



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

Memo No. 51 A(C)/ 17 / 4877

IP/15/

Dated: 31.08.2015

To : Li Tai Yu  
Village : 119/2B Matheswartala Road,  
P.O :  
P.S : Tiljala  
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**

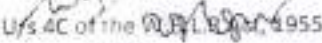
Schedule of lands specially demarcated in the site plan for which conversion is allowed vide Case no. 17(1) /2015 Office of the B.L & L.R.O, A.T.M Kasba, South 24 Parganas.

Mouza with J.L. No & P.S	Khatian No		Plot No		Classification as per R.O.R	Total area of the plot in acres	Area allowed to convert	Classification of land to which conversion is allowed.
	R.S	LR	R.S	LR				
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 C.ittah (8.2% 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 is 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 of 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.

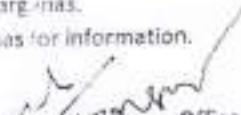
  
Collector U/s 4C of the W.B.L.R Act, 1955  
And  
District Land & Land Reforms Officer  
South 24 Parganas,

Memo No. S1A (C) / 17 / 4877 / 1 (3) / P/15/

Dated: 31.08.15

Copy forwarded to :

1. The S.D.L & 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 Inspector .....G.P, South 24 Parganas for information.

  
District Land & Land Reforms Officer  
South 24 Parganas,

No. 10/1303/mut/Adm. D.L.R.C. / T.M. at Karba/99 dt: -

### Form--A

#### A Certificate of Mutation

To Sri Li Tai Yu s/o L chin cheng. 119/273 Matheswarta Road.  
(Name and address of the applicant) P.S. - Tijala  
cal-46

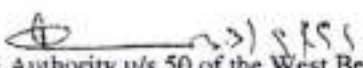
Reference.....710/99.....

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

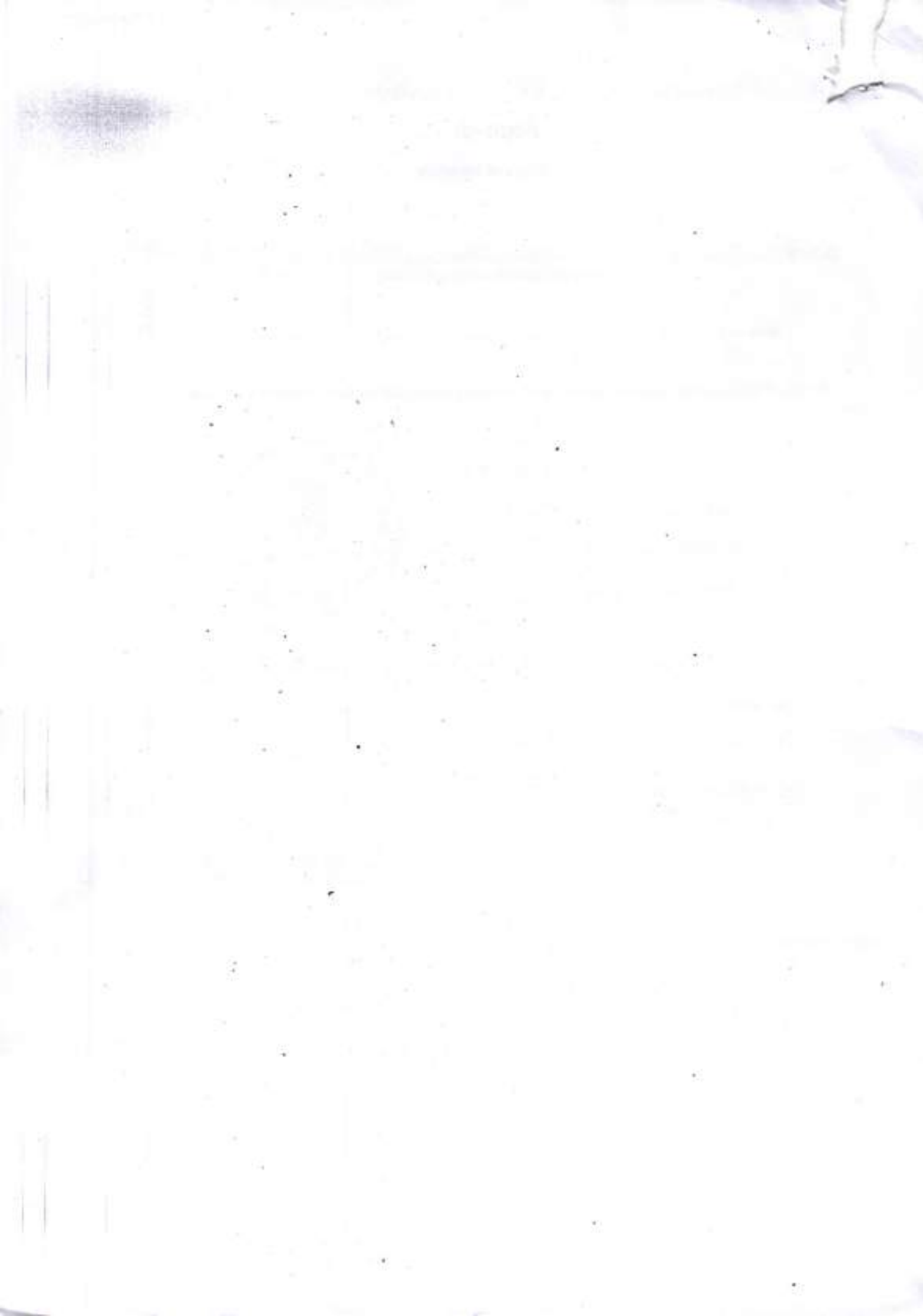
#### The Schedule

1. District.....24 Parganas (S).....
  2. Police Station.....Karba.....
  3. Mouza.....Rajapur.....
  4. J. L. No.....23.....
  5. Khatian No.R.S. 484, 487, 491, 493, 496, 499, 502, 505, 525, 528  
531, 534, 538
  6. Plot No. RC 1002
  7. Area.....05 h......
- 2 classification: - Tail.  
(as per R.C.R.)



  
Prescribed Authority u/s 50 of the West Bengal  
Land Reforms Act, 1955

Copy forwarded to :-





7.607

1048 (2)

45321



*Handwritten notes:*  
 28/11/95  
 Rs. 10,000/-  
 210,000  
 2225  
 23

*Printed text on the note:*  
 Section 48 of the W. E. (Amendment) Act 1984  
 Particulars of Instruments 1 and 1294  
 Date of issue recorded at the ...  
 of which ...

00AA 885428

*Signature:*  
 SRI SUBIR LUTIA

*Handwritten notes:*  
 28/11/95  
 210,000

*Handwritten notes:*  
 23  
 210,000

*Handwritten notes:*  
 18/-  
 20/-  
 21/-  
 22/-  
 23/-

THIS INDENTURE made this 28th Day of November, One Thousand Nine Hundred and Ninety-Seven BETWEEN (1) SRI PARTHA SOME, Son of Sri Chittaranjan Some (2) SMT. MAHUA SOME, Daughter of Sri Chittaranjan Some, both by faith-Hindu, by occupation-Business, both of 49/58, P.G.N. Shah Road, P.S. Jadavpur, 1st Floor, Calcutta-700 033, both represented by their Constituted Attorney SRI SUBIR LUTIA, Son of Late Sukumar Dutta, by faith-Hindu, by occupation-Business of 49/58, P.G.N. 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.S.R.III at Alipore and recorded in Book No.IV,

...

No. 1104  
 Date to Bill  
 Amount 11000/-  
 15/11/58  
 10000/-  
 C.M. 19/11/58  
 10000/-

Refd to...  
 20000/-  
 10000/-



20/11/58  
 Smt. Sukumar Datta  
 49/58, P. G. M. Shah Rd  
 Constituted  
 for Partha, Sonu & Mahasome

Smt. S. N.  
 V.C. T. 11/58  
 Smt. S. N.

As the constituted  
 of 1) Partha  
 2) Mahua

Benny Bar  
 49/58, P. G. M. Shah Rd  
 Constituted  
 for Partha, Sonu & Mahasome

Benny Bar  
 49/58, P. G. M. Shah Rd  
 4th Avenue

19/11/58





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Being Deed No.206, for the year 1995, hereinafter referred to as the V E N D O R S ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, successors, representatives, administrators and assigns ) of the ONE PART :

A N D

LI TAI YU, Son of Li Chin Cheng, by faith-Buddhist, by occupation-Business, residing at 119/2B, Matheswartailla Road, P.S. Tiljala, Calcutta-700 046, hereinafter referred to as the P U R C H A S E R ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, representatives, administrators and assigns ) of the OTHER PART :

W H E R E A S <sup>(A)</sup> the predecessors of ~~the present vendors~~ <sup>one Partha Soma and Mahua Soma</sup> and their other co-sharers namely Sri Ashoke Kumar Roy Chowdhury, Dipak Kumar Roy Chowdhury, Roma Roy Chowdhury, Manasi Mitra, Lalit Kumar Roy Chowdhury, Smt. Nilima Roy Chowdhury,

...

mentioned  
above

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Smt. Tripti Bose, Smt. <sup>Suph</sup> ~~Suph~~ Majumdar, Smt. Dipti Palit, Smt. Sampti Ghosh, Rajendra Kumar Roy Chowdhury, Alok Kumar Roy Chowdhury, Ashim Roy Chowdhury, Smt. Mira Roy Chowdhury, Smt. Shyamali Gupta, Smt. Ila Roy Chowdhury, Kalidas Roy Chowdhury, Somnath Roy Chowdhury, Biswarup Roy Chowdhury, Smt. Maya Roy Chowdhury, Smt. Anusua Biswas, Smt. Shibani Roy Chowdhury, Smt. Sakti Roy Chowdhury, Smt. Santa Roy Chowdhury, Smt. Mala Deb, Goutam Roy Chowdhury, Sukumar Roy Chowdhury, Sisir Roy Chowdhury and Smt. Tapati Roy Chowdhury were seized and possessed of 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 Rajapur, J.L.No.23, Pargana-Anaspur, R.S.No.14, under 24-Parganas Collectorate Touzi No.109, comprising different Dags under different Khatians within Police Station Tollygunge at present Kasba at present lying within the jurisdiction of the Calcutta Municipal Corporation, Ward No.109, in the District of 24-Parganas (South).

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(B) ~~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.

(C) ~~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) (2) 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.

(D) ~~AND WHEREAS~~ Accordingly 1.24 Decimals of land was recorded in Dag No. 1002 under Khanda Khatian No. 484 in the name of Ashoke Kumar Roy Chowdhury.

(E) ~~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 Bipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury and Smt. Manasi Mitra.

(F) ~~AND WHEREAS~~ Accordingly .46 Decimals of land was recorded in Dag No. 1002 under Khanda Khatian No. 487 in the name of Lalit

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Kumar Roy Chowdhury.

G  
~~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 Milima Roy Chowdhury, Smt. Tripti Bose, Smt. Dipti Palit, Smt. Supti Majumder and Smt. Samapti Ghosh.

H  
~~AND WHEREAS~~ accordingly .15 Decimals of land was recorded in Dag No.1002 under Khanda Khatian No.502 in the name of Rabindra Kumar Roy Chowdhury.

I  
~~AND WHEREAS~~ accordingly .15 Decimals of land was recorded in Dag No.1002 under Khanda Khatian No.499 in the name of Alok Kumar Roy Chowdhury the predecessor of Ashim Kumar Roy Chowdhury and Rabindra Kumar Roy Chowdhury.

J  
~~AND WHEREAS~~ the said Alok Kumar Roy Chowdhury being dead his share devolved upon his two brothers Ashim Kumar Roy Chowdhury and Rabindra Kumar Roy Chowdhury as the said Alok Kumar Roy Chowdhury died as a Bachelor and unmarried.

K  
~~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.

L  
~~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. Shyamali Gupta.

M  
~~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, Somnath Roy Chowdhury and Biswarup Roy Chowdhury.

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MS. A. 9. 2. 11 - □  
MS. A. 9. 2. 11 (S. 11)

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N  
~~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. Anusua Biswas.

O  
~~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 Smt. Sakti Roy Chowdhury.

P  
~~AND WHEREAS~~ accordingly .23 Decimals of land was recorded in Dag No.1002 under Khanda Khatian No.493 in the name of Monoman-  
jan Roy Chowdhury the predecessor of Smt. Santa Roy Chowdhury, Sri Goutam Roy Chowdhury and Smt. Mala Deb.

Q  
~~AND WHEREAS~~ accordingly 1.13 Decimals of land was recorded in Dag No.1002 under Khanda Khatian No.538 in the name of Sailendra Kumar Roy Chowdhury the predecessor of Sukumar Roy Chowdhury, Sisir Kumar Roy Chowdhury, Smt. Tapati Roy Chowdhury.

R  
~~AND WHEREAS~~ in the manner stated above a total area of 12.36 Decimals was recorded in Dag No.1002, under different Khanda Khatians as mentioned hereinabove, in Mouza-Rajapur.

S  
~~AND WHEREAS~~ by way of inheritance and as recorded owners the said Ashoke Kumar Roy Chowdhury, Dipak Kumar Roy Chowdhury, Roma Roy Chowdhury, Manasi Mitra, Lalit Kumar Roy Chowdhury, Smt. Nilima Roy Chowdhury, Smt. Tripti Bose, Smt. Supti Majumder, Smt. Dipti Palit, Smt. Samapti Ghosh, Rabindra Kumar Roy Chowdhury, Alok Kumar Roy Chowdhury, Ashim Roy Chowdhury, Smt. Mira Roy Chowdhury, Smt. Shyamali Gupta, Smt. Ila Roy Chowdhury, Kalidas Roy Chowdhury, Somnath Roy Chowdhury, Biswarup Roy Chowdhury, Smt. Maya Roy Chowdhury, Smt. Anusua Biswas, Smt. Shibani Roy Chowdhury, Smt. Sakti Roy Chowdhury, Smt. Santa Roy Chowdhury, Smt. Mala Deb, Goutam Roy Chowdhury, Sukumar Roy Chowdhury, Sisir Roy Chowdhury and Smt. Tapati Roy Chowdhury the predecessors of



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*said Partha Some and Mahua Some*  
 the present Vendors acquired the right title and interest in the aforesaid property and enjoyed the same in Khas and the said predecessors of the present Vendors and their other co-sharers were enjoying the said property as Raiyat or Proja from long before the abolition of Zamindary system under the then Landlord Zamindar Sri Kumar Bimal Chandra Singha and after the abolition of Zamindary system under the Govt. of West Bengal as the recorded Rayats in respect of the aforesaid property and paid the rents and taxes regularly.

(T)  
~~AND WHEREAS~~ *said Partha Some and Mahua Some*  
 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. I 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 Khatian Nos. 491, 496, 538 & 528 and 14.2 Decimals of land comprising R.S. Dag No. 1030 under Khanda Khatian Nos. 490, 498, 537 & 527 of the said Mouza-Rajapur from the then rightful owners Smt. Supti Majumder, Smt. Sampti Ghosh, Sukumar Roy Chowdhury, Sisir Kumar Roy Chowdhury, Smt. Tapati Roy Chowdhury, Smt. Mira Roy Chowdhury, Smt. Shyamali Gupte, Smt. Ila Roy Chowdhury, Kalidas Roy Chowdhury, Somnath Roy Chowdhury, Hiswarup Roy Chowdhury at or for the Consideration mentioned therein.

(U)  
~~AND WHEREAS~~ *said Partha Some and Mahua Some*  
 Again the Vendor Nos. 1 & 2 of these presents by an Indenture duly executed on 14th day of March, 1996 and registered on 13th day of August, 1996, at the office of the District Sub-Registrar III Alipore and recorded in Book No. I, and Deed No. 1253 purchased .33 Decimals of Sali land more or less fully described in the Schedule below comprising R.S. Dag No. 1002 under Khanda Khatian Nos. 487, 505, 502, 499, 528, 525, 534 & 493 of the said Mouza-Rajapur from the then rightful owners Lalit Kumar Roy Chowdhury, Smt. Nilima Roy Chowdhury, Smt. Tripti Bose, Rabindra Kumar Roy Chowdhury, Ashim Roy





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Chowdhury, Smt. Maya Roy Chowdhury, Smt. Ananda Biswas, Smt. Sakti Roy Chowdhury, Smt. Santa Roy Chowdhury, Smt. Mala Deb, Goutam Roy Chowdhury at or for the valuable consideration mentioned therein.

~~AND WHEREAS~~ <sup>(V)</sup> ~~hereafter the Vendor Nos. 1 & 2 of these presents~~ <sup>said Partha Some and Mahua Some</sup> by an Indenture duly executed on 28th 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. 37, Pages 239 to 254, being Deed No. 1858, for the year 1995, purchased .34 Decimals of ~~Salt~~ 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  $\frac{3}{8}$  Decimals of land comprising R.S. Dag No. 1030 under Khanda Khatian Nos. 486, 527 & 530 of the said Mouza-Rajapur from the then rightful owners Sri Ashoke Kumar Roy Chowdhury, Dipti Palit, Dipak Kumar Roy Chowdhury, Roma Roy Chowdhury, Manasi Mitra at or for the consideration mentioned therein.

~~AND WHEREAS~~ <sup>(W)</sup> ~~hereafter the Vendor Nos. 1 & 2 of these presents~~ <sup>said PARTHA Some and Mahua Some</sup> 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, being Deed No. 1904 for the year 1995, purchased .34 Decimals of salt land now 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 rightful owners Sri Ashoke Kumar Roy Chowdhury, Sri Dipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury and Manasi Mitra.

~~AND WHEREAS~~ <sup>(X)</sup> ~~hereafter the Vendor Nos. 1 & 2 of these presents~~ <sup>said PARTHA SOME and MAHUA SOME</sup> by an Indenture duly executed on 19th day of January, 1996 and registered on 22nd day of January, 1996, at the office of the District Sub-Registrar III Alipore and recorded in Book No. I, Volume No. 3, Pages 351 to 364, being Deed No. 117, for the



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year 1996, again purchased .23 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 of the said Mouza-rajpura from the then rightful owners Sri Dipak Kumar Roy Chowdhury, Smt. Roma Roy Chowdhury and Manashi Mitra at Rs for the Consideration mentioned therein.

AND WHEREAS <sup>(4)</sup> By virtue of purchase by the aforesaid 5 ~~said~~ <sup>said Partha Same and Mahua Same</sup> (Five) Deeds the ~~Vendors of these presents~~ <sup>Deeds</sup> the absolute owners of  $148 \frac{2}{5}$  Decimals of Sali land in R.S. Dag No. 1002 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 Schedules below having unfettered right, title and interest thereto and free from all charges, liens, incidences, 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. 3, measuring 5 Cottahs 0 Chittack 1 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 Lacs ) only and the Vendors considering the said price reasonable and acceptable also agreed to sell the said Plot No. 3, fully described in the Schedule set under 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 Lacs ) only paid by the Purchaser to the Vendors on or before the execution of these presents, the receipt whereof



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the Vendors do and each of them doth hereby admit and acknowledge )  
and of and from the same and every part thereof do hereby acquit,  
release and forever discharge the Purchaser and the said land  
hereby intended to be conveyed they the Vendors do and each of  
them doth hereby indefeasibly grant, sell, convey, transfer and  
assign unto the Purchaser All that piece or parcel of land mea-  
suring 5 Cottahs 0 Chittack 0 Gitt., more or less at Mouza-Kanjapur,  
P.3. Kasba, Pargana-Khaspur, fully described in the Schedule  
hereunder written and delineated in the Map or Plan annexed here-  
to and therein bordered RED being Plot No. 3, ( hereinafter  
referred to as the 'Said Land') OR 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, anci-  
ent and 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 there-  
with or reputed to belong or be appertenant thereto and all the  
estate, right, title, interest, property, claim and demand what-  
soever both at law in equity of the Vendors into and upon the  
same or any part thereof TOGETHER WITH all deeds, pattahs, mani-  
ments writings and evidences of title whatsoever relating to the  
said land or any part thereof which now are or at any time here-  
after shall or may be in the custody, possession, power or con-  
trol 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 Notwith-  
standing any act, deed or thing by the Vendors or their respective  
predecessors-in-title made done executed or knowingly suffered  
to the contrary they the Vendors are now lawfully, rightfully





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and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition use, trust or other thing whatsoever to alter, defeat, frustrate or make void the same And That Notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendors are 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 times 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 at his name mutated in the Office of the Calcutta Municipal Corporation and receive the rents, issues and profits thereof without any lawful eviction,



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interruption, claim and demand whatsoever for any person or persons lawfully or equitably claiming from time to time 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 created by the Vendors or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendors and all persons or persons having lawfully or equitably claiming any estate or interest into or upon the said land or any part thereof from time to time or in trust for the Vendors shall and will from time to time and 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 acquiring 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, workmen 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, lispendens 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 other encumbrances. The Vendors also declare that if any of the statements or covenants made hereinbefore by the Vendors is found to be false untrue or any defect



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in title is detected hereafter the Vendors shall be liable for the same and the Vendors do hereby undertake 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 the Vendors shall at the costs and request of the Purchaser and execute or cause to be done and executed any Subsequent Deed or Deed of Rectification/Declaration as and when such condition 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 Acrens 0 Chitack 0 Sft., be the same a little more or less 1 Acre and situate at Mouza-Rajapur, J. L. No.23, R. S.No.14, under Collectorate's Touzi No.109, comprising C.S.Khatian No.10, R.S.Khatian No.11, under Khanda Khatian Nos.484, 531, 497, 528, 501, 499, 491, 496, 525, 534, 493 & 538 appertaining to P.S.Dag No.100, Police Station formerly Tollygunge at present Kasba, also lying within the local limits of the Calcutta Municipal Corporation's Ward Unit, Ward No.109, Sub-Registry Office at Rajapur, District - 24-Parganas South Together with right to take Electric, Telephone, Gas, Telephone etc., connections underground to the Plot adjacent to Plot Nos.1, 6 & 7 with all easement rights and the said Plot of land is delineated in the map or Plan annexed hereto and coloured by RED border lines, bounded and bounded in the manner following :-

- ON THE NORTH : R.S.Dag No.1001 (Part).
- ON THE SOUTH : R.S.Dag No.1002 (Part).
- ON THE EAST : R.S.Dag No.1026 (Part).
- ON THE WEST : R.S.Dag No.1002 (Part).





P

28/11/97

PROPORTIONATE rent of Rs.2.00/- payable to the collector, 24-  
Parganas (South) for the State of West Bengal.

THE land hereby sold is utilised for Agriculture.

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  
Vendors at Calcutta in the  
presence of :-

1) Benoy Das

2) Bala Datta

*Sub. S.*  
-----  
As the Constituted attorney of  
the Vendor Nos. 1. Sri Partha  
Some and 2. Smt. Mania Some.



P

28/11/97

28/11/97

Memo of Consideration

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

By Pay. Order No. 657080, dated 26-11-1997. ... Rs. 2,00,000.00  
on The Federal Bank Limited, Tangra,  
Calcutta-700 015.

( Rupees Two Lacs ) only.

WITNESSES :-

- 1) Benoy Das  
61 Anandnagar South  
Cal-75
- 2) Bala Datta  
P. G. M. Saha Road  
Cal-33

*S. K. S. V.*  
-----  
As the Constituted Attorney of  
the Vendor No. 1. Sri Partha Sosa  
and 2. Smt. Mahua Sosa.

Drafted by me :  
Anurad Kumar Das  
w/B. 376/87. Advocate  
Alipore Police Court,  
Calcutta-27.

Typed by :  
Jayanta Sinha  
Jayanta Sinha  
Alipore Police Court  
Calcutta-27.



SHOW  
MOUZ  
N'S (S  
NO. 10



Sub-Register-III  
Mysore (South)

28/11/97



*Handwritten notes in Kannada script, including the number 151.*

*Handwritten signature or name in Kannada script.*

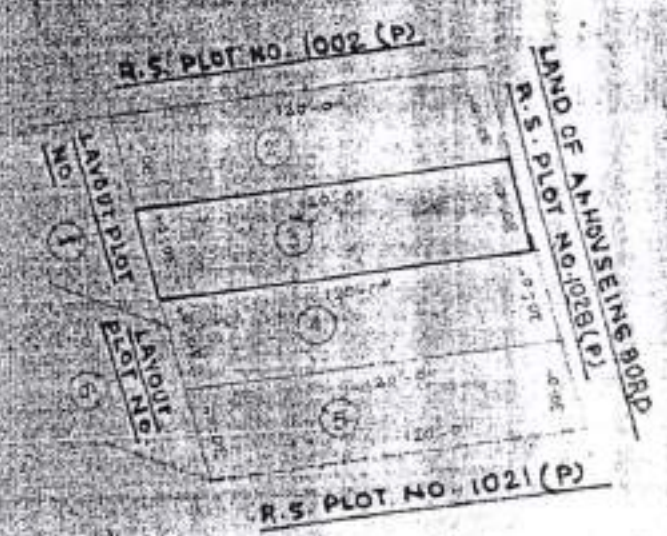
*Handwritten notes and numbers, including 151, 114, and 198.*

RAway

SHOWING THE SITE PLAN OF R.S. PLOT NO. 1002 (P) IN  
 MOUZA RAJAPUR JL. NO. 23 P.S. KASBA DIST. 24 PARGA -  
 N'S (S) UNDER CALCUTTA MUNICIPAL CORPORATION WARD  
 NO. 109 SCALE - (1:600)

SCHEDULE							
MOUZA	Khatian No.	R.S. PLOT NO.	LAYOUT PLOT NO.	AREA OF LAND			(MORE OR LESS)
				HA.	CH.	SFT.	
RAJAPUR JL. NO. 23		1002 (P)	2	05	—	—	
			3	05	—	—	
			4	05	—	—	
			5	05	—	—	

○ SOLD AREA (COLOUR IN RED) SHOWN



*Sub E.G.*  
 As Constituted Attorney for  
 Vendor Nos (1) Partha Some  
 (2) Mahua Some.

RAJAPUR  
 1001

● (SIGNATURE OF OWNER'S)

*Handwritten signature*

28/11/20

21/11/20  
172  
77



*Handwritten signature*

District Sub-Registrar-2  
Alwar 24-Parganas (South)  
9/8/2000



DATE: 20/11/2023  
DATED THIS THE 20TH DAY OF NOVEMBER  
2023

DEED OF CONVEYANCE

MADE

BETWEEN

- 1) SRI PATTI SOMA
- 2) SMT. MADHA SOMA

VENDORS

AND

LI TAI YU

PURCHASER

\*\*\*\*\*

DRAFTED BY :

ADVOCATE

\*\*\*\*\*





LI TAI YU



*P*

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

28/11/92

Book No. *114*  
Volume No. *114*  
Pages *172*  
Being No. *4532*  
For the year 18 *1992*

*Pargana*

Jurist Sub-Register-III  
Under 24-Parganas (South)

9/8/2000

*[Handwritten signature]*

