

P 11486

P05633



157  
 29.07  
 500  
 26050  
 26050  
 52600

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A 367586

Stamp duty of Rs. 26050/- + 26050/-  
 has been realised on 2/9/07  
 as per Banker's Cheque / 787610, 787608  
 Bank Draft No. \_\_\_\_\_  
 Date 2/9/07 of \_\_\_\_\_

Stampable under Rule 21 of the  
 Rules 5 (1) of W.B.L.R. Act 1954  
 duly Stamp under the Indian  
 Stamp Act 1899 Subsequently  
 amended Schedule I.A. No. \_\_\_\_\_  
 Fees Paid.

D. S. R. - II  
 Magistrate, North 24-Parganas

Magistrate u/s I (B)  
 North 24-Parganas  
 (D. S. R. - II)

03 SEP 2007

M/V 167/800

A 7095

Magistrate u/s I (B)  
 North 24-Parganas  
 (D. S. R. - II)

13 AUG 2008

**DEED OF CONVEYANCE**

THIS INDENTURE is made this 3rd day of September

Two Thousand Seven BETWEEN (1) ANSAR ALI LASKAR, son of late Ahammad Ali laskar, (2) MUKTAJAN BIBI, wife of late Ahammad Ali laskar alias Ahmed Ali Laskar, (3) JOHARA BIBI, wife of late Mojammel Haque, (4) JARINA BIBI, wife of Mansur Ali Molla, and (5) LAL BANU BIBI, wife of Jamal Uddin Molla. All the Vendors no.- (1), (2) and (4) are residing at Patharghata, P.O.- Patharghata, Police Station - Rajarhat, Kolkata - 700135, in the District of North 24-Parganas, Vendor no.- (3) is residing at Jatragachi, P.O.- Ghuni, P.S.- Rajarhat, Kolkata - 700059, in the District of North 24-Parganas, and Vendor no.- (5) is residing at Mahammadpur, P.O.- Kadampukur, P.S.- Rajarhat, Kolkata - 700135, in the District of North 24-

AA 11561  
 11561  
 2800  
 4000  
 11600  
 11600



Deficit Stamp Duty of Rs. 7095  
has been paid on 13-8-08  
as per Misc. Receipt No. 3362 Page 2 of 9  
dated .....

Stamp  
13-8-08

Parganas. All the vendors are by faith – Muslim, and Vendor no.- (1) is by occupation – Businessmen, and Vendors no.- (2) to (5) are by occupation – Housewife, all are by Nationality – Indian Citizen, hereinafter called the “**VENDORS**” (which expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include their respective heirs, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

**AND**

**(1) RDB BUILDERS PVT. LTD., (2) KIRTI ENCLAVE PVT. LTD., (3) SHREE BHOMIYA BUILDERS PVT. LTD.,** all the Companies are registered under Companies Act, 1956 having their registered office at – 3A, Auckland Place, 10th 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 are residing at 5B, Sarat Bose Road, Lansdown Court, Flat No. 22, 4<sup>th</sup> floor, Kolkata- 700020, 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 – 700001 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 and successors in office) of the **SECOND PART**.

Deficit Stamp duty of Rs. 3227.11  
has been paid on 13-8-08  
as per Bank's Cheque No. 599337  
Bank Draft No. 7/8/08 of Beghona



17567

L.T. 9

*Handwritten signature and notes*



17568

L.T. 9

*Handwritten signature and notes*



17569

Saukat Ali Laskar

man sur ali molla  
Sopt. Makbul ali molla  
P. 8  
District - North 24 Parganas  
by Caste - Hindu/Muslim/Christian  
by Profession

*Handwritten notes and signatures at the bottom left*

*Handwritten mark or signature*

Registrar n/s I (A)  
North 24-Parganas  
(B. R. R. U)  
03 SEP 2007

**A N D**

**SAWKAT ALI-LASKAR**, son of Ayub Ali Laskar, residing at Vill-Chakpanchuria, P.O.- Chakpanchuria, P.S. Rajarhat, Kolkata – 700059, in the District of North 24-Parganas, by faith – Muslim, by occupation - Business, by Nationality - Indian Citizen, 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 heirs, successors, administrators, legal representatives and assigns) of the **THIRD PART.**

**WHEREAS** vendors nos (1) to (5), namely - (1) Ansar Ali Laskar, (2) Muktajan Bibi, (3) Johara Bibi, (4) Jarina Bibi, (5) Lal Banu Bibi, are jointly the recorded owners in respect of a total-area of 23.00 Satak out of 23 Satak comprised in R.S./L.R.Dag No.2348, and area of 12.00 Satak out of 12 Satak comprised in R.S./L.R.Dag No.2349 being total area **35.00**-Satak along with other properties under L.R. Khatian No. 2594, 2595, 2596, 2597, and 2598. respectively 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** the Confirming Party entered into an Agreement with the Vendors to purchase the said property and whereas the Purchasers are the nominee of the Confirming Party and the Confirming Party requests the Vendors to execute the Registered Deed of Conveyance in respect of the said property in favour of the Purchasers to which the Vendors agree.

**AND WHEREAS** the Vendors have agreed to sell and the Purchasers have agreed to purchase all that piece and parcel of “SALI” land measuring **35.00 Satak** comprised in R.S./L.R. Dag Nos. **2348 and 2349**, under L.R. Khatian Nos. **2594, 2595, 2596, 2597, and 2598**. respectively at Mouza - Pathartghata, 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.10,51,600.00/-**-(Rupees Ten Lakhs Fifty One Thousand And Six Hundred) only.



*[Handwritten signature]*

Magistrate Judge Y (C)  
North 24th Avenue  
(U.S. District)

03 SEP 2007

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

**AND WHEREAS** the purchasers have agreed mutually to purchase the said undivided land with share of 12% each to the purchaser No.(1 to 6) and 14% each to the purchaser No.(7 & 8) above, thus become the owner of the said undivided land by virtue of this Sale Deed.

**NOW THIS INDENTURE WITNESSETH** as follows :

I. That in pursuance of the said AGREEMENT and in consideration of the said sum of **Rs.10,51,600.00/-** (Rupees Ten Lakhs Fifty One Thousand And Six Hundred) ~~only~~ of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before execution of these presents (the receipt whereof the Vendors and each one of them 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 ✓ and interest of the Vendors into or upon the said LAND hereby intended to be sold, transfer and conveyed) the Vendors hereby indefeasibly grant, sell, transfer, convey, assign and assure unto the Purchasers piece and parcel of land measuring about **35.00 Satak** comprised in R.S./L.R. Dag Nos. **2348 and 2349**, under L.R. Khatian Nos. **2594, 2595, 2596, 2597, and 2598**, respectively 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, 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,



A

Engineer G/S Y (A)  
North 24-Parganas  
(U. A. B. S. B.)

03 07 2007



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 vendors 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 Vendors or any persons or persons from whom the Vendors 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 lispensens~~ whatsoever.

II. AND the Vendors each one of them doth hereby covenant with the Purchasers that the Vendors alone are absolute and lawful owners 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 Vendors and each one of them 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 Vendors may or can be prevented from granting, selling, conveying, assigning and assuring the said LAND or any part thereof in the manner as aforesaid.~~



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সংস্কৃত নং ১ (১)  
North 24-Parganas  
1/1/1/1-70  
'03 2007 2007

III. AND THAT NOTWITHSTANDING any act deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawfully owners 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 Vendors now have in themselves 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 Vendors have 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 Vendors 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 Vendors or any persons or persons lawfully or equally claiming form under or in trust for the Vendors 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 Vendors well and sufficiently saved defended and 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 Vendors or by any persons or persons lawfully and equitably claiming from under or in trust for the Vendors 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 Vendors.



*[Handwritten signature]*

Secretary (W/B) (A)  
North 24 Parganas  
(J. B. L. C. B.)  
03 SEP 2007

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of "SALI" land measuring **35.00 Satak** comprised in R.S./L.R. Dag Nos. **2348 and 2349**, under L.R. Khatian No. **2594, 2595, 2596, 2597, and 2598** respectively 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 Bidhan Nagar, (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. DAG NO.</u>	<u>NATURE OF LAND</u>	<u>KHATIAN NO. L.R.</u>	<u>TOTAL AREA</u>	<u>SOLD AREA</u>
2348	Sali	2594 to 2598	23 satak	23.00 satak
2349	Sali	2594 to 2598	12 satak	<u>12.00 satak</u> <u>35.00 Satak</u>

(Thirty Five point Zero Zero Satak)

**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. *[Handwritten signature]*  
*[Handwritten text]*

*[Handwritten signatures and stamps]*  
**SIGNATURE OF THE VENDORS**

2. *[Handwritten signature]*  
*[Handwritten text]*

*[Handwritten signature]*  
**SIGNATURE OF THE CONFIRMING PARTY**



*Handwritten signature*  
Registrar of Companies  
North 24 Parganas  
103, ...  
103 ...

**MEMO OF CONSIDERATION**

**RECEIVED** the total consideration amounting to **Rs.10,51,600.00/-** (Rupees Ten Lakhs Fifty One Thousand And Six Hundred) only from the withinnamed Purchasers in full in the following manner:

Standard Chartered Bank  
Branch - 19, N.S. Rd. Kal- 01.

Ch. No - 496797 dt - 03/09/07  
Amount Rs. 10,51,600/-

**WITNESSES :**

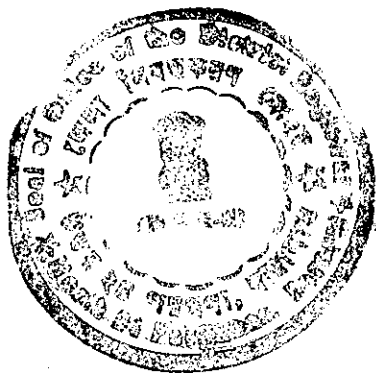
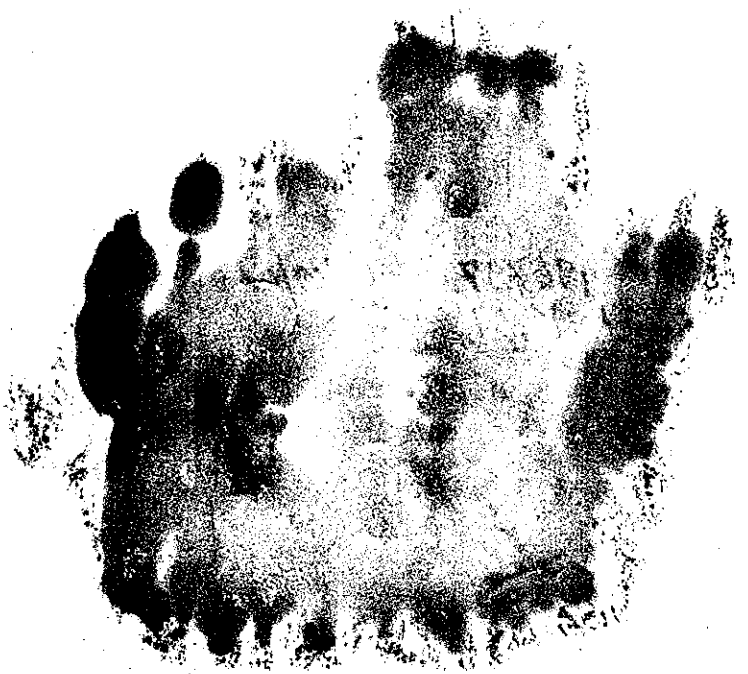
1. *[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

2. Md. Mahabub  
of Jalgaon

**SIGNATURE OF THE VENDORS**

*Saukat Ali Laskar*  
**SIGNATURE OF THE CONFIRMING PARTY**

Drafted by :  
*A. Kala*  
**AMARENDRA KALA**  
(ADVOCATE)  
Kolkata High Court  
W.B. 480/79.














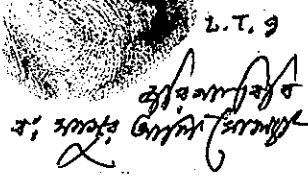








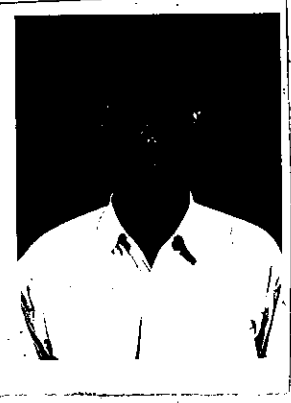








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Registrar u/s 7 (2)  
North 24-Parganas  
U. & L. O.

103 SEP 2007



PAGE NO. ....  
SPECIMEN FORM FOR TEN FINGERPRINTS

SL NO.	Signature of the Executants/Presentants					
	 জাহ্নাবাবি					
		Little	Ring (Left Hand)	Middle	Fore	Thumb
						
		Thumb	Fore (Right Hand)	Middle	Ring	Little
			 L.T. 9 			
Little	Ring (Left Hand)			Middle	Fore	Thumb
						
Thumb	Fore (Right Hand)			Middle	Ring	Little
	 Sawkat Ali Khan					
		Little	Ring (Left Hand)	Middle	Fore	Thumb
						
		Thumb	Fore (Right Hand)	Middle	Ring	Little




































*[Handwritten signature]*

Registrar o/s Y (A)  
North 24-Parganas  
(A. B. B. B.)

03 SEP 2007

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants						
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	

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*Handwritten signature in Devanagari script*

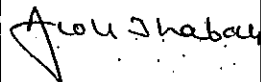








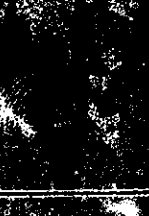

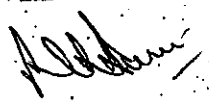










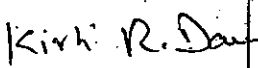












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Registrar o/s I (B)  
North 24-Parganas  
G.A.A.A.D.  
03 SEP 2007

*[Handwritten text]*  
No. 109/24110  
4

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants						
A							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							
							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							


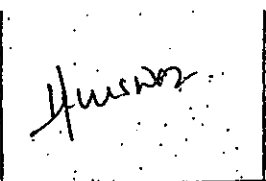





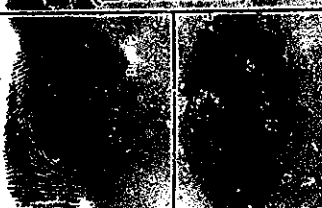



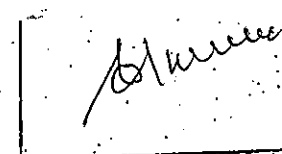

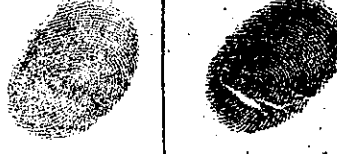








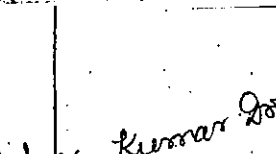











Signature of I (S)  
North 24-Parganas  
J. K. S. S.

03 SEP 2007

\*\*\*\*\*  
 P. NO. -  
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**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the Executants/ Presentants						
 <i>Ypu</i>	 <i>Ypu</i>						
		Little	(Left Hand)		Fore	Thumb	
							
		Thumb	(Right Hand)		Ring	Little	
 <i>Ypu</i>	 <i>Ypu</i>						
		Little	(Left Hand)		Fore	Thumb	
							
		Thumb	(Right Hand)		Ring	Little	
 <i>Ypu</i>	 <i>Ypu</i>						
		Little	(Left Hand)		Fore	Thumb	
							
		Thumb	(Right Hand)		Ring	Little	

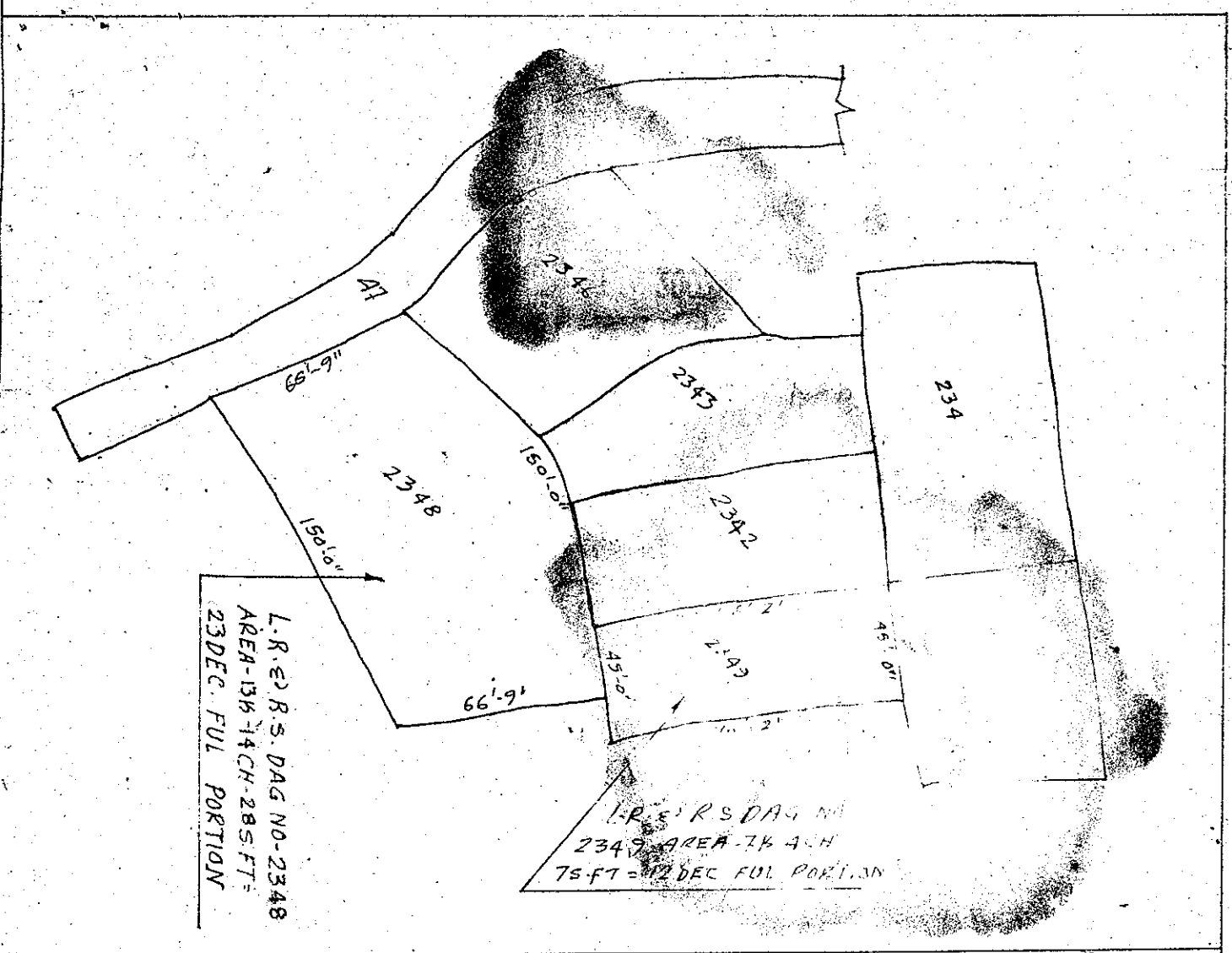


*L*

Subdivisional Magistrate (S) (A)  
North 24-Parganas  
(B. L. L.-1)

03 SEP 2007





SITE PLAN OF A LAND WITH L.R. & R.S. DAG NO  
 2348, 2349 L.R. KHATIAN NO-1151, MOUZA PATHARGHA-  
 TA, J.L. NO-36, TOUZI NO-172, R.S. NO-225, P.S. RAJA-  
 RHAT, DIST. 24 PGS.(N), SOLD BY-ANSAR ALI  
 LASKAR & 4 OTHERS

AREA STATEMENT

TOTAL AREA OF L.R. DAG NO-2348 = 23 DEC.  
 AREA PURCHASED OF L.R. DAG NO-2348 = 23 DEC.  
 AREA: 13K-14CH-28S.FT. R.S. DAG NO - 2348  
 TOTAL AREA OF L.R. DAG NO-2349 = 12 DEC.  
 AREA PURCHASED OF L.R. DAG NO-2349 = 12 DEC.  
 AREA: 7K-4CH-7SFT. R.S. DAG NO 2349

Handwritten signature and name in Hindi: *गोविन्द प्रसाद*  
 L.T. 9  
 23/12/14

Handwritten signature and name in Hindi: *मिर्जा अली*  
 L.T. 9  
 23/12/14  
 SIG. OF VENDOR



Secretary to Government  
Bihar & Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 6278 to 6293  
being No 05633 for the year 2008.



(X) 11 November 2008  
District Sub-Registrar  
Office of the D.S.R. NORTH 24-PARGANAS  
West Bengal