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पश्चिम बंगाल WEST BENGAL

1414502

A 390107

Additional District Sub-Registrar
Bishnupur (Salt Lake)

DEED OF CONVEYANCE

27 MAR 2008

THIS INDENTURE is made this 27th day of March. Two Thousand Eight **BETWEEN SAWKAT ALI LASKAR**, son of Ayub Ali Laskar, residing at Vill- Chakpanchuria, P.o.- Chakpanchuria, P.S. Rajarhat, District 24-Parganas (North), by faith. - Muslim, by occupation - Business, by Nationality - Indian Citizen, hereinafter called the "VENDOR" (which expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include his respective heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

W.C. Can

27/3/08

[Handwritten signature and date]
27/3/08

নং - 556
সন ও তারিখ - 04/02/2008
ক্রেতার নাম - A. Kaha
সাক্ষর - Adv. Kolkata High Court
মোট মূল্য - Rs 500/-
ভেডার -
বাহা 'মোট' উত্তর ২৪ পরগণা
ভেডার - শ্রী হারাম চন্দ্র দাশ
টি ডি নং -
তারিখ - 30.1.08
মোট মূল্য - 280,000/-
ক্রেতার অফিস - বারাসাত

Saukat Ali Laskar



VIC

3026

Saukat Ali Laskar



VIC

3027

Jahizuddin Molla



[Handwritten signature]

Tarak Nath Shaw
8fo dt. B. P. Shaw
Dasgupta
PO - R. Gopalpur
PS - Rajachal
2498 (N) Service

Additional District Magistrate
Midnapore (Sak) Asha

27 MAR 2008

A N D

(1) RDB BUILDERS PVT. LTD. (2) KIRTI ENCLAVE PVT. LTD. (3) SHREE BHOMIYA BUILDERS PVT. LTD. all Companies registered under Companies Act, 1956 having their registered office at – 3A, Auckland Place, 10 th Floor, Room No- 10B, Kolkata – 700017. being represented by its Director **MR. ALOK JHABAK**, by faith – Hindu, by occupation – Business, **(4) RAJNIKANT C DANI son of Late Chimanlal G Dani, (5) KIRTI R DANI** wife of Rajnikant C Dani **(6) ASHISH R DANI, son of Rajnikant C Dani** all residing at 5B, Sarat Bose Road, Lansdown Court, Flat No. 22, 4th floor, Kolkata- 700 020. by faith – Hindu, by occupation – Business, **(7) BLD CONSULTANCY SERVICES PVT. LTD.** a Company registered under Companies Act, 1956 having its registered office at 135, Canning Strret, 1st Floor, Kolkata – 700 001 being represented by its director Mr. Naresh Kumar Dalmia by faith – Hindu, by occupation – Business, **(8) ALFA VANIJYA PVT. LTD.** a Company registered under Companies Act, 1956 having its registered office at 493/C/A, G.T. Road (South), Howrah – 711 101 being represented by its director Mr. Ashok Kumar Drolia by faith – Hindu, by occupation – Business, hereinafter called the **“PURCHASERS”** (which expression shall unless otherwise excluded by or repugnant to the context or subject to be deemed to mean and include its heirs, nominees, successors in office) of the **SECOND PART.**

JAHIRUDDIN MOLLA, son of Jamiruddin Molla, residing at Vill and P.O. Chakpachuria, P.S. Rajarhat, District 24-Parganas (North), hereinafter called the **“CONFIRMING PARTY”** (which expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include its his, successors, administrators, legal representatives and assigns) of the **THIRD PART.**

AND WHEREAS by a Deed of Sale dated 12.12.1983, registered at the office of the Sub- Registrar Cassipure Dum Dum Copied in Book No. I, Being No. 11951 for the year 1983, same Kalu Molla sold and transferred 1.2547 Acar to Sekender Ali Molla,



Additional District Pro-
Mithanagar (Salt Lake)

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AND WHEREAS said Sekender ali Molla, recorded in his name during L.R. Operation, comprised in Dag Nos- 2328, 2332, 2333, 2334, 2335, 2336, 2340, 2341, 2370, 2371, 2451, 2452, and 2464 under L.R. Khatian No- 1120, at Mouza- Patharghata, J.L. No- 36, Under P.S. RajarHat, in the District of North 24-Parganas,

WHEREAS said Sekender Ali Molla, son of Kalu, was the recorded owner in respect of –
an area of 06.500 Satak out of 39.00 Satak comprised in R.S./L.R.Dag No.2332,
an area of 03.334 Satak out of 20.00 Satak comprised in R.S./L.R.Dag No.2340,
an area of 08.830 Satak out of 53.00 Satak comprised in R.S./L.R.Dag No.2341,
being total area 18.664 Satak along with other properties under L.R. Khatian No. 1120 at Mouza - Patharghata, J.L.No.- 36, P.S. Rajarhat, in the District of North 24-Parganas, by virtue of records of rights.

AND WHEREAS by a Deed of Sale dated 09.01.2008, registered at the office of the A.D.S.R.-Bidhannagar, (Salt Lack City), Copied in Book No. I, CD Volume No- 1, Page from 5145 to 5154, Being No. 00274 for the year 2008, said Sekender Ali Molla sold and transferred 18.700 Satak of said property to Sawkat Ali Laskar, the present Vendor i.e. ALL THAT piece or parcel of "Sali" land measuring an area 18.700 satak comprised in R.S./L.R.Dag Nos – 2332, 2340 and 2341 from L.R. Khatian No. 1120, at Mouza - Patharghata, J.L.No.- 36, P.S. Rajarhat, in the District of North 24-Parganas, by virtue of registered deed of Conveyance.

WHEREAS the present Vendor namely – SAWKAT ALI LASKAR, son of Ayub Ali Laskar, of Chakpanchuria is well seized and possessed of and sufficiently entitled to the "Sali" land measuring an area 18.700 Satak comprised in R.S./L.R.Dag Nos – 2332, 2340 and 2341, under L.R. Khatian No. 1120, at Mouza - Patharghata, J.L.No.- 36, P.S. Rajarhat, in the District of North 24-Parganas, by virtue of records of rights, by virtue of registered deed of Conveyance.



Additional District Officer
Maddur (Salt Lake)

27 MAR 2008

AND WHEREAS the Confirming Party entered into an Agreement with the Vendor to purchase the said property and whereas the Purchaser is the nominee of the Confirming Party and the Confirming Party request the Vendor to execute the registered Deed of Conveyance in respect of the said property in favour of the Purchaser to which the Vendor agrees.

AND WHEREAS the Vendor has agreed to sell and the Confirming party has agreed to confirm and the Purchaser has agreed to purchase all that piece and parcel of "Sali" land measuring an area **18.700 Satak** comprised in comprised in R.S./L.R.Dag Nos - **2332, 2340 and 2341**, under L.R. Khatian No. **1120**, at Mouza - Patharghata, J.L.No.- 36, P.S. Rajarhat, in the District of North 24-Parganas, more fully and particularly described in the Schedule hereunder written, hereinafter called the said property at or for the consideration of **Rs.14,14,500.00/-** (Rupees Fourteen Lakh Fourteen Thousand Five Hundred) only.

AND WHEREAS the Confirming Party confirms the said document by being a party hereto and executing these presents.

NOW THIS INDENTURE WITNESSETH as follows:

I. That in pursuance of the said AGREEMENT and in consideration of the said sum of **Rs.14,14,500.00/-** (Rupees Fourteen Lakh Fourteen Thousand Five Hundred) only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor at or before execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchasers as well as the said LAND and/or the entirety of the right title interest of the Vendor into or upon the said LAND hereby intended to be sold, transfer and conveyed) the Vendor hereby indefeasibly grant, sell, transfer, convey, assign and assure unto the Purchasers piece and parcel of land measuring about 18.700 Satak comprised in R.S./L.R.Dag Nos - 2332, 2340 and 2341 under L.R. Khatian No. 1120, at Mouza - Patharghata, J.L.No.- 36, P.S. Rajarhat, in the District of North 24-Parganas, (more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as



Additional District Engineer
Mithanagar (Salt Lake)

27 MAR 2008

the said LAND) absolutely and forever, free from all encumbrances, charges, liens, lispens, claims, demands, mortgages, leases, licenses, liabilities, trust, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispens, whatsoever free from all encumbrances and charges OR HOWSOEVER OTHERWISE the said LAND or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient and other light all years court-yards areas sewers, drains ways, water courses, ditches, fences, paths and all manner of former and other rights, liberties, easements, privileges, walls fences, advantages, appendages and appurtenances whatsoever to the said LAND or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said LAND and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of the vendor into or upon and in respect of the said LAND or any and every part thereof herein comprised and hereby sold, granted and transferred TOGETHER WITH all deeds patthas muniments and evidences of title which in anywise exclusively relate to or concern the said lands or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any persons or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said LAND hereby granted sold, conveyed, transferred, assigned, assured or expressed or intended so to be with all right and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever free from all encumbrances, charges, liens, claims, demands, mortgages, leases, licences, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispens whatsoever.

II. AND the Vendor doth hereby covenant with the Purchasers that the Vendor alone is absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said LAND and every part thereof, free



ADDITIONAL DISTRICT SALT TOLLS
BIDHANANUR (Salt Lake Office)

27 MAR 2008

from all encumbrances, charges and liabilities of whatsoever nature AND that the Vendor doth hereby covenant with the Purchasers that they have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said LAND hereby granted, sold, conveyed, transferred, assigned and assured or expressed or by reason whereof the Vendor may or can be prevented from granting, selling, conveying, assigning and assuring the said LAND or any part thereof in the manner as aforesaid.

III. AND THAT NOTWITHSTANDING any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawfully owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said LAND hereby granted, sold, conveyed, transferred, assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendor now has in himself good right full and absolute power to grant sell, convey, transfer, assure and assign the said LAND hereby granted, sold, conveyed, transferred, assigned and assured or expressed so to be unto and to the use of the Purchasers in the manner and on the conditions aforesaid AND THAT the Vendor has duly made over physical possession of the said LAND to the Purchasers herein and the Purchasers have received and accepted the same without any dispute, demands or claim whatsoever against the Vendor in respect of the nature and/or occupancy comprised in the said LAND.

IV. AND THAT the Purchasers shall and may at all times hereafter at their own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any persons or persons lawfully or equally claiming form under or in trust for the Vendor AND THAT the Purchasers shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the cost and expenses of the Vendor well and sufficiently saved defended and



Additional District Sub-Registrar
Bidhanagar Salt Lake

27 MAR 2008

kept harmless and indemnified of from and against all manner of former or other estates encumbrances, charges, liens, claims, demands, mortgages, leases, licences, liabilities, trusts, attachments, executions, prohibitions, restrictions, easements and lispensens whatsoever suffered or made or liabilities created in respect of the said LAND by the Vendor or by any persons or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise AND THAT all rates taxes and other impositions and/or outgoings payable in respect of the said LAND unto the date of hereof has been paid by the Vendor.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of "SALI" land measuring an area **18.700 Satak (Eighteen Point Seven Zero Zero Satak)** comprised in R.S./L.R.Dag Nos - **2332, 2340 and 2341** Under L.R. Khatian No. **1120**, at Mouza - Patharghata, J.L.No. - 36, P.S. Rajarhat, in the District of North 24-Parganas, Touzi No. 172, R.S. No. 225, under Additional District Sub-Registration office at BidhanNagar, (Salt Lack City) within the local jurisdiction of Patharghata Gram Panchayet together with all easement rights and all right appertaining thereto.

(1)	R.S./L.R. <u>DAG NO.</u>	NATURE <u>OF LAND</u>	KHATION <u>NO L.R.</u>	TOTAL <u>AREA</u>	SOLD <u>AREA</u>
	2332	Sali	1120	39.00 satak (Six point Five Zero Zero Satak)	06.500 Satak

- :: The Plot of land is bounded as under :: -

-: R.S./L.R.DAG NO. 2332 :-

ON THE NORTH: Dag No- 2332, ON THE SOUTH: Dag No- 2349 & 2350
ON THE EAST: ~~2331~~ & 2331, ON THE WEST: Dag No- 2341,
2329

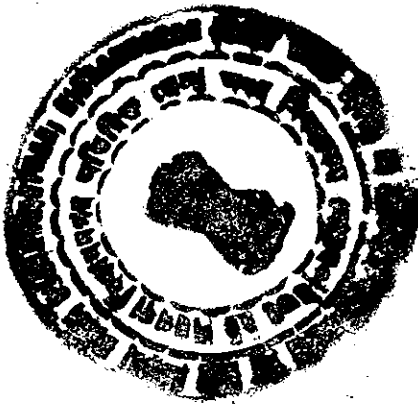
(2)	R.S./L.R. <u>DAG NO.</u>	NATURE <u>OF LAND</u>	KHATION <u>NO L.R.</u>	TOTAL <u>AREA</u>	SOLD <u>AREA</u>
	2340	Sali	1120	20.00 satak (Three point Three Five Zero Satak)	03.350 Satak

-: The Plot of land is bounded as under :: -

-: R.S./L.R.DAG NO. 2340 :-

ON THE NORTH: Dag No- 2340, ON THE SOUTH: Dag No- 2344,
ON THE EAST: 2341, ON THE WEST: Dag No- 2339,

Sarakat H. Lakshmi



ASSISTANT DISTRICT MAGISTRAR
Ridhannagar (Salt Lake)

27 MAR 2008

(3)	R.S./L.R. DAG NO.	NATURE OF LAND	KHATION NO L.R.	TOTAL AREA	SOLD AREA
	2341	Sali	1120	53.00 satak	08.850 Satak

(Eight point Eight Five Zero Satak)

-::The Plot of land is bounded as under:: -

:- R.S./L.R.DAG NO. 2341 :-

ON THE NORTH: Dag No- 2341,

ON THE SOUTH: Dag No- 2342,& 2343,

ON THE EAST: 2332,

ON THE WEST: Dag No- 2341,

IN WITNESSETH WHEREOF the parties hereto put their signature on the day month and year first above written.

SIGNED AND DELIVERED
in presence of following

WITNESSES:

1.

Root
(SANTOSH KUMAR ROOT)
3A, Auckland place, Kolkata - 17

2. Torralc Nath Shaw

Dasodoo
PO - R. Gopalpur
PS. Rajarhat
24 Pgs (N)

Saukat Ali Laskar
SIGNATURE OF THE VENDOR

Zahiruddin Molla

SIGNATURE OF THE CONFIRMING PARTY

MEMO OF CONSIDERATION

RECEIVED the total consideration amounting **Rs.14,14,500.00/-**
(Rupees Fourteen Lakh Fourteen Thousand Five Hundred) only from the
withinnamed Purchasers in full in the following manner:

By AC/Payee Chague no 809589
Bank of Baroda Barui'pur Branch on
26/3/08

Rs - 14,14,500.00/-

WITNESSES:

1. Sanjosh Kumar Bant.

2. Tavaralnariksham

Saukat Ali Laskar

SIGNATURE OF THE VENDOR

Zahiruddin Molla

SIGNATURE OF THE CONFIRMING PARTY

**Read over and Explained by
Me in Bengali.**

Drafted by:

Amarendra Kala

**AMARENDRA KALA
(ADVOCATE)**

**Kolkata High Court
W.B. 480/79.**



Additional District Sub-Registrar
Akhannagar (Salt Lake)

27 MAR 2008

SPECIMEN FORM FOR TEN FINGERPRINTS



Aron Zhabay

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Abdum

Abdum

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Kish R Davis

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Huson

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



Additional District Sec-
Machanur (Sal) ~~_____~~

27 MAR 2006

SPECIMEN FORM FOR TEN FINGERPRINTS



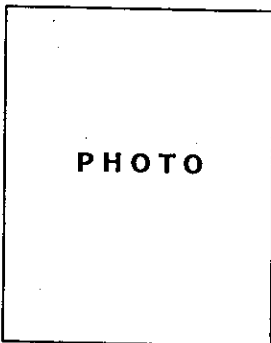
Devin

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

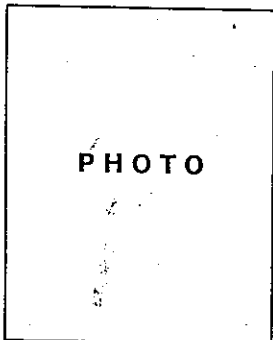


Ashok Kumar Dalia

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



ASSTANT DISTRICT MGR. [REDACTED]
Mishanagar (Salt Lake [REDACTED])

27 MAR 2008



[Handwritten signature]
Additional District Magistrate
Bihar (Salt Lake)

27 MAR 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-04329 of :2008
(Serial No. 03511, 2008)

On 27/03/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 12.28 on :27/03/2008, at the Private residence by Sawkat Alli Laskar, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :27/03/2008 by

1. Sawkat Alli Laskar, son of Ayub Ali Laskar, Chakpanchuria, Thana Rajarhat, By caste Muslim, by Profession :Business

2. Jahiruddin Molla, son of Jamiruddin Molla, Chakpanchuria, Thana Rajarhat, By caste Muslim, by Profession :-----

Identified By Tarak Nath Shaw, son of Late B. P. Shaw Dasodrone North 24 Pgs Thana: Rajarhat, by caste Hindu, By Profession :Service.

Name of the Registering officer :Nurul Amin Khan
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/04/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955: Court fee stamp paid Rs.-10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 15554/- on:01/04/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-1414500/-

Certified that the required stamp duty of this document is Rs 70725 /- and the Stamp duty paid as: Impressive Rs- 500


Deficit stamp duty

Deficit stamp duty : Rs 70250/- is paid by the draft no. :621651, Draft date:25/03/2008, Bank name:STATE BANK OF INDIA, Shakespeare Sarani, recieved on :01/04/2008.

Name of the Registering officer :Nurul Amin Khan
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal



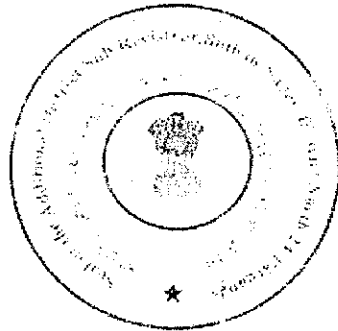


[Handwritten Signature]
Additional District Magistrate
Maddur (Salt Lake)

- 1 APR 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 4
Page from 16517 to 16531
being No 04329 for the year 2008.



(Nurul Amin Khan) 02-April-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal