



Government of West Bengal
Office of Additional District Magistrate & District Land & Land Reforms Officer
South 24 Parganas
New Treasury Building (8th & 9th Floor), Alipore
Kolkata - 700 027.

Memo No. 51 A (C) / 17 / 4876 /P/15/

Dated: 31-05-2015

To : Li Tai Choi
Village : 119/2B Matheswartala Road,
P.O :
P.S :
District : Kolkata - 700 046,

Sub : Your application dated 3.3.15 praying for changing of character of land from one class to another.

In terms of the provisions laid down in Section 4C of the WBLR Act, 1955 as amended up to date read with provisions of rule 5A of W.B.L.R rules, 1965 permission is hereby accorded to you for conversion of land one class to another as noted in the schedule - I below with effect from this date subject to the terms and conditions as noted in schedule - II.

SCHEDULE - I

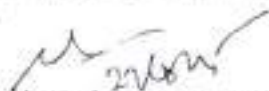
Schedule of lands specially demarcated in the site plan for which conversion is allowed vide Case no. 17 /2015 Office of the B.L & L.R.O, A.T.M Kasba, South 24 Parganas.

Mouza with J.L. No & P.S	Khatian No		Plot No		Classificati-on as per R.O.R	Total area of the plot in acres	Area allowed to convert in acres	Classification of land to which conversion is allowed .
	R.S	L.R	R.S	L.R				
Mouza - Rajapur J.L. No. - 23 P.S - Survey Park	484 487 491 493 496 499 502 525 528 531 534 538 ↙ ↘	1002 ↙	Beel	12.36	5 Caltah (8.25-dec).	Bastu

SCHEDULE - I

Terms and conditions for conversion

- a) That the order directing change, conversion or alteration is without prejudice to any of the provisions of Chapter - IIB of the W.B.L.R Act.
- b) That the order directing change, conversion or alteration is without prejudice to the provision of sub-section (3) of section 6 of the West Bengal Estates Acquisition Act, 1953 (West Bengal Act. I of 1954).
- c) That where the land is situated within any urban agglomeration within the meaning of the urban land (Ceiling & Regulation) Act., 1976 (33 of 1976), the order directing change, conversion or alteration is without prejudice to the provisions of the said act.
- d) That where the land is situated within the jurisdiction of a Development authority constituted under the West Bengal Town and Country (Planning and Development), Act, 1979 (West Ben. Act XIII of 1979), the order directing change, conversion or alteration is without prejudice to the provisions of the said act.
- e) That where the land is situated within the area of East Kolkata wetlands as defined in the East Kolkata Wetlands (Conservation and Management) Act, 2006 (West Ben. Act VII of 2006), the order directing change, conversion or alteration is without prejudice to the provisions of the said Act.
- f) That where the object change of conversion is to use the land for a purpose for which approval Or permission or license from an appropriate authority is necessary, the order directing change conversion or alteration is subject to obtaining such approval or permission or license from such authority as soon as the order granting changing or conversion as sought for is made.
- g) That where the application relates to permission for change, conversion or alteration of any land having water body, the order directing change, conversion or alteration is subject to creation of compensatory water body or equal or large size of such water body within a period of 90 days from the date of issue of the order granting change, conversion or alteration as sought for is made.
- h) The land Revenue shall be determined as per sec. 23 of the W.B.L.R Act, 1955 as amended up to date and
- i) Conversion is allowed However necessary no-objection / approval from the concerned authorities must be obtained as required for such project.

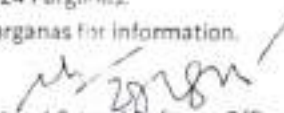

Collector U/s 4C of the W.B.L.R Act, 1955
And
District Land & Land Reforms Officer
South 24 Parganas,

Memo No. S1A(C)/17 / 4876/1(3) /P/15/

Dated: 31.08.15

Copy forwarded to :

1. The S.D.I & L.R.O, Alipore Sadar South 24 Parganas for information and necessary action.
2. The Block Land & Land Reforms Officer, A.T.M Kasba, South 24 Parganas.
3. The Revenue InspectorG.P, South 24 Parganas for information.


District Land & Land Reforms Officer
South 24 Parganas,

18/132/mut/Addl. D.L. & L.R.O. / T.M. at Kasba / 99 dt:- 8-7-99

Form--A

A Certificate of Mutation

To Sri. Li Tai choi, s/o Li chin cheng, 119/3B, Matheswarfatta
(Name and address of the applicant) Road, P.S. - Tiljala
cal-46.

Reference 709/99

He/She is informed that his/her name has been mutated in respect of the land described in the schedule below :

The Schedule

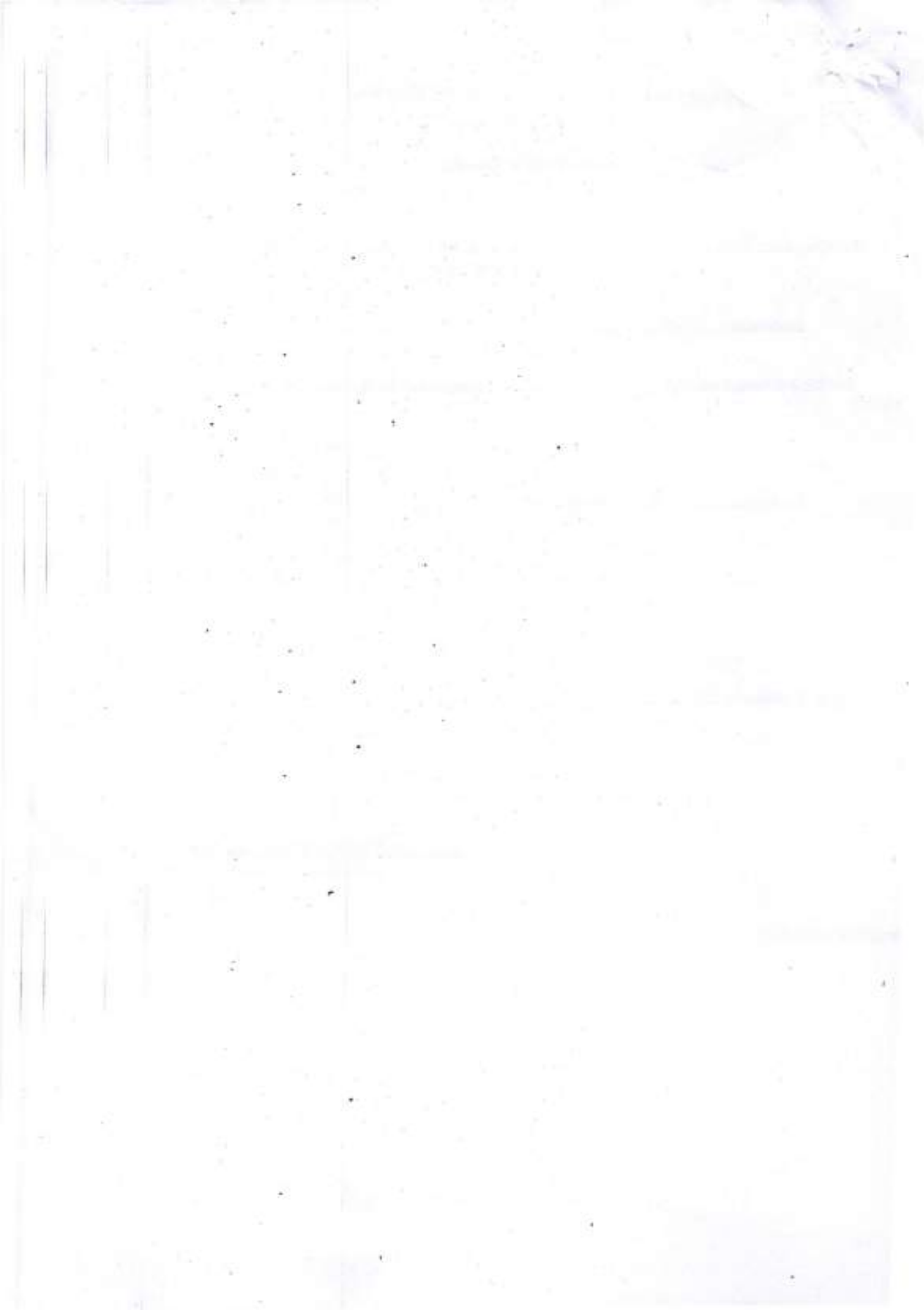
- 1. District 24 Parganas (S)
- 2. Police Station Kasba
- 3. Mouza Rayapur
- 4. J. L. No. 33
- 5. Khatian No. R.S. 484, 487, 491, 493, 496, 499, 502, 505, 525, 528, 531, 534, 538.
- 6. Plot No. R.S. 1002
- 7. Area 05 k



8 classification: - Bil.
(as per R.O.R.)

[Signature] 3/8/99
Prescribed Authority u/s 50 of the West Bengal
Land Reforms Act, 1955

Copy forwarded to :-





Handwritten scribbles and numbers, possibly '28/11/95' and '12/11/95'.

Section 3 (a) of the W. B. Provisions of 1952
Validation of Instruments Act 1952
Serial No. entered at Rs. 25,500/-
of dated 28th day of Nov 1995

00AA 885427

Subscribed and signed by me
Sri Sisir Dutta

Handwritten notes: Rs. 5-50/-, 28.11.95, 28.11.95, 28.11.95

THIS INDENTURE made this 28th day of November
One Thousand Nine Hundred and Ninety Seven BETWEEN (1) SRI
PARTHA SOMA son of Sri Chittaranjan Soma, (2) SMT. MAHUA SOMA
Daughter of Sri Chittaranjan Soma, both by faith Hindu, by
Occupation Business, both of 49/58, P.G.M. Shah Road, P.S.
Jadavpur, 1st. Floor, Calcutta - 700 033, both represented
by their Constituted Attorney SRI SISIR DUTTA, son of Late
Sukumar Dutta, by faith Hindu, by Occupation Business, of
49/58, P.G.M. Shah Road, P.S. Jadavpur, Calcutta - 700 033,
duly appointed by a General Power of Attorney dated 19.12.95,
registered at the Office of the A.D.C.R. III at Alipore and
recorded in Book No. IV, being Dec. 206, for the year 1995,

A 2189/-
14 28/-
E 7/-
M 4/-
2228/-

Dr. Nelloff (h) 17/1/97
Sold to British
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Postmark: 19/1/97



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20/10 - 3rd of ...
30/10 - 4th of ...
11/11 - 5th of ...

Stamp: 19/1/97

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P.S. ...

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Sub E.P.
V.C.T.
11/11

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Business ...
19/1/97

Stamp: 19/1/97

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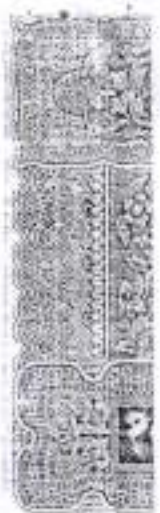
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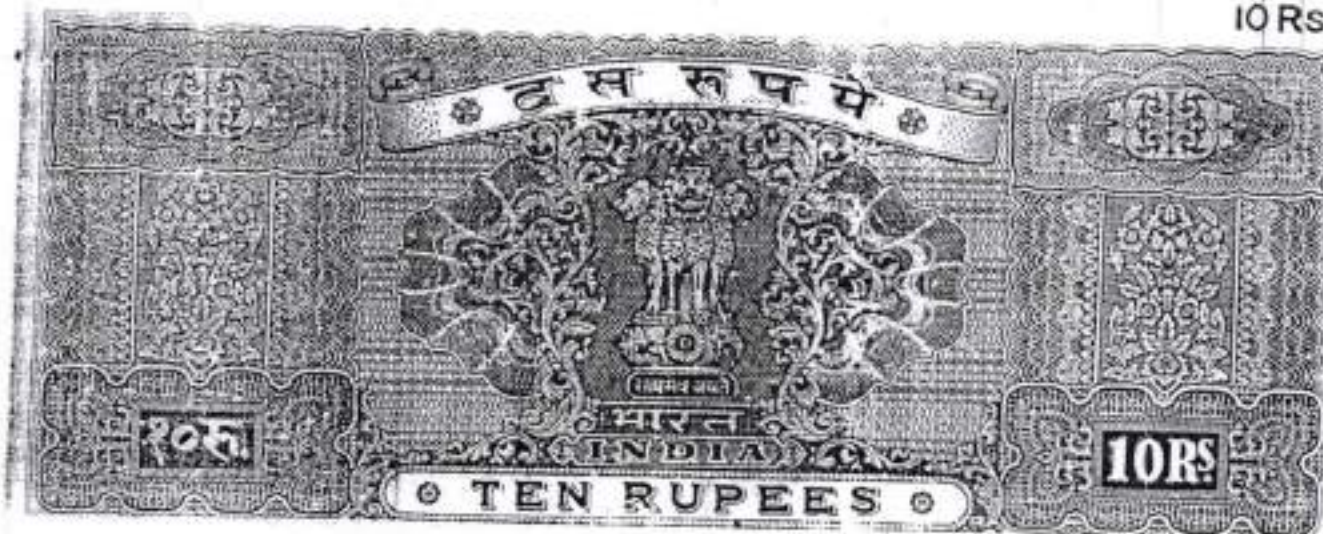
- 3 -

Kumar Roy Chowdhury, Roma Roy Chowdhury, Manasi Mitra, Lalit
 Kumar Roy Chowdhury, Smt. Nilima Roy Chowdhury, Smt. Tripti
 Ghosh, Smt. Supti Majumder, Smt. Dipti Palit, Smt. Samapti Ghosh,
 Subindra Kumar Roy Chowdhury, Alok Kumar Roy Chowdhury, Ashim
 Kumar Chowdhury, Smt. Mira Roy Chowdhury, Smt. Shyamali Gupta, Smt.
 Anurupa Roy Chowdhury, Kalidash Roy Chowdhury, Somnath Roy Chowdhury
 and Manoj Roy Chowdhury, Smt. Maya Roy Chowdhury, Smt. Anusua
 Ghosh, Smt. Shibani Roy Chowdhury, Smt. Sakti Roy Chowdhury,
 Smt. Santa Roy Chowdhury, Smt. Mala Devi, Goutam Roy Chowdhury,
 Summar Roy Chowdhury, Sisir Roy Chowdhury and Smt. Tapati Roy
 Chowdhury, were seized and possessed in or otherwise well and
 sufficiently entitled to the land and hereditaments more fully
 and particularly described in the Schedule hereunder written
 along with other landed properties lying and situate at Mouza
 Belpur, J.L.No.23, Pargana Bhaspur, R.S. No.14, under 24-Pargana
 Collectorate Tonsi No.109, comprising different Dags under
 different Khatians within police Stations Tollygunge at present

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W.D. 34-Parganas (South)
19/11/92



- 4 -

hasba at present lying within the jurisdiction of the Calcutta Municipal Corporation, Ward No.109, in the District of 24-Parganas South.

AND WHEREAS during the District Survey Settlement the said landed property was recorded as Sali in Khatian No.10, in the name of the predecessors of the present Vendors and their other co-sharers.

AND WHEREAS at the time of Revisional Settlement the predecessors of the present Vendors and their other co-sharers submitted Form 'B' under Section 6(C) (E) of the West Bengal Estate Acquisition Act and retained possession of the said property under them and the said property was recorded in R.S. Khatian No.11 under different Dags in their names in finally published Records of Rights, under different Khanda Khatians.

AND WHEREAS accordingly 1.34 Decimals of land was recorded in Dag No.1002 under Khanda Khatian No.484 in the name of Ashoke Kumar Roy Chowdhury.

AND WHEREAS accordingly .46 decimals of land was recorded in Dag No.1002 under Khanda Khatian No.531, in the name of Anil Kumar Roy Chowdhury the predecessor of Sri Dipak Kumar Roy Chowdhury, Sat. Rama Roy Chowdhury and Sat. Manasi Mitra.

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District Sub-Register Office
Pongalur (South)
28/11/97

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AND WHEREAS accordingly .46 decimals of land was recorded in Dag No.1002 under Khanda Khatian No.467 in the name of Lalit Kumar Roy Chowdhury.

AND WHEREAS accordingly .46 decimals of land was recorded in Dag No.1002 under Khanda Khatian No.528 in the name of Malin Kumar Roy Chowdhury the predecessor of Nilima Roy Chowdhury, Smt. Tripti Bose, Smt. Dishi Palit, Smt. Supti Majumdar and Smt. Samapti Ghosh.

AND WHEREAS accordingly .16 decimals of land was recorded in Dag No.1002 under Khanda Khatian No.502 in the name of Babindra Kumar Roy Chowdhury.

AND WHEREAS accordingly .15 decimals of land was recorded in Dag No.1002 under Khanda Khatian No.499 in the name of Alope Kumar Roy Chowdhury the predecessor of Ashim Kumar Roy Chowdhury and Babindra Kumar Roy Chowdhury.

AND WHEREAS the said Alope Kumar Roy Chowdhury being dead his share devolved upon his two brothers Ashim Kumar Roy Chowdhury and Babindra Kumar Roy Chowdhury as the said Alope Kumar Roy Chowdhury died as a Bachelor and unmarried.

AND WHEREAS accordingly .20 decimals of land was recorded in Dag No.1002 under Khanda Khatian No.505 in the name of Ashim Kumar Roy Chowdhury.

AND WHEREAS accordingly .23 decimals of land was recorded in Dag No.1002 under Khanda Khatian No.491 in the name of Nerode Lal Roy Chowdhury the predecessor of Smt. Mira Roy Chowdhury and Smt. Chyamali Gupta.

AND WHEREAS accordingly .23 decimals of land was recorded in Dag No.1002 under Khanda Khatian No.496 in the name of Saroj Kumar Roy Chowdhury the predecessor of Ila Roy Chowdhury, Kalidas Roy Chowdhury, Sonnath Roy Chowdhury and Biswarup Roy Chowdhury.

AND WHEREAS accordingly .23 decimals of land was recorded in Dag No.1002 under Khanda Khatian No.525 in the name of Nihar Lal Roy Chowdhury the predecessor of Smt. Maya Roy Chowdhury and Smt. Arunima Biswas.

AND WHEREAS accordingly .23 decimals of land was recorded in Dag No.1002 under Khanda Khatian No.534 in the name of Chitta Ranjan Roy Chowdhury the predecessor of Smt. Shibani Roy Chowdhury and Sri Sakti Roy Chowdhury.

AND WHEREAS accordingly .23 decimals of land was recorded in Dag No.1002 under Khanda Khatian No.495 in the name of Monoranjan Roy Chowdhury the predecessor of Smt. Santa Roy Chowdhury, Sri Goutam Roy Chowdhury and Smt. Mala Deb.

AND WHEREAS accordingly 1.13 decimal of land was recorded in Dag No.1002 under Khanda Khatian No.534 in the name of Sailendra Kumar Roy Chowdhury the predecessor of Smt. Arunima Roy Chowdhury, Sisir Kumar Roy Chowdhury, Smt. Tapati Roy Chowdhury.

AND WHEREAS in the manner stated above a total area of 12.36 decimals was recorded in Dag No.1002, under different Khanda Khatian as mentioned hereinabove, in Mouza Jagajur.

AND WHEREAS by way of inheritance and the recorded owners the said Alok Kumar Roy Chowdhury, Dipak Kumar Roy Chowdhury, Roma Roy Chowdhury, Manasi Mitra, Lalit Kumar Roy Chowdhury, Smt. Nilima Roy Chowdhury, Smt. Tripti Bose, Smt. Sapti Rajunder, Smt. Dipti Palit, Smt. Sanjpti Ghosh, Rabindra Kumar Roy Chowdhury, Alok Kumar Roy Chowdhury, Ashim Roy Chowdhury, Smt. Nilima Roy Chowdhury, Smt. Shyanal Ghosh, Smt. Nilima Roy Chowdhury, Kalidasa Roy Chowdhury, Sonnat Roy Chowdhury, Biswanuj Roy Chowdhury, Smt. Maya Roy Chowdhury, Smt. Arunima Biswas, Smt. Shibani Roy Chowdhury, Smt. Sakti Roy Chowdhury, Smt. Santa Roy Chowdhury, Smt. Mala Deb, Goutam Roy Chowdhury Sisir Kumar Roy Chowdhury, Sisir Roy Chowdhury and Smt. Tapati Roy Chowdhury the predecessors of the present vendors acquired the right,



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title and interest in the aforesaid property and enjoyed the same in 1948 and the said predecessors of the present Vendors and their other co-sharers were enjoying the said property as Rajyat or proja from long before the abolition of Zamindari system under the then Landlord Zamindari **Sri Kumar Bimal Chandra Singha** and after the abolition of Zamindari system under the Govt. of West Bengal as the former Rajats in respect of the aforesaid property and paid the rents and taxes regularly.

AND WHEREAS thereafter the Vendor Nos.1 & 2 of these presents by an indenture duly executed on 5th day of December, 1995 and registered on 5th day of December, 1996 at the Office of the District Sub-Registrar III at Alipore and recorded in Book No.1, and Deed No.1253, purchased 47.2 decimals of Sali land that is 33 decimals of land comprising R.S.Dag No.1002 appertaining to Khanda Khatia Nos.491, 496, 538 & 528 and 14.2 decimals of land comprising P.S.Dag No.1030 under Khanda Khatia Nos.490, 498, 537 & 527 of the said Mouza Rajapur from the then rightful owners Smt. Rupia Rajunder, Smt. Sampti Ghosh, Smt. Rajendra Roy Chowdhury, Sisir Prasad Roy Chowdhury, Smt. Tapati Roy Chowdhury, Smt. Mira Roy Chowdhury, Smt. Saymali Gupta, Smt. Indira Chowdhury, Kalidas Roy Chowdhury, Soumath Roy Chowdhury, Bishwajoy Roy Chowdhury at or for the consideration mentioned therein.

AND WHEREAS again the Vendor Nos.1 & 2 of these presents by an indenture duly executed on 14th day of March, 1996 and registered on 14th day of August, 1996 at the office of the District Sub-Registrar III Alipore and recorded in Book No.1, and Deed No.1253 purchased 133 decimals of Sali land more or less fully described in the schedule below comprising R.S.Dag No.1002 under Khanda Khatia Nos.487, 495, 502, 499, 528, 525, 494 & 493 of the said Mouza Rajapur from the then rightful owners Lalit Kumar Roy Chowdhury Smt. Indira Roy Chowdhury, Smt. Tripti Roy Chowdhury, Babindra Kumar Roy Chowdhury, Ashim Roy Chowdhury, Smt. Maya Roy Chowdhury, Smt. Anusua Biswas Roy Chowdhury, Smt. Sanku Roy Chowdhury, Smt. Sanku Roy Chowdhury,



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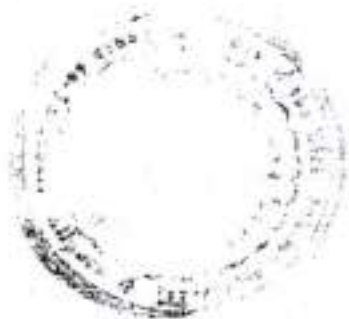
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Smt. Nile Deb, Goutam Chowdhury at or for the valuable consideration mentioned therein.

AND WHEREAS thereafter the Vendor Nos-1 & 2 of these presents by an Indenture duly executed on 8th day of December, 1995 and registered on 18th day of December, 1995 at the Office of the District Sub-Registrar III Alipore and recorded in Book No-I, Volume No.27, Pages 239 to 264, Being Deed No.1898 for the year 1995, purchased .34 decimals of Sali land that is $.27\frac{2}{5}$ decimals of land comprising R.S.Dag No.1002 under Khanda Khatian Nos-484, 528, & 531 and $.06\frac{1}{5}$ decimals of land comprising R.S.Dag No.1030 under Khanda Khatian Nos-486, 527 and 530 of the said Mouza Rajapur from the then right-ful owners Sri Ashoke Kumar Roy Chowdhury, Dipti Palit, Dipak Kumar Roy Chowdhury, Roma Roy Chowdhury, Manashi Mitra at or for the consideration mentioned therein.

AND WHEREAS thereafter the Vendor Nos-1 & 2 of these presents by an Indenture duly executed on 20th day of December, 1995 and registered on 26th day of December, 1995 at the office of the District Sub-Registrar III, Alipore and recorded in Book No-I, Volume No.36, Pages 311 to 326, Deed No.1904, for the year 1995 purchased .34 decimals of Sali land more or less fully described in the Schedule below comprising R.S.Dag No.1002 under Khanda Khatian Nos.484 & 531 of the said Mouza Rajapur from the then right-ful owners Sri Ashoke Kumar Roy Chowdhury, Sri Dipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury and Manashi Mitra.

AND WHEREAS thereafter the Vendor Nos-1 & 2 of these presents by an Indenture duly executed on 2nd day of January, 1996 and registered on 22nd day of January, 1996, at the Office of the Dist. Sub-Registrar III Alipore and recorded in Book No-I, Volume No.3, Pages 343 to 364, Being Deed No.117, for the year 1996, again purchased .31 decimals of Sali land that is .21 decimals of land comprising R.S.Dag No.1002 under Khanda Khatian No.531 and .2 decimals of land comprising R.S.Dag No.1030 under Khanda Khatian No.530



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VOLUME 24 PAGES 1-10

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of the said Mouza Rajapur from the then owners Sri Dipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury and Manashi Mitra at or for the consideration mentioned therein.

AND WHEREAS by virtue of purchase by the aforesaid 5 (Five) Deeds the Vendors of these presents became the absolute owners of $148\frac{2}{5}$ decimals of Sali land in R.S. Dag No-1003 and .23 decimals of land in R.S.Dag No-1030.

AND WHEREAS the Vendors are lawfully seized and possessed of or otherwise well and sufficiently entitled to the said land more fully described in the Schedule below having unfettered right, title and interest thereto and free from all charges, liens, mortgages, encumbrances and attachments whatsoever.

AND WHEREAS the Vendors herein with intent to sell, transfer and convey the said land divided the same into various small plots and declared for absolute sale of those plots and the Purchaser herein agreed to purchase one of such plots being Plot No. 2, measuring 1 Batta 0 Chittack 0 Sit. more or less fully described in the Schedule hereunder written free from all encumbrances at or for fixed price or consideration of Rs.2,00,000/- (Rupees Two Lakh) only and the Vendors considering the said price reasonable and acceptable also agreed to sell the said Plot No. 2, fully described in the Schedule hereunder written to the Purchaser herein at the said consideration.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the said sum of Rs.2,00,000/- (Rupees Two Lakh) only paid by the Purchaser to the Vendors on or before the execution of these presents (the receipt of which the Vendors do and each of them doth hereby admit and acknowledge) and of and from the amount every part thereof do hereby acquit, release and forever discharge the Purchaser and the said land hereby intended to be conveyed by the Vendors do and each of them doth hereby indefeasibly grant, sell, convey, transfer, and assign unto the Purchaser All That

for 1/4/2
Monsieur le Ministre des Colonies
Paris le 10 Mars 1902



piece and parcel of land measuring 5 Goteahs 0 Chittacks 0 Sft. more or less at Mouda Rajapur, P.S. Kasbi, Pargana Khaspur, fully described in the schedule hereunder written and delineated in the Map or Plan annexed hereto and therein bordered RED being Plot No. 2. (hereinafter referred to as the 'Said Land') OR HOWSOEVER OTHERWISE the said land or any part thereof now is or are or heretofore was or were situated, butted, bounded, called, known, numbered described and distinguished TOGETHER WITH all trees, plants, fences and all other lights, paths, passages and all manner of rights, privileges, easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or in anywise appertaining thereto or usually held, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim or demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof TOGETHER WITH all deeds, contracts, muniments writings and evidences of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the custody, possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the said land hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the purchaser absolutely and forever and the Vendors do and each of them doth hereby covenant with the purchaser That Notwithstanding any act, deed or thing by the vendors or their respective predecessors-in-title made done executed or knowingly suffered to take effect they the Vendors are lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, conveyed and conveyed or expressed or intended so to be and every part thereof without any manner of condition use, trust or other thing whatsoever to alter, diminish, encumber or make void the same and that notwithstanding any act, deed or thing



—Lorenz Buchholz
Mitar 2-Paragrafen

28/11/39

Whatsoever as aforesaid the Vendors have now in themselves good right full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid And the Purchaser shall and may at all time hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them And That free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid and further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them 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 or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required. And the Purchaser shall or may get his name mutated in the Office of the Calcutta Municipal Corporation and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors-in-title and That free and clear, freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the Purchaser indemnified from or against all charges, estates, encumbrances...



District Sub-Registrar-II
Palani - Palani (South)

15/11/20

created by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendors and all person or persons having lawfully or equitably claiming any estate or interest into or upon the said land or any part thereof from under or in trust for the Vendors shall and will from time to time or at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said Purchaser as shall or may be reasonably required.

AND the Vendors do hereby declare that the Purchaser, his successors, assigns, men, agents, workers are hereby permitted to use in perpetuity the 16'ft. Wide Common Road adjacent to Plot Nos. 1, 6 & 7 of the said land with right to take electric cables, wires, tap water, gas, telephone etc., connections underground the said 16'ft. Wide Common Road together with all sorts of easement rights thereto. And the Vendors also declare that the land hereby sold and fully described in the Schedule hereunder written has not been previously leased, mortgaged, sold nor in any way transferred by the Vendors and there is no charge, lien, dispendance or any attachment whatsoever. The land hereby sold is not subject to any litigation nor any case, suit or proceedings is pending before any Court of Law against the said land. And the Vendors sold the said land while having good, clear and marketable title therein and free from all encumbrances. The Vendors also declare that if any of the statements or covenants made herebefore by the Vendors is found to be false, untrue or any defect in title is detected hereafter the Vendors shall be liable for the same and the Vendors do hereby and state to pay any such compensation for any loss or damages suffered by the Purchaser at any point of time in respect of this Sale Deed.

If any error or omission is detected in this Deed in future



DEPARTMENT OF JUSTICE - Inspector General
5300 New York Avenue, N.W. (Suite 1200)

10/11/97

the Vendors shall at the costs and request of the Purchaser do and execute or cause to be done and executed any Supplementary Deed or Deed of Rectification/Declaration as and when such occasion arises in future in favour of the Purchaser his successors and assigns.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali land measuring 5 Cottahs 0 Chittack 0 Sft., be the same a little more or less lying and situate at Mouza-Rajapur, J.L.No.23, P.S.No.14, under Collectorate Touzi No.109, comprising C.S.Khatian No.10, R.S.Khatian No.11, und Khanda Khatian Nos.484, 531, 487, 528, 507, 499, 505, 491, 496, 525, 534, 493 & 538 appertaining to R.T.Dag No.1002, Police Station formerly Tollygunge at present Kasba, also lying within the local limits of the Calcutta Municipal Corporation/Jadavpur Unit, Ward No.109, Sub-Registry Office at Sealdah, District 24-Parganas South Together with right to take Electric, Tap water, Gas, Telephone etc., connections underground the 16'ft.-Wide Road adjacent to Plot Nos.1, 6 & 7 with all easement rights thereto and the said Plot of land is delineated in the Map or Plan annexed hereto and coloured by RED border lines, butted and bounded in the manner following :-

ON THE NORTH : R.S.Dag No.1002 (Part).

ON THE SOUTH : R.S.Dag No.1002 (Part).

ON THE EAST : R.S.Dag No.1028 (Part).

ON THE WEST : R.S.Dag No.1002 (Part).

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Metric Sub-Registrar-III
21-ny 24-Parthana (Rural)

7/8/1993

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IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED & DELIVERED by the Vendor at Calcutta in the presence of :-

1) B. S. Ghosh
2) B. S. Ghosh
3) B. S. Ghosh

[Handwritten Signature]

As the Constituted Attorney of the Vendor Nos. 1- Sri Partha Some and 2- Smt. Mahua Some.

Memo of Consideration

RECEIVED from the Purchaser the within mentioned sum of Rs. 2,00,000/- (Rupees Two Lakh) only being the full consideration money as per Memo below :-

By Pay Order No. 657081, dated 26-11-1997. ... Rs. 2,00,000.00 on The Federal Bank Limited, Tangra, Calcutta-700 015.

(Rupees Two Lacs) only.

Witnesses :-

1. B. S. Ghosh
2. B. S. Ghosh
3. B. S. Ghosh

[Handwritten Signature]

As the Constituted Attorney of the Vendor Nos. 1- Sri Partha Some and 2- Smt. Mahua Some.

Drafted by me :

[Handwritten Name]
Advocate *[Handwritten Name]*

Typed by me :

[Handwritten Name]
gward Kumar Nandi.



District of Columbia

2014/39



9/8/2000

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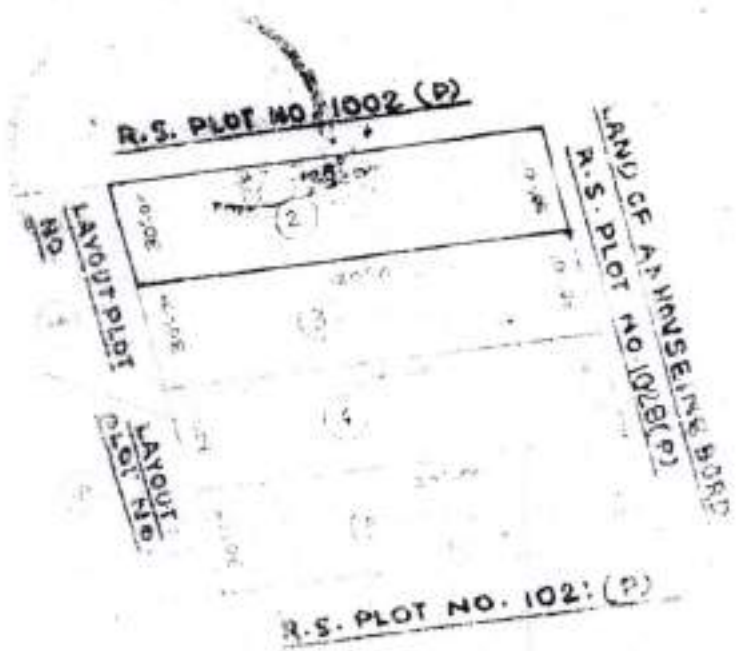
MOZA RAJAPUR JL. NO. 23 P. S. KASBA DIST. 24 PARGA-
 NS (5) UNDER CALCUTTA MUNICIPAL CORPORATION WARD
 NO. 109 SCALE - (1:600)

SCHEDULE

MOZA	KATAH NO.	R. S. PLOT NO.	LAYOUT PLOT NO.	AREA OF LAND		
				MA.	CM.	SPT.
RAJAPUR JL. NO. 23		1002(P)	2	05	—	—
			3	05	—	—
			4	05	—	—
			5	05	—	—



○ SOLD AREA (COLOUR IN RED) SHOWN



[Handwritten Signature]
 As Constituted Attorney
 for Vendor Nos. 1, Datta Rama
 and others.

DRAWN BY: *[Signature]*

⊙ (SIGNATURE OF OWNER'S)



DATED THE 28th DAY OF NOVEMBER 1997

DEED OF CONVEYANCE

MADE

BETWEEN

1. SRI PARTHA SOME

2. SMT. MAHUA SOME

VENDORS

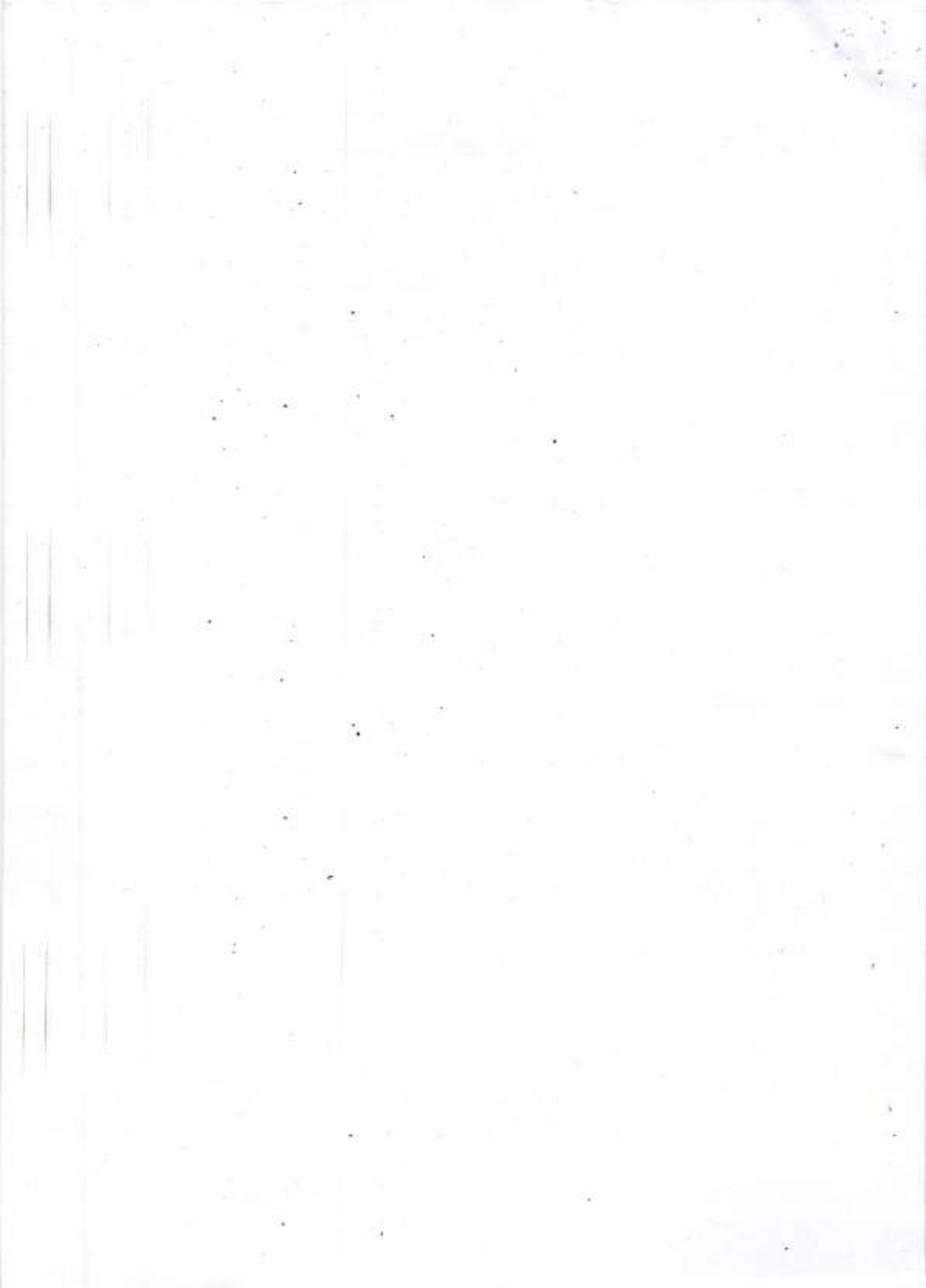
AND

LI TAI CHOI

PURCHASER

DRAFTED BY :

ADVOCATE



LI 7A1 (H01



28/11/99



[Handwritten signature]

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District Sub-Register-III
Muzar 24-Parganas (South)

28/11/97



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District Sub-Register-III
Muzar 24-Parganas (South)
9/8/2000

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