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भारतीय गैर न्यायिक

भारत INDIA

₹. 500

FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIAN NON JUDICIAL

सत्यमेव जयते

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 383479

Additional District Sub-Registrar  
Bishnupur (Salt Lake)

27 MAR 2008

**DEED OF CONVEYANCE**

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-Farganas (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 this respective heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

me. Cur

dt 27/3/08

27/3/08  
27  
[Signature]

4287

নং -

সন ও তারিখ - 29/12/07

কর্তার নাম - A. Kala

সাক্ষর - Adv. High Court Kolkata

চালান মূল্য - Rs. 500/-

ভেঙার -

*Washed*

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

ভেঙার - শ্রী হারান চন্দ্র সাধু

টি, ডি, নং -

তারিখ -

17.12.07

মোট চালান মূল্য -

120/-

স্টেশনারী অফিস - বারাসাত

Sardar Ali Laskar



3026 vic

Sardar Ali Laskar



vic

3027

Jahiruddin molle



*[Handwritten signature]*

Tarak Nath Shaw  
S/o Mr. B. P. Shaw  
Dasojon  
PO - R. Gopal Pur  
PS - Rajachhat  
24th (N)  
Service

Additional District Magistrate  
Bhiddannagar (Salt Lake)

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, 4<sup>th</sup> 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, 1<sup>st</sup> 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.**

**WHEREAS** some Anowar Ali Laskar, son of late Ahad Ali Laskar, is the recorded owner in respect of -  
an area of **16.50** Satak out of 33.00 Satak comprised in R.S./L.R.Dag No.**2346**, along with other properties under L.R. Khatian No. **1121**, 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 27.08.07, registered at the office of the D.S.R.-II, Barasat, Copied in Book No. I, Being No. 8510 for the year 2007, said Anowar Ali Laskar sold and transferred **08 cottah 08 chitaks**



Additional District S.D.O. -  
Mithanapur (Salt Lake)

27 MAR 2008

i.e. **14.03** Satak of said property to SAWKAT ALI LASKAR, the present Vendor i.e. ALL THAT piece or parcel of "Sali" land measuring an area **14.03 Satak** comprised in R.S./L.R.Dag No - **2346** from L.R. Khatian No. **1121**, 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 **14.03 Satak** comprised in R.S./L.R.Dag No - **2346**, from L.R. Khatian No. **1121**, 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. **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 **14.03 Satak** comprised in comprised in R.S./L.R.Dag No - **2346**, under L.R. Khatian No. **1121**, 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.10,62,500.00/-** (Rupees Ten Lakh Sixty Two 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.10,62,500.00/-** (Rupees Ten Lakh Sixty Two 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,



Additional District Muz. Officer  
Mithannavar (Salt Lake Circle)

27 MAR 2008

transfer, convey, assign and assure unto the Purchasers piece and parcel of land measuring about **14.03 Satak** comprised in R.S./L.R.Dag No - **2346** from L.R. Khatian No. **1121**, 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 the said LAND) absolutely and forever, free from all encumbrances, charges, liens, lispendens, claims, demands, mortgages, leases, licenses, liabilities, trust, attachments, acquisitions, requisitions, executions, prohibitions, restrictions, easements and lispendens, 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 appurttenances 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 lispendens whatsoever.



Additional District SSG-  
Bikannur (Salt Lake)

27 MAR 2008



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 from all encumbrances, charges and liabilities of whatsoever nature AND that the Vendor and each one of them doth hereby covenant with the Purchasers that he has 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 revive 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 kept harmless and



*[Handwritten signature]*

ADDITIONAL DISTRICT DEPT. SECRETARY  
KARNATAKA (Salt Dept)

27 MAR 2008

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 **14.03 Satak (Fourteen Point Zero Three Satak)** comprised in R.S./L.R. Dag Nos. **2346** under L.R. Khatian No. **1121** 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.

<u>R.S./L.R.</u>	<u>NATURE OF LAND</u>	<u>KHATION NO L.R.</u>	<u>TOTAL AREA</u>	<u>SOLD AREA</u>
<u>DAG NO.</u>				
2346	Sali	1121	33.00 satak	14.03 satak

(Fourteen point Zero Three Satak)

-:: The Plot of land is bounded as under :: -  
-: R.S./L.R.DAG NO. 2346 :-

ON THE NORTH: R.S. Dag No- 2344, ON THE SOUTH: R.S. Dag No- 2348,  
ON THE EAST: R.S. Dag No- 2343, ON THE WEST: R.S. Dag No- 2345,  
and D.B. Road.

**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. Santosh Kumar Dant.  
3A, Auckland place, Kol-17

*Saukat Ali Laska*

SIGNATURE OF THE VENDOR

2. Tarak Nath Shaw  
Dason  
PO - R. Gopalpur.  
PS. Rajarhat  
2498 (N)

*Zahiruddin Molla*

SIGNATURE OF THE CONFIRMING PARTY

Santosh Kumar Dant



Additional District Magistrate  
Mithanagar (Saj) 2006

27 MAR 2006

**MEMO OF CONSIDERATION**

**RECEIVED** the total consideration amounting to **Rs.10,62,500.00/-**  
(Rupees Ten Lakh Sixty Two Thousand Five Hundred) only from the  
withinnamed Purchasers in full in the following manner:

BY A/c Paye Cheque NO 809588

Bank of Baroda Barcipur Branch  
on 26/3/08

Rs- 10,62,500.00

**WITNESSES:**

1. Sanjosh Kumar Dant.

2. Tarak Nath Shaw

Sanjosh Kumar Dant

**SIGNATURE OF THE VENDOR**

Tarak Nath Shaw

**SIGNATURE OF THE CONFIRMING PARTY**

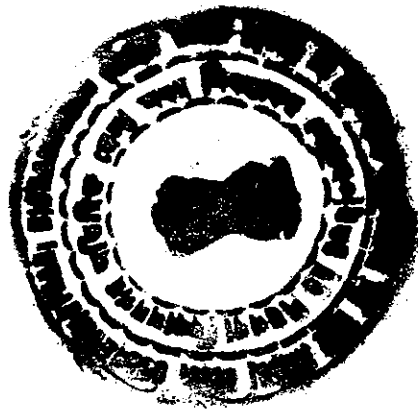
**Read over and Explained by  
Me in Bengali.**

**Drafted by :**

Amarendra Kala

**AMARENDRA KALA  
(ADVOCATE)**

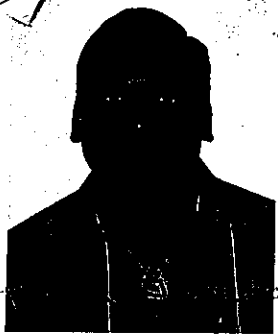
**Kolkata High Court  
W.B. 480/79.**



Additional District Magistrate  
Maddur (Salt Lake)

27 MAR 2008

## SPECIMEN FORM FOR TEN FINGERPRINTS



Aron Shabari

<b>Left Hand</b>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<b>Right Hand</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Abdullahi

Abdullahi

<b>Left Hand</b>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<b>Right Hand</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Kishi R. Dawu

Kishi R. Dawu

<b>Left Hand</b>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<b>Right Hand</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Amusa

Amusa

<b>Left Hand</b>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<b>Right Hand</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



ADDITIONAL DISTRICT MAGISTRATE  
MADHESHPUR (SALT RANGE)

27 MAR 2006

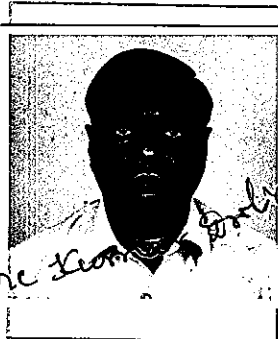


## SPECIMEN FORM FOR TEN FINGERPRINTS



*B. Balu*

<b>Left Hand</b>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<b>Right Hand</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

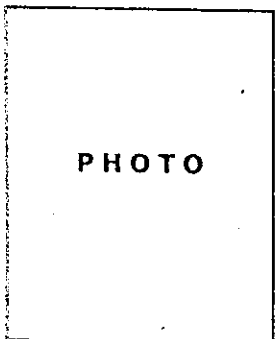


*Ashok Kumar Dola*

<b>Left Hand</b>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<b>Right Hand</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<b>Left Hand</b>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<b>Right Hand</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<b>Left Hand</b>	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
<b>Right Hand</b>	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Additional District Magistrate  
Maddur (Salt Lake)

27 MAR 2008





MARJIONDA DISTRICT HSE-2008  
PANGKALAN (Sal) 1000 000

27 MAR 2008

**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
Endorsement For deed Number :I-04333 of :2008  
(Serial No. 03513, 2008)

On 27/03/2008

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

Presented for registration at 12.48 on :27/03/2008, at the Private residence by Sawkat Ali Laskar, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :27/03/2008 by

1. Sawkat Ali 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) = 11682/- on:01/04/2008.

Certificate of Market Value(WB PUVI rules 1999)

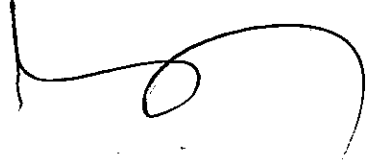
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-1062500/-

Certified that the required stamp duty of this document is Rs 53125 /- and the Stamp duty paid as: Impressive Rs- 500

Deficit stamp duty

Deficit stamp duty : Rs 52650/- is paid by the draft no. :621649, 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

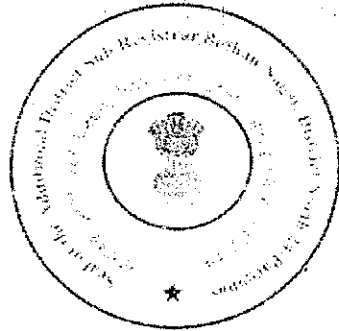


ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ಸರ್ಕಾರ (ಸಾ) ಸಚಿವರು

- 1 APR 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 16583 to 16595  
being No 04333 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