

107517

112

209920

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

127000

A 185353

admissible under Rule 21 & s/ 5 (1) of W. B. L. R. Act. Stamp Act 1899 Subsequently amended Schedule I.A.

deficit Stamp Duty of Rs. 2120/- has been realised on Bank Draft No. 976704

Registrar North 24 Parganas

S - 100
B.D. - 1130
4230
A9 24-10
H - 18
M.B. 4
956-4
4621
22/11/06

Registrar North 24 Parganas (S. R. II)

20 OCT 2006 D. S. R. - II

Convey/K-100

CONVEYANCE

Dist. Sub-Registrar North 24 Parganas Barasat
20
22/11/06
127000/-
4621
25500
505

THIS INDENTURE made on this 20th day of October Two Thousand and Six BETWEEN (1) CHAYRA BIBI wife of Late Enat Ali Molla, (2) YAKUB MOLLA, (3) JUMMAN MOLLA, (4) MOSLEM MOLLA all sons of Late Enat Ali Molla, (5) NEHERJAN BIBI wife of Late Islam Molla, (6) KHADEM ALI MOLLA, (7) SIDDIQUE ALI MOLLA, (8) RAZZAK ALI MOLLA all sons of Late Islam Molla, (9) BANU BIBI wife of Nur uddin Phali (10) LALBANU BIBI wife of Moksed Ali, (11) GOLBANU BIBI wife of Mainuddin Molla, (12) SARBANU BIBI wife of Soleman Molla, all are

has been realised on 2.11.06
is per Banker's Cheque Nilit 205 NO - 16738 20.10.06
Bank Draft No 975909
Date 20.10.06
Nager Bazar
25200
25500

2 451 10/10/06

নং 451 জা
ফ্রেজার নাম...
নাম...
টাকার মূল্য... 100 টাকা মাত্র
স্বাক্ষর...
বিধান নগর (সেন্ট্রেল সার্টি)
এ. ডি. এল. বার, অফিস

ARUN KR. BHOWMICK
ADVOCATE
HIGH COURT, KOLKATA

চালান নং
মোট টাকার ক্রয় তার... 21 SEP 2006
এই চালান নং-এ মোট কত টাকা
টাকার পরিমাণ... 308000
ক্রয়কারীর নাম...
ভেণ্ডার... দিতা দত্ত



presented for Registration on the 20th day of October 2006 at... of the Sadar Registration Office at Barasat by... of the Executant / Claimant

- 1) mostem molla
- gumman molla
- jealumb molla
- chharyan zib
- sofwolf Enatali molla
- Wij...
- khodan ali molla
- Siddique ali molla
- Rabzaekali molla
- Selt...

মোস্টেম মোল্লা

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

12 0 OCT 2006

মোস্টেম মোল্লা

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3401

হুয়া হুয়া হুয়া

3402

হুয়া হুয়া হুয়া

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

12-0 OCT 2006

P.T.O

by faith – Muslim, by Occupation – Cultivation and Housewife, residing at Kalikapur, Police Station – Rajarhat, in the District of 24-Parganas (North), all are Indian Citizen, hereinafter called the **VENDORS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

A N D

ARCH GRIHA NIRMAN PRIVATE LIMITED, a limited company, registered under the Companies Act, 1956, represented its Director **KAILASH CHAND SARAOGI** son of Sri Mohan Lal Saraogi, having its office at 99A, Park Street, 5th Floor, Kolkata – 700 016, hereinafter called the **PURCHASER**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS by virtue of records of right, Enat Ali Molla, was well seized and possessed of or otherwise well and sufficiently entitled to the pieces and parcels of *sali* lands measuring an undivided share area of (i) 00.66 Decimal out of 08 Decimal comprised in R.S. & L.R. Dag No. 1226, (ii) 02.83 Decimal out of 34 Decimal comprised in R.S. & L.R. Dag No. 1227, being total area 03.49 Decimal under L.R. Khatian No. 106, at Mouza – Kalikapur, Police Station – Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS after the death of Enat Ali Molla his wife Chayra Bibi, four sons Yakub Molla, Jumman Molla, Moslem Molla, Islam Molla (Since deceased) and four daughters Banu Bibi, Lalbanu Bibi, Golbanu Bibi, Sarbanu Bibi, became the owners of the aforesaid land by virtue of succession.

3403

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3404

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3405

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3406

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3407

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3408

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Banu Zibi
W/O Nuruddulhali

Lalbanu Zibi
W/O Moksedali

Rafbanu Zibi

W/O Mainuddin Hella

Sarbanu Zibi

W/O Sohan Hella
District - North 24 Parganas
by Caste - Hindu/Muslim/Christian
by Profession

Cultivator + Planter

Handwritten signature of the Registrar.

Registrar u/s 7 (B)
North 24 Parganas
(D. S. R-II)

12.0 OCT 2006

P.T.O

4

AND WHEREAS after the death of Islam Molla his wife Neherjan Bibi, three sons Khadem Ali Molla, Siddique Ali Molla, Razzak Ali Molla, became the owners of his share in the aforesaid land by virtue of succession.

AND WHEREAS Chayra Bibi, Yakub Molla, Jumman Molla, Moslem Molla, Neherjan Bibi, Khadem Ali Molla, Siddique Ali Molla, Razzak Ali Molla, Banu Bibi, Lalbanu Bibi, Golbanu Bibi, Sarbanu Bibi, the Vendor Nos. 1 to 12 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an undivided share area of (i) 00.66 Decimal out of 08 Decimal comprised in R.S. & L.R. Dag No. **1226**, (ii) 02.83 Decimal out of 34 Decimal comprised in R.S. & L.R. Dag No. **1227**, being total area **03.49** Decimal under L.R. Khatian No. **106**, at Mouza - Kalikapur, P.S. Rajarhat in the District of 24 Parganas (North).

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the Said Plot, of land measuring an undivided share area of **03.49** Decimal comprised in R.S. and L.R. Dag No. **1226**, **1227**, under L.R. Khatian No. **106**, more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 84,600/-** (Rupees Eighty Four Thousand Six Hundred) only.

NOW THIS INDENTURE WITNESSETH THAT:

1. In pursuance of the said agreement and in consideration of the said sum of **Rs. 84,600/-** (Rupees Eighty Four Thousand Six Hundred) only paid by the Purchaser to the Vendors at or before the execution of these presents (receipts whereof the Vendors do hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and



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আপনার নাম

আপনার ঠিকানা



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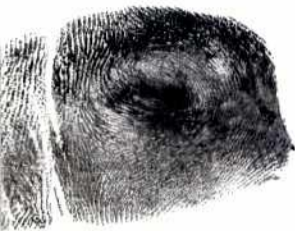
মোহাম্মদ আলী
 মোহাম্মদ আলী
 P. S. ...
 District — North 24-Parganas
 by Caste - Hindu / Muslim / Christian
 by Profession ...

আপনার নাম
 আপনার ঠিকানা
 আপনার ...
 আপনার ...

Registrar u/s 7(a)
 North 24 Parganas
 (D. S. B-5)
 20 OCT 2006

acquit the Purchaser and the Said Plot), the Vendors do hereby grant, sell, transfer, convey, assign and assure unto the Purchaser the Said Plot i.e. **ALL THAT** the piece or parcel of *sali* land admeasuring an undivided share area of **03.49** Decimal comprised in R.S. and L.R. Dag No. **1226, 1227**, under L.R. Khatian No. **106**, at Mouza Kalikapur, P.S. Rajarhat in the District of 24 Parganas (North), more fully and particularly described in the **SCHEDULE** hereunder written and delineated in the map or plan annexed hereto and bordered **RED** thereon and hereinbefore as well as hereafter called "the **SAID PLOT**" **OR HOWSOEVER OTHERWISE** the Said Plot now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the Said Plot or in anywise appertaining thereto or any part thereof held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into upon or in respect of the Said Plot or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person 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 Plot and all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or

2/11/06



9055

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২/১১/০৬



9056

কিছু কিছু কথা
২/১১/০৬



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District - North 24 Parganas
by Prof...

Registrar u's T (II)
North 24 Parganas
(D. S. R-II)
20 OCT-2006

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Registrar u's T (II)
North 24 Parganas
(D. S. R-II)
= 2 NOV 2006

intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever.

II. THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the Said Plot and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;
- ii) **AND THAT** notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Plot and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;
- iii) **AND THAT** the Said Plot and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of them is now free from all encumbrances, demands, claims,




Registrar u/s 7 (B)
North 24 Parganas
(D. S. R.H.)

20 OCT 2006

8

bargadars, charges, liens, attachments, vestings, leases, lispendens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the Said Plot from under or in trust for the Vendors;

- iv) **AND THAT** the Vendors have, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the Said Plot to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser;
- v) **AND THAT** the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the Said Plot and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;
- vi) **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of their predecessors-in-title or any person lawfully or equitably claiming as aforesaid;



Registrar U.S.T. (00)
North 24 Parganas
(D.S.D.E.)

20 OCT 2006

- ↙
- vii) **AND THAT** the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargadars, vestings, attachments, lispendens, uses, debutters, trusts, claims and demands of any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the Said Plot or any part thereof;
- viii) **AND ALSO THAT** the Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the Said Plot or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the Said Plot and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid as shall or may be reasonably required;
- ix) **AND ALSO THAT** the Vendors 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 the Said Plot and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title.



Registrar u/s 7 (B)
North 24 Parganas
(D.S.R.-II)

20 OCT 2006

SCHEDULE
(Said Plot)

ALL THAT the piece or parcel of *sali* land measuring an undivided share area of **03.49** Decimal comprised in R.S. and L.R. Dag No. **1226, 1227**, under L.R. Khatian No. **106**, at Mouza - Kalikapur, P.S. Rajarhat, within the limit of Patharghata Gram Panchayet, Addl. District Sub-Registrar Office Bidhannagar and according to the Record of Rights finally published the Said Plot is comprised at Pargana - Kalikata, J.L. No. 40, R.S. No. 126, Touzi No. 10, in the District of 24 Parganas (North).

R.S. & L.R. Dag No.	Total Land Area	Sold Area	Nature of Land
1226	08 Decimals	00.66 Decimal	Sali
1227	34 Decimals	02.83 Decimal 03.49 Decimal	Sali

The said plot of land is butted and bounded as follows: -

BOUNDARY OF R.S. and L.R. DAG NO. 1226

ON THE NORTH : R.S. & L.R. Dag No. 1225.
ON THE SOUTH : R.S. & L.R. Dag No. 1229.
ON THE EAST : R.S. & L.R. Dag No. 1232.
ON THE WEST : R.S. & L.R. Dag No. 1227.

BOUNDARY OF R.S. and L.R. DAG NO. 1227

ON THE NORTH : R.S. & L.R. Dag No. 1223 & 1225.
ON THE SOUTH : R.S. & L.R. Dag No. 1228.
ON THE EAST : R.S. & L.R. Dag No. 1226.
ON THE WEST : R.S. & L.R. Dag No. 1212 & 1213.



Registrar No 7 (20)
North 24 Parganas
(D.S.R.-II)

12 0 OCT-2006

2

IN WITNESS WHEREOF, the VENDORS have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the VENDORS at Kolkata in presence of:

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1. Handwritten signature in blue ink.

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2. Handwritten signature in blue ink.



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SIGNATURE OF VENDORS

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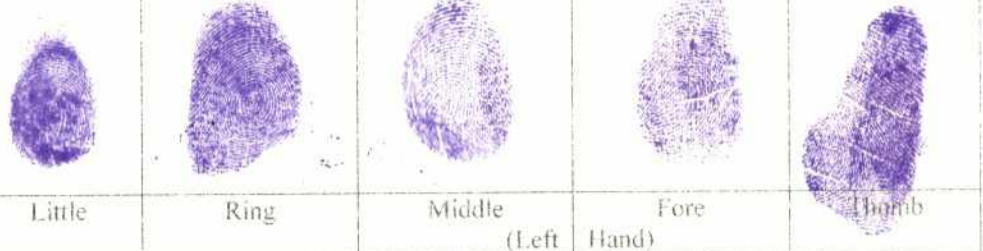


MC
Registrar u/s 7 (B)
North 24 Parganas
W. B. S. P.-II
12 0 OCT 2006

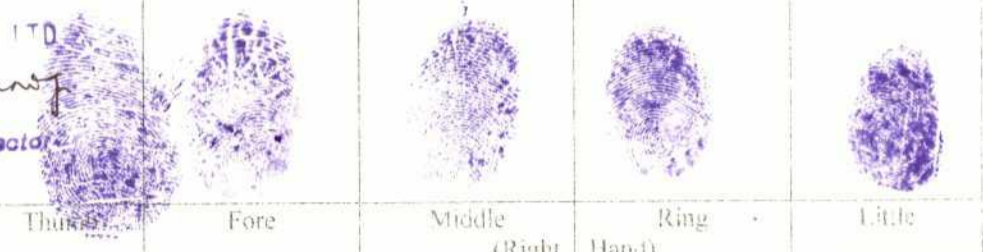
SPECIMEN FORM TEN FINGER PRINTS

12

Sr. No. Signature of the executants and/or purchaser Presentants



For ARCH GRIHA NIRMAN PVT LTD
Kailash Chaudhary
Director



Kailash Chaudhary



6/1/2015
6/1/2015



6/1/2015













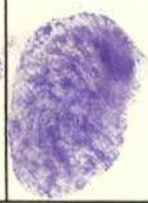


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Registrar a.s.T (II)
North 24 Parganas
(D. S. R-II)

20 OCT 2006

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908









N. B. -
LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED:
[Signature]

	LH.					
	RH.					

ATTESTED:
[Signature]

	LH.					
	RH.					

ATTESTED:
[Signature]






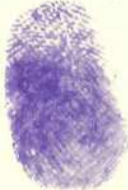

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Registrar u/s 1 (II)
North 24 Parganas
(D. S. R-II)

'20 OCT-2006


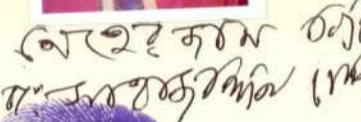








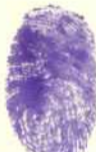

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908


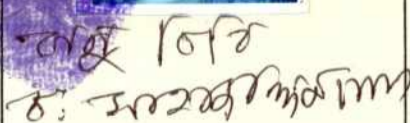










N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 	LH.					
	RH.					

ATTESTED :

 	LH.					
	RH.					

ATTESTED :

 	LH.					
	RH.					

ATTESTED :



h
Registrar u/s 7 (a)
North 24 Parganas
(D. S. R.-II)

20 OCT 2006

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 சிவசுந்தர சிவசுந்தர	LH.					
	RH.					

ATTESTED:

	LH.					
	RH.					

ATTESTED:

சிவசுந்தர சிவசுந்தர

 சிவசுந்தர சிவசுந்தர ப. - சிவசுந்தர சிவசுந்தர	LH.					
	RH.					

ATTESTED:

THE DISTRICT REGISTRY
NORTH 24 PARGANAS
GOVERNMENT OF WEST BENGAL




Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

20 OCT 2006

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

28
UNDER RULE 44A OF THE I.R. ACT 1908

**N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS**

 <i>Handwritten signature and text</i>	LH.					
	RH.					

ATTESTED :

PHOTO	LH.					
	RH.					

ATTESTED :

PHOTO	LH.	<i>Handwritten text and stamp</i>				
	RH.					

ATTESTED :

OFFICE OF THE DISTRICT REGISTRAR
NORTH 24 PARGANAS



Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

20 OCT-2006

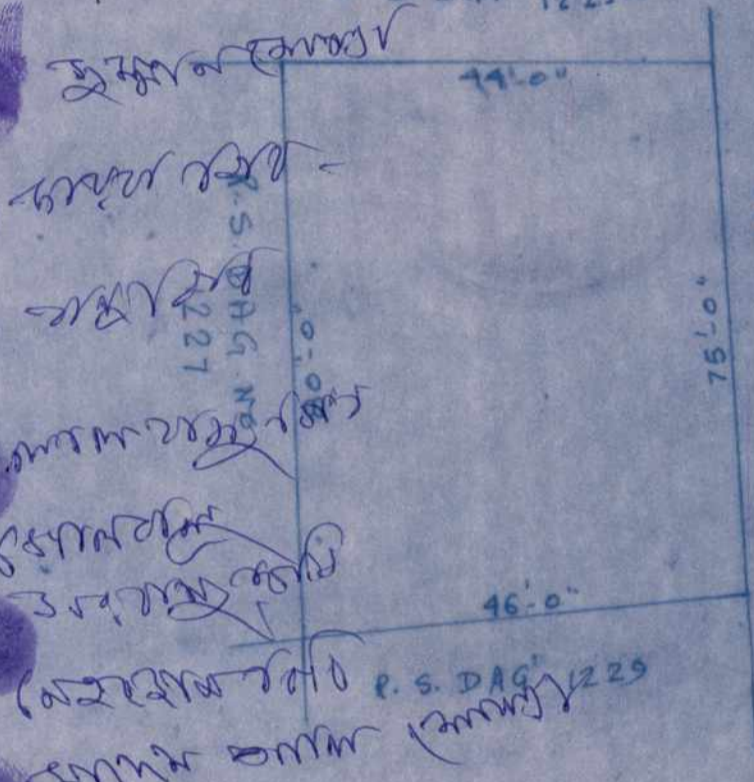


LAND PLAN PART OF R 5 DAG NO 1226
 RS KHATIAN NO _____ L.R. KHATIAN NO _____
 NAME OF MOUZA KALIKAPUR J.L. NO. 40
 RESA NO 143 P.S. RAJARHAT
 DIST N 24 PARGANAS - SCALE 20:1"

PL. NO.	NAME OF VENDOR	NAME OF YENDEE	AREA
A			04.5 DC.
B		काशीनाथ काशी	01 DC.

Handwritten text in Hindi: काशीनाथ काशी

R.S. DAG. 1225



Handwritten text in Hindi: काशीनाथ काशी
 काशीनाथ काशी

LEGEND - UNDIVIDED PART OUT OF 08 DECIMAL
 OF P.S. RAJARHAT DIST N 24 PARGANAS
 SHOWN THUS



DRAWN BY
 S.K. MONDAL
 SURVEYOR



Registrar of the District
North 24 Parganas
West Bengal

[Handwritten signature]

✓
Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)
20 OCT 2006

For the year 2005-06
27
09920
R.P.



LAND PLAN PART OF R.S. DAG NO 1227
 R.S. KHATIAN NO
 NAME OF MOUZA KALIKA PUR.
 RESA NO 143
 J.L. NO. 40
 P.S. RAJARHAT
 DIST-N 24. PARGANNA. SCALE 20' = 1"

PL. NO.	NAME OF VENDOR	NAME OF VENDEE	AREA
A			10 DC.
B			07'43
C			02 DC

Consistent copy

1/20/1797/12/2

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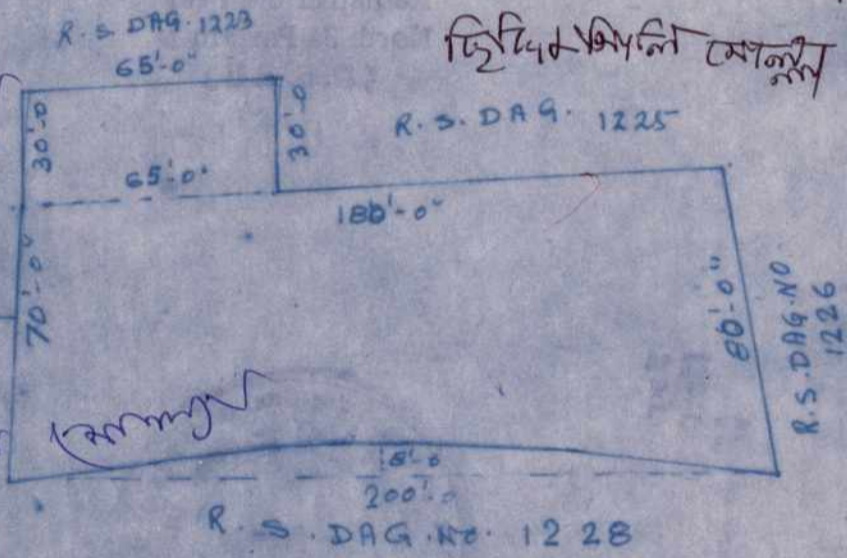
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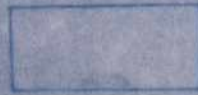
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LEGEND - UNDIVIDED SHAR. OUT OF 34 DECIMAL
 COMPRISING 02'00 DECIMAL OF PLOT NO 1227
 SHOWN THUS.





Registrar u/s 7 (a)
North 24 Parganas
(D. S. R-II)

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Volume No. 22
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of the year 2005

Registrar u/s 7 (a)
North 24 Parganas
(D. S. R-II)



2

MEMO OF CONSIDERATION

Paid by


Rs. 84,600/-





Rs. 84,600/-

(Rupees Eighty Four Thousand Six Hundred) only.

Witness:

1. 


2. 





(Handwritten text in Bengali script, likely names of witnesses)

SIGNATURE OF VENDORS

Drafted by: -


ARUN KUMAR BHAUMIK (Advocate)
 Kolkata High Court
 Registration No.905/1983
 63/21, Dum Dum Road, Kol-74
 Surer Math, Dial 2529-2531.

(Handwritten text in Bengali script)
 ১৯৮৫ চন্দ্রনাথ চন্দ্রনাথ
 কলকাতা হাইকোর্ট

(Handwritten text in Bengali script, likely names of vendors)



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29/10/2007