3614 I-3559 5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

(1)/14 of the ... exempt from or does not require stamp duty) duly stamped the Bengal stamp Amendment Act 1983. Schedule IA No. 2314 Fee Paid Rs. 814 P. Fee Rs. 4.50 Total 821

DEED OF CONVEYANCE

THIS DEED Of SALE is made this Sixteenth day of August, One thousand Nine hundred Ninety Four BETWEEN SK. NABI HOSSAIN, son of Late Sk. Isha Haque, by faith Muslim, by occupation Service, residing at Chakbagi, P.S. Bishnupur, District South 24-Parganas hereinafter called the "VENDOR" (which expression shall unless otherwise repugnant to the context be deemed to include his heirs executors, representatives, administrators and assigns) of the ONE PART AND M/S. WOODLAND COMPLEX PRIVATE LIMITED, a company having its registered office at 2, Rowland Road, Calcutta 700 020, hereinafter referred to as the "PURCHASER" (which expression unless otherwise repugnant to context be deemed to include its assignee, administrator, representatives) of the OTHER PART.

AND WHEREAS...

17220

Wood land complex

2 Rd Wood land

Calcutta Collectorate,
Treasury
12.8.94

5000/-
2000/-
5000/-
10/-

SK Nabi Hossain

Son/Wife of SK Dalahapu
of Chak Dagi
Thana— Bishnupur
Dist-South 24 Parganas
by Caste - Hindu/Muslim
Profession Cultivator

Purnendu Sekhar Samanta

Son/Wife of Panimal Samanta
3 Wood Street Cal-16
Thana— Bishnupur
Dist-South 24 Parganas
by Caste - Hindu/Muslim
Profession Cultivator

SK Nabi Hassan

CTI
109

SK Nabi Hassan

Purnendu SK & Samanta
S/o MR. Palimal Samanta.
3. Wood Street.
Calcutta - 16.

2000Rs.

INDIA NON JUDICIAL

२000रु.

Rs 2000

सत्यमेव जयते

भारत

दो हज़ार रुपये TWO THOUSAND RUPEES

AND WHEREAS ALL THAT piece and parcel of sali land, measuring .10 decimals comprised in R.S. Dag No.493, appertaining to R.S. Khatian No.49 of Mouja Bhasa, J.L. No.20, P.S. Bishnupur, District 24-Parganas morefully described in the schedule hereunder and hereinafter referred to as "THE SAID PROPERTY" AND WHEREAS originally the said property belonged to one Munshi Jaharuddin Molla AND WHEREAS in the cadestrial survey his name was properly recorded AND WHEREAS while he was exclusively possessing the said property by way of cultivation he transferred the same in favour of Jumma Maslid of Village Bhasa for religious purpose by way of Deed of Wakf-nama dated 21st day of July, 1945, executed by him and registered in the office of the Bishnupur sub-Registry in Book No.1 Volume no.28 pages 195 to 201, Being No.2825, for the year 1947

AND WHEREAS ...

17220

Calcutta Collectorate,
Treasury
12.8.94

Rs 5000/-
" 2000/-
" 500/-
" 10/-
7510/-

500Rs.

INDIA NON JUDICIAL

५00 रु. Rs 500

सत्यमेव जयते

भारत

पाँच सौ रुपये FIVE HUNDRED RUPEES

AND WHEREAS by virtue of the said transfer the said property became the property under the Wakf-Board in which the said Jumma Masjid became the Muttwali AND WHEREAS the said Muttawali was looking after the said property for and on behalf of the Wakf-Board AND WHEREAS in course of holding of the post of Muttwali the said Jumma Masjid died, AND WHEREAS after his death Muhammad Alimulla alias Gholam Mohammad Molla son of Late Jahruddin Molla, the VENDOR of this deed became the next Muttwali of the said Wakf-Estate and the mosque and while he was working and looking after the said property as Muttwali for and on behalf of the Wakf-Board and Mosquo AND WHEREAS for the purpose of renovation and repairing of the said mosque AND WHEREAS for the purpose of purchasing another property under

the ...

17220

Sold to [illegible]

Calcutta Collectorate,
Treasury

Date 28.12.24

5000/-

2000/-

500/-

100/-

75/-

28/12/24

Collector
Calcutta
Treasury

10 Rs.

दस रुपये

सत्यमेव जयते

भारत

INDIA

TEN RUPEES

१०रु.

10RS

said Mouja some money was required AND WHEREAS to collect the said money the said Muttwali considered it better to sell the said property AND WHEREAS for the said purpose the said Muttwali made an application before the Commissioner of Wakfs, West Bengal on 2.9.86 which was registered as Misc. Case No.21/74 AND WHEREAS the Ld. Commissioner of Wakf by his letter dated 9.9.1987 approved the proposal of selling of the said property given by the said Gholam Muhammad Molla alias Muhammad Alimulla AND WHEREAS the said Ld. Commissioner of Wakf directed the said Gholam Muhammad Molla alias Mohammad Ali Molla to sell the said property AND WHEREAS accordingly the said Gholam Mohummad Molla alias Mohammad Alimulla sold and transferred the said property by deed of sale dated 9.10.1987 against consideration paid by the Vendor of this deed AND WHEREAS Mohammad Ali Molla alias Gholam Mohammad Molla executed a deed

of ...

17220

Paid to [illegible] complex

[illegible]

Calcutta Collectorate,
Treasury

Date 12.8.94

1 — 5000/—
1 — 2000/—
1 — 500/—
1 — 10/—
— 7510/—

of sale in favour of the Vendor of this deed and the said deed was registered in the office of the Sub-Registrar at Bishnupur in Book No.1 Volume No.79 pages 245 to 252 Being no.5731 for the year 1987 and gave delivery of khas possession of the said property to the VENDOR of this deed AND WHEREAS after purchase the VENDOR of this deed has been possessing the said property by cultivation of paddy and by paying rent to the Government AND WHEREAS after the purchase of the said property by the Vendor of this deed the said property has been released from the Commissioner of the Wakf. Board and became the personal property of the Vendor of this deed as absolute sixteen annas owner and the said property became free from all encumbrances AND WHEREAS the Vendor ~~for the~~ in need of money for his personal affairs and as such to collect the said money the Vendor deciding to sell the said property, has declared to sell the same AND WHEREAS, the Purchaser gave offer to purchase the said property at a price of Rs.75,000/- AND WHEREAS the Vendor considering the said price as highest available market price agreed to sell said property to the purchaser AND WHEREAS accordingly the VENDOR agreed to sell the said property to the PURCHASER.

NOW THIS DEED WITNESSES THAT -

In pursuance of the said agreement and in consideration of the payment of the said sum of Rs.75,000/- as per Memo given hereunder the receipt of the Vendor hereby and hereunder admit and acknowledge. The vendor as sole beneficial owner does hereby grant, convey, sale, transfer, assign and assure unto and to the use of the said Purchaser free from all encumbrances ALL THAT the

said ...

said property and appertenances belonging thereto free from all encumbrances together with all trees, fences, edges, ditches, watercourse, right, liberty, previleges and easements granted whatsoever TO HAVE AND TO HOLD the said property hereby granted sold conveyed and transferred or expressed and intended so to be with there right ~~members~~ and appertenances unto and to the use of the Purchaser AND that Vendor doth hereby covenant with the Purchaser THAT NOTWITHSTANDING any act, deed or thing whatsoever by the Vendor or by any of his predecessor and ancestor in title, done or executed or knowingly suffered to the contrary to the Vendor now both good right full power and absolute authority and undeafeasible title to grant sell convey and transfer the said property hereby granted, sold, conveyed and transfer or expressed or intended so to be unto and to this use of the Purchaser AND THAT the purchaser shall at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents issues and profit thereof with any lawful eviction interruption claim or demand from or by this Vendor or any person or persons lawfully and equitably claiming from under and in trust for him and from or under any of his ancestor or predecessor in title AND THAT the said property which is hereby conveyed is free from all encumbrances, lien, lispendens, attachment and/or any scheme of the acquisition whatsoever upto this date AND THAT the Vendor has good and marketable title, right full power and absolute authority for convey the said property to the Purchaser in the manner aforesaid AND THAT the Vendor has given delivery of khas possession of the said property to the Purchaser AND THAT the Purchaser shall be entitled to enter upon and enjoy the said property and

the ...

the rents, assesses and profit thereof without eviction interference, interruption, whatsoever by or from this Vendor AND THAT the Vendor shall at his cost indemnified and keep the Purchaser indemnified against any lossess, damages, suffered by the Purchaser due want of title or existance of any charges, liens, lispendens and attachment of the said property AND FURTHERMORE THAT Vendor and all persons claiming through or under or in trust for the Vendor shall at all times hereinafter at the request and cost of the Purchaser shall do all such acts, deeds, deed of rectification in the manner or thing for more perfectly assigning the said property hereby granted conveyed sold or transferred unto and for the use of the Purchaser.

Schedule (referred to above)

SK. Nabi Hossain

ALL THAT piece and parcel of sali land measuring 0.10 (ten) decimals equivalent to 6 cottahs according to Bengali measurement, be the same a little more or less comprised in R.S. Dag No.493 appertaining to R.S. Khatian No.49 of Mouza Bhasa, J.L. No.20, P.S. Bishnupur, District South 24-Parganas annual rent .40 paise. The land used in agreculture purpose at present.

Memo of Consideration

Ale Payee Cheque No. 100779 "042102" Dated 16-8-1994 from Grindlays Bank, 41 Chowringhee Road, Calcutta in favour of Sk. Nabi Hossain of Rs. 75,000/- (Rupees Seventy five Thousand) only.

SK. Nabi Hossain

In Witness ...

In Witness Whereof the parties have set their hands on the day month and year first above written.

SIGNED, SEALED AND DELIVERED in the presence of : SK. Nabi Hassan

Witness :

1. ওয়াজালি ধরামী
ভাঃ

2. Kalyan Chakraborty
Alipore.
Cal. 27.

Drafted by :

Sasanka Naskar
Advocate. Alipore Judges Court
Cal-27

Typed by me.
Sasanka Bhowmick
(Sasanka Bhowmick),
Alipore Judges' Court,
Calcutta 700 027.

Book No. 1
Volume No.
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Being No. 85 / 3554
For the year 1994.

07.7.98

26.9.97