SAID LAND OF DUDHI MOLLA**:

Khatian No.	Dag No.	Area owned by Dudhi Molla (In Decimals)	Total Area of Dag (In Decimals)
80	808	31	31
56 & 72	812	53	53

AND WHEREAS by a Bengali Deed of Sale, dated 21st July, 1935 executed by and between one Mechher Molla as vendor and Hamid Ali Molla, since deceased, son of the said Dudhi Molla as purchaser and duly registered with the office of the District Sub-Registrar at Alipore in Book No. I, Volume No. 56, Pages from 259 to 261, Being No.3000 for the year 1935, the said Mechher Molla, for the consideration therein mentioned, sold, conveyed and transferred in favour of the said Hamid Ali Molla, inter-alia, **ALL THAT** piece or parcel of Land measuring an area of 17 (seventeen) Decimals, be the same a little more or less, appertaining to Dag No. 807, comprised in Khatian No. 218, J. L. No. 80, situate within District Registration Office Alipore, Additional District Sub-Registration Office of



Sonarpur, Mouza – Bade Hooghly, Police Station – Sonarpur, District – 24 Parganas (South), hereinafter referred to as the **PURCHASED LAND OF HAMID**

ALI MOLLA.

AND WHEREAS the said Dudhi Molla died intestate leaving behind him surviving at the time of his death his wife Sabejaan Bibi, one son Hamid Ali Molla, since deceased and two daughters Rahiman Bibi and Amena Bibi as his only heirs and legal representatives who inherited the Said Land of Dudhi Molla absolutely and forever and free from all encumbrances whatsoever in accordance with the Mohammedan law of inheritance.

AND WHEREAS by a Bengali Deed of Partition, dated 26th November, 1958 made between the said Hamid Ali Molla and Rahiman Bibi as first parties of the first part and the said Sabejaan Bibi as second party of the second part and the said Amena Bibi and her son Akbar Ali Khan as third parties of the third part and duly registered with the office of the District Sub-Registrar at Baruipur in Book No. I, Volume No. 93, Pages from 217 to 229, Being No.8719 for the year 1958, various landed properties inherited from the said Dudhi Molla including the Said Land of Dudhi Molla were partitioned between the parties thereto by metes and bound and the said Hamid Ali Molla and Rahiman Bibi were jointly allotted the Said Land of Dudhi Molla along with other lands to the exclusion of others absolutely and forever free from all encumbrances.



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AND WHEREAS by another Bengali Deed of Partition, dated 13th November, 1964 made between the said Hamid Ali Molla as first party and the said Rahiman Bibi as second party and duly registered with the office of the District Sub-Registrar at Baruipur in Book No. 1, Volume No. 125, Pages from 203 to 207, Being No.9913 for the year 1964, various landed properties including the Said Land of Dudhi Molla were further partitioned between Hamid Ali Molla and Rahiman Bibi by metes and bound and the said Hamid Ali Molla was exclusively allotted the Said Land of Dudhi Molla along with other lands absolutely and forever free from all encumbrances.

AND WHEREAS in the circumstances, on the strength of the above purchase and inheritance followed by partition the said Hamid Ali Molla became the absolute owner of the Said Land of Dudhi Molla and the Purchased Land of Hamid Ali Molla being **ALL THAT** piece or parcel of Land aggregating to an area of 101 (one hundred one) Decimals, be the same a little more or less, appertaining to R. S. Dag Nos. 807, 808 and 812, comprised in Sabek Khatian Nos. 80, 56, 72 and 218 J. L. No. 80, situate within District Registration Office Alipore, Additional District Sub-Registration Office of Sonarpur, Mouza – Bade Hooghly, Police Station - Sonarpur, District – 24 Parganas (South). The respective area owned by Hamid Ali Molla in each of Dag is detailed below:

Sabek Khatian No.	Dag No.	Area owned by Hamid Ali Molla (In Decimals)	Total Area of Dag (In Decimals)
218	807	17	17



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80	808	31	31
56 & 72	812	53	53

AND WHEREAS the said Hamid Ali Molla died intestate leaving behind him surviving at the time of his death his two wives Momena Bibi, since deceased, and Aarjina Bibi (the Vendor No.1 herein), five sons Mannan Molla, since deceased, Hannan Molla (the Vendor No.2 herein), Jaynal Molla (the Vendor No.3 herein), Aynal Molla (the Vendor No.4 herein), Ashmat Molla (the Vendor No.5 herein), and three daughters Begam Bibi alias Begam Molla (the Vendor No.6 herein) and Sahida Bibi (the Vendor No.7 herein) as his only heirs and legal representatives who inherited the Said Land of Dudhi Molla and the Purchased Land of Hamid Ali Molla absolutely and forever and free from all encumbrances whatsoever in accordance with the Mohammedan law of inheritance in the following manner:

Names	Share
Momena Bibi	1 Anna
Aarjina Bibi	1 Anna
Mannan Molla	2.33 Anna
Hannan Molla	2.34 Anna
Jaynal Molla	2.33 Anna
Aynal Molla	2.33 Anna



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Ashmat Molla	2.33 Anna
Begam Bibi	1.17 Anna
Sahida Bibi	1.17 Anna
Total	----- 16 Anna =====

AND WHEREAS by a Bengali Deed of Gift, dated 5th December, 1987 executed by and between the said Momena Bibi (who was childless) as donor and her said step sons being the said Mannan Molla, since deceased, Hannan Molla (the Vendor No.2 herein), Jaynal Molla (the Vendor No.3 herein), Aynal Molla (the Vendor No.4 herein), Ashmat Molla (the Vendor No.5 herein) as donees and duly registered with the office of the Additional District Sub-Registrar at Sonarpur in Book No. I, Volume No. 71, Pages from 13 to 20, Being No.5386 for the year 1987, the said Momena Bibi, out of natural love and affection for the said donees, conveyed and transferred by way gift, inter-alia, her 1(one) Anna share in the Said Land of Dudhi Molla in favour of the said Mannan Molla, since deceased, Hannan Molla (the Vendor No.2 herein), Jaynal Molla (the Vendor No.3 herein), Aynal Molla (the Vendor No.4 herein), Ashmat Molla (the Vendor No.5 herein) absolutely and forever and the said gift was duly accepted by the said donees followed by delivery of possession of the property to them.

AND WHEREAS the said Momena Bibi, after execution of the registered Bengali Deed of Gift, dated 5th December, 1987 in respect of her undivided 1(one) Anna



share in the Said Land of Dudhi Molla continued to own her 1 Anna share in the Purchased Land of Hamid Ali Molla.

AND WHEREAS inasmuch as the said Mannan Molla, since deceased, Hannan Molla (the Vendor No.2 herein), Jaynal Molla (the Vendor No.3 herein), Aynal Molla (the Vendor No.4 herein) and Ashmat Molla (the Vendor No.5 herein), were Momena Bibi's obedient, sincere and loyal stepsons and they used to look after and care for her wellbeing and because of which the said Momena Bibi showered love and affection upon her said stepsons and there existed reciprocity of sincere and genuine love and affection between the parties and in consideration of the aforesaid love and affection and in recognition of her stepsons' loyalty and services to her, the said Momena Bibi voluntarily and without any coercion made up her mind to transfer by way of oral gift to her said stepsons her 1 Anna share in the Purchased Land of Hamid Ali Molla. Accordingly on 12th December, 1987 Momena Bibi declared and made an oral gift of her 1 Anna share in the Purchased Land of Hamid Ali Molla in favour of her said stepsons Mannan Molla, since deceased, Hannan Molla (the Vendor No.2 herein), Jaynal Molla (the Vendor No.3 herein), Aynal Molla (the Vendor No.4 herein) and Ashmat Molla (the Vendor No.5 herein) in the presence of all the family members and others including her stepdaughters, Begum Bib (the Vendor No. 6 herein) and Sahida Bibi (the Vendor No. 7 herein). The said oral gift so made to the stepsons namely Mannan Molla, since deceased, Hannan Molla (the Vendor No.2 herein), Jaynal Molla (the Vendor No.3 herein), Aynal Molla (the Vendor No.4 herein) and



Ashmat Molla (the Vendor No.5 herein) had been gladly accepted by them and peaceful possession of Momena Bibi's 1 Anna share in the Purchased Land of Hamid Ali Molla was simultaneously handed over to the said stepsons.

AND WHEREAS by virtue of the unequivocal oral gift made in favour of the said stepsons the said Momena Bibi's 1 Anna share in the Purchased Land of Hamid Ali Molla has been in uninterrupted, undisturbed and peaceful possession of the said stepsons since then.

AND WHEREAS the said stepsons caused their names to be mutated in the records of the concerned BL & LRO in respect of the Momena Bibi's 1 Anna share in the Purchased Land of Hamid Ali Molla and other properties and have been paying the property tax to the concerned authority since then.

AND WHEREAS the said Mannan Molla died intestate on 8th July, 2010 leaving behind him surviving at the time of his death his widow Rehana Bibi (the Vendor No. 8 herein), four sons Rafik Molla (the Vendor No.9 herein), Faidul Molla (the Vendor No.10 herein), Laltu Molla (the Vendor No.11 herein), Chhattu Molla (the Vendor No.12 herein) and two daughters Ruksana Bibi (the Vendor No.13 herein) and Tumpa Bibi (the Vendor No.14 herein) as his only heirs and legal representatives who inherited his share in the above lands absolutely and forever and free from all encumbrances whatsoever in accordance with the Mohammedan law of inheritance.



AND WHEREAS in the circumstances the Vendors are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of Land aggregating to an area of 101 (one hundred one) Decimals, be the same a little more or less, appertaining to R. S./L.R. Dag Nos. 807, 808 and 812, comprised in Sabek Khatian Nos. 80, 56, 72 and 218, J. L. No. 80, situate within District Registration Office Alipore, Additional District Sub-Registration Office of Sonarpur, Mouza – Bade Hooghly, Police Station - Sonarpur, District – 24 Parganas (South). The respective area owned by the Vendors jointly in each of

Dag is detailed below:

L. R. Khatian No.	R. S./L.R. Dag No.	Area jointly owned by vendors (In Decimals)	Nature	Total Area of Dag (In Decimals)
124, 160, 192, 409, 656 and 969	807	17	Danga	17
124, 160, 192, 409, 592, 656, 855 and 969	808	31	Danga	31
124, 160, 192, 409, 656 and 969	812	53	Shali	53

AND WHEREAS out of the above landed properties, the Vendors have offered to the Purchasers for sale of **ALL THAT** piece or parcel of **shali land** measuring an area of **09 (nine) Decimals** out of 53 (fifty three) Decimals, comprised in L. R. Dag No. 812, appertaining to L. R. Khatian Nos. 124, 160, 192, 409, 656 and 969, J. L.



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No. 80, situate within District Registration Office Alipore, Additional District Sub-Registration Office Sonarpur, Mouza – Bade Hooghly, Police Station – Sonarpur, District – 24 Parganas (South), more specifically described in the **SCHEDULE** hereunder written and for the sake of brevity hereinafter referred to as the **SAID**

PROPERTY.

AND WHEREAS in the circumstances the respective share of the Vendors in the

Said Property is as follows:

Name of the Vendors	Share
Aarfina Bibi	1 Anna
Hannan Molla	2.54 Anna
Jaynal Molla	2.53 Anna
Aynal Molla	2.53 Anna
Ashmat Molla	2.53 Anna
Begam Bibi	1.17 Anna
Sahida Bibi	1.17 Anna
Rehana Bibi	0.316 Anna
Rafik Molla	0.443 Anna
Faidul Molla	0.443 Anna
Laltu Molla	0.443 Anna
Chhattu Molla	0.443 Anna
Ruksana Bibi	0.221 Anna



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Tumpa Bibi	0.221 Anna
Total	16 Anna =====

AND WHEREAS the Vendors have represented to the Purchasers as follows:

- a) **THAT** the Vendors are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
- b) **THAT** the Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Government or any Statutory Body.
- c) **THAT** the Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- d) **THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- e) **THAT** the Vendors have good right, full power, absolute authority and indefeasible title to agree to and grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- f) **THAT** no revenue, cess, tax or imposition in respect of the Said Property is due to the Government or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendors.



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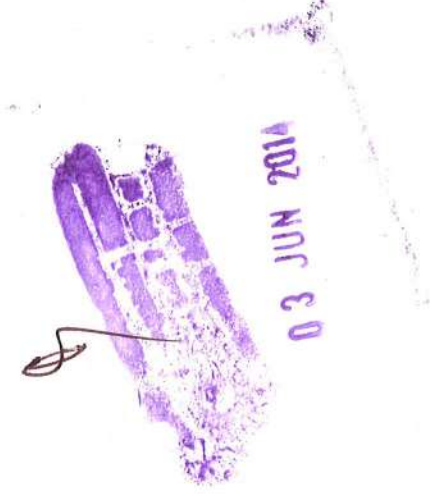
- g) **THAT** no person or persons whosever have/had/has ever claimed any right of preemption over and in respect of the Said Property or any part thereof.
- h) **THAT** no mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- i) **THAT** the Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- j) **THAT** the Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- k) **THAT** there is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property.
- l) **THAT** there is no other previous agreement for sale, development, transfer, lease etc. in respect of the Said Property with any person.
- m) **THAT** no person other than the Vendors has any right, title and interest of any nature whatsoever in the Said Property.



AND WHEREAS the Vendors have agreed to sell and the Purchasers, relying upon the aforesaid representations of the Vendors, has agreed to purchase the said property at or for a consideration of **Rs.10,90,900/- (Rupees ten lac ninety thousand nine hundred only)** free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisition or requisition whatsoever.

NOW THEREFORE THESE INDENTURE WITNESSETH and it is hereby recorded and declared that –

1. In the premises aforesaid and in consideration of the sum of **Rs.10,90,900/- (Rupees ten lac ninety thousand nine hundred only)** by the Purchasers to the Vendors paid at or before the execution of these presents (the receipt whereof the Vendors do hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendors do acquit release and forever discharge the Purchasers and the Said Property hereby conveyed and transferred unto and to the Purchasers) the Vendors do hereby grant sell, transfer, convey, assign and assure and confirm unto and to the Purchasers all their entirety of the right, title and interest in **ALL THAT** piece or parcel of **shali land** measuring an area of **09 (nine) Decimals** out of 53 (fifty three) Decimals, comprised in R. S./L. R. Dag No. 812, appertaining to L. R. Khatian Nos. 124, 160, 192, 409, 656 and 969, J. L. No. 80, situate within District Registration Office Alipore, Additional District Sub-Registration Office



Sonarpur, Mouza – Bade Hooghly, Police Station – Sonarpur, District – 24 Parganas (South), more specifically described in the **SCHEDULE** hereunder written and for the sake of brevity hereinafter referred to as the **SAID PROPERTY TOGETHER WITH** all appurtenances thereto or **HOWSOEVER OTHERWISE** the said property now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered described and distinguished **TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever and howsoever of the Vendors into or upon the said property **TOGETHER WITH** absolutely unobstructed and full right of egress and ingress, all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, boundary walls, benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND TOGETHER WITH** all deeds, patahs or evidences of title exclusively relating to or concerning the said property herein before granted conveyed or otherwise expressed so to be and every part thereof which now or at any time or times hereafter shall or may be in possession, custody or control of the Vendors or any other person or persons from whom the Vendor may procure the

