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Sub. Secy (S) Dist. Registry  
 Gopalganj (Salt Lake)

**DEED OF ABSOLUTE SALE**

THIS DEED OF CONVEYANCE made on this the 4<sup>th</sup> day of June Two Thousand One BETWEEN (1) SRI MADHU SUDHAN BISWAS (2) SRI ASHOK BISWAS and (3) SRI SUFAL BISWAS, all sons of Late Kalachand Biswas all residing at Village Gopalpur, Lalkuthi, P.S. Airport, P.O. R-Gopalpur, District North 24-Parganas, all by faith Hindu, by occupation Vendor No.1 Service and Vendors No. 2 and 3 Business, hereinafter referred to as the "VEN-DORS" (which expression shall unless excluded by or repugnant to the conext be deemed mean and include their respective heirs, exectors, administrators, legal representatives and assigns of the ONE PART.

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. ## 2 ##

AND

(1) MANOHAR LAL RUDANI son of Late Premji Bhai Rudani (2) VANITA BEN RUDANI w/o Manoharlal Rudani both residing at 17/1, R.B.C.Road, P.S. Dum Dum, Kolkata- 700028 both by faith Hindu, both by occupation Business, hereinafter referred to as the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns of the OTHER PART).

WHEREAS Kalipada Mukhopadhyay, Tarapada Mukhopadhyay and Krishnapada Mukhopadhyay all of Village Reckjoyasni P.S. Rajarhat,

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## 3 ##

District - North 24 Parganas were the absolute joint owners whose names were recorded as Owners in the Record of Rights in respect of land measuring 26 Decimal in C.S. Dag No. 286 C.S. Khatian No. 1872 J.L. 13 under Mouja Reckjayani P.S. Rajarhat District North 24 Parganas and also in respect of 12 Decimals of land in C.S. Dag No. 284 C.S. Khatian No. 1894 J.L.13 of Mouja Reckjayani P.S. Rajarhat District North 24 parganas.

**AND WHEREAS** aforesaid Kalipada Mukhopadhyay, Tarapada Mukhapadhyaya and Krishna Pada Mukhopadhyay executed a Deed of

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## 4 ##

Mourashi Mokarari Pattah in respect of 12 decimals of land in C.S. Dag No. 284 under C.S. Khatian No. 1894 J.L. 13 of Mouja Reckjoyani P.S. Rajarhat District North 24 parganas in favour of Nanigopal Nath son of late Bhutnath Nath of P.S. Rajarhat District North 24 parganas on 20th March, 1951 which was registered in the office of the Cossipore Dum Dum Sub-Registration office which was recorded in Book I Volume 29 pages 91 to 94 Being No. 1738 for the year 1951.

**AND WHEREAS** aforesaid Nanigopal Nath in his turn made a deed of Mourashi Mokarari Pattah in favour of Monorama Dasi and

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## 5 ##

Dilip Kumar Das in respect of the said 12 Decimals of land in C.S. Dag No. 284 Khatian No. 1894 of Mouja Reckjoyani P.S. Rajarhat, District North 24 parganas which was registered in the office of Cossipore Dum Dum Sub.registration office, recorded in Book No. 1 Deed No. 2402, 2403, 2404 for the year 1953.

**AND WHEREAS** aforesaid Nani gopal Nath again purchased said Proja Bili 26 decimals of land in C.S. Dag No. 286 of C.S.Khatian No. 1872 of Mouja Reckjoyani District North 24 parganas P.S. Rajarhat from Kalipada, Tarapada and Krishnapada Mukhopadhyay by a registered Deed of Mourashi Mocarari Pattah on 7th February, 1947 which was registered at the office of Cossipore Dum Dum Sub-registration office recorded in Book No. I being Deed No. 332 for the year 1947.

**AND WHEREAS** by virtue of aforesaid purchases the said Nani Gopal Nath became absolute owner of 38 decimals of land which he sold in entirety in favour of the Vendor in respect of Deed No. 4257 for the year 1953 Book No. I Volume 55 pages 74 to 77 by a registered Deed of Conveyance on 11.7.53.

**AND WHEREAS** Dilip Kumar das Kayal sold her pattah satta of .06 decimals of land to Nagendra Nath Sammaddar on 25.6.70 by a Registered Deed being No. 4763 for the year 1970 entered in Book No.I Volume No. 69 pages 136 to 138 registered at the Cossipore Dum

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## 6 ##

Dum Sub-registration office.

**AND WHEREAS** Monorama Das sold her pattah satta of 0.5 decimal of land to Nagendra Nath Samaddar by a registered Deed on 9.3.70 which was registered in the office of Cossipore Dum Dum Sub-registration office recorded in Book No. I Volume No. 27 pages 189 to 191 Being No. 6336 for the year 1970.

**AND WHEREAS** the said Nagendra Nath samaddar became absolute owner of 11 decimal of land in respect of Dag No. 284 C.S. Khatian No. 1894 of Mouja Reckjoyani P.S. Rajarhat District North 24 Parganas.

**AND WHEREAS** Manaka Bala Biswas purchased '01 decimal of land in C.S. Dag No. 284 from Monorana Dasi by a registered deed of conveyance.

**AND WHEREAS** Nagendra nath Samaddar sold 0.11 decimal land in C.S. Dag no: 284 Hal Dag 300, C.S. Khatian No. 1872 mouja Reckjoyani P.S. Rajarhat, District North 24 Parganas to Menoka Bala Biswas by a Deed of conveyance dated 26.4.72 registered at he office of Cossipore Sub-registration office recorded in Book No. I Volume 37 pages 216 to 219 being No. 2477 for the year 1972.

**AND WHEREAS** Manoka Bala Biswas widow of Kalachad

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## 7 ##

Biswas purchased 0'26 decimal of lands in Dag No. 286 Khatian No. 1872 J.L. 13 Touji No. 2998 of mouja Reckjoyani P.S. Rajarhat, District North 24 parganas and also 12 decimals of bagan in Dag No. 284 Khatian No. 1872 under mouja Reckjoyani P.S. Rajarhat District North 24 parganas (Projabili) by a registered deed of conveyance on a valuable consideration from Nanigopal nath of Bhatenda P.S. Rajarhat District North 24 parganas registered before the Sub-registrar Cossipore Dum Dum which was registered on 11.7.53 registered in Book No. I Volume 55 pages 74 to 77 being No. 4257 for the year 1953.

**AND WHEREAS** Manoka Bala Biswas by virtue purchased of the land measuring '38 decimals under Mouja Reckjoyani P.S. Rajarhat District North 24 parganas particulars of which are given in the Schedule hereunder became absolute owner of the same and while wherein seized and possessed thereof recorded her name in the R.S. Record of rights and the said lands were duly recorded in R.S. Dag No. 300, 302, 303 and 304 of mouja Reckjoyani P.S. Rajarhat District North 24 Parganas.

**AND WHEREAS** Manoka Bela Biswas sold and transferred the said entire 38 decimals of land kunder mouja Reckjoyani in Sabek Dag No. 286 J.L. 13, Touji No. 2998 in Khatian 1872 (sabek) recorded in Hal Dag No. 300, 302, 303 and 304 with other lands indicated in the said deed on a valuable consideration by a registered deed of conveyance  
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ance on 20.4.90 recorded in book No. I Volume 60 pages 81-85 being No. 2699 for the year 1990 to Madhusudan Biswas, Ashoke Biswas and Sufal Biswas all sons of late Kalachand Biswas.

**AND WHEREAS** the vendors herein after purchased of the lands duly recorded their names in the recent settlement operation and separate khanda khatian was open in respect of each of the vendors declaring their shares in the said 38 decimals of lands. The name of Ashok Biswas was recorded in Dag No. 300, 302, 303 and 304 recording his shares 0'4, 0'3, 0'3 0'3 totaling 13 decimals in four dags similarly the name of Madhusudan Biswas was recorded in four dags declaring his share 0'4, 0'3, 0'2, 0'3 i.e. 12 decimals in four dags and similarly the name of Sufal Biswas was recorded in four dags declaring his shares 0'4, 0'2, 0'3, 0'4 totaling 13 decimal in four dags.

**AND WHEREAS** the vendors herein having in need of money and desiring to dispose of the said lands measuring '38 decimals made an application jointly to the Joint Secretary Housing Department, Govt. of West Bengal New Secretari ate Building for permission to transfer the said lands to a prospective buyer or buyers on 9.7.99 and the vendors duly got permission from the appropriate authorities to sell and transfer their right, title and interest in favour of the prospective buyer and buyers.



**AND WHEREAS** Vendors herein subsequently expressed their willingness to sell, and transfer all rights, title and interest in respect of 10 (ten) cotthas 7 (seven) chatak 18' (eighteen) square feet of land together with all easement rights lying and situate at R. S. Dag No. 300, 302 of mouja Reckjoyani C.S. Dag No. 284, 286, C.S. Khatian 1872 & 1894 R.S. Khatian No. 1939, 2340 & 2341 L.R. Khatian 485, 486, 487 under P.S. Rajarhat District North 24 Parganas at a price of Rs. 3,50,000/- (Rupees three lakhs fifty thousand) whereas the purchaser's having found the said price reasonable declaring his willingness to purchase the same land at a price of Rs. 3,50,000/- (Rupees three lakhs fifty thousand).

**NOW THIS INDENTURE WITNESSES** that in pursuance of the said agreement and consideration of the sum of Rs. 3,50,000/- (Rupees three lakhs fifty thousand) to the Vendors paid by the purchasers at or immediately before the execution of these present the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the purchasers their heirs, executors, administrators, representatives and assigns and everyone of them and also the said property they the vendors as beneficial owners do by these presents indefeasibly grant, sell, convey, and transfer assign and assure unto the Purchasers their heirs, executors, administrators, representatives and assigns ALL THAT the said lands fully mentioned and described in the schedule hereto OR

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HOWSOEVER otherwise the said property now or heretofore were or was situate, butted bounded called known, numbered described and distinguished TOGETHER with all houses, out houses or other buildings, erections, fixtures, walls yards courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof AND all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the vendors, their heirs, executors, administrators or representatives or any persons from whom he or they can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said property and every part thereof hereby granted, sold conveyed and transferred of expressed and intended so to be with their rights, members and appurtenances unto and to the use of the purchaser, their

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## 11 ##

heirs, executors, administrators, representatives and assigns forever AND the Vendors do hereby for themselves, their heirs, executors, administrators and representatives, covenant with the purchasers their heirs, executors, administrators, representatives and assigns THAT not with standing any deed, or thing whatsoever, by the Vendors or by any of their predecessors and ancestors, in title, done or executed or knowingly suffered to the contrary they the vendors had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell convey, transfer, assign and assure the said property hereby granted sold, conveyed, and transferred or expressed or intended so to be unto and to the use of the Purchasers their heirs, executors, administrators, representatives and assigns in the manner aforesaid AND THAT the purchasers their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, interruption claim or demand whatsoever from or by the vendors or any persons or person lawfully or equitably claiming from under or in trust for him or from or under any of his ancestors or predecessors in title 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

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## 12 ##

from and against all and all manner or claims, charges, liens, debts attachments and encumbrances whatsoever made or suffered by the Vendors or any of their ancestors or predecessors in title 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 property or any part thereof from under or in trust for him the Vendors or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the purchaser, their heirs, executors, administrators, representatives and assigns 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 property and every part thereof unto and to the use of the purchaser, their heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this deed as shall or may be reasonably required AND FURTHERMORE THAT the vendors and all their heirs, executors and administrators shall at all times hereafter indemnify and keep indemnified the purchasers their heirs and executors, administrators and assigns against loss, damages, costs, charges and expenses if any suffered by reasonably of any defect in the title of the Vendors or any breach of the covenants hereinunto hereditaments contained.

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## 13 ##

The vendors hereby jointly and severally declares that the land and properties which are being conveyed and transferred in favour of the purchaser by execution of this conveyance is not subject to any proceedings, or litigation in any sub-ordinate or high court or supreme Court of India and/or are not subject to any certificate proceedings or any requisition or acquisition of the lands by any authorities.

The Vendors further declares that the lands and properties related to this deed of conveyance have not been acquired or requisition by the Government or any authorities and the same have not within the Megacity Area. The Vendors have obtained due permission for transfer of the same in favour of any prospective buyers. The Vendors further declare that none of them received any notice or requisition and acquisition of the property in question from any authority or authorities.

The Vendors have paid the Govt. revenue and taxes as per provisions of law.

The Vendors further declare that the properties which are the subject matter of this deed are the properties purchased by them lawfully from Manoka Bala Biswas on valuable consideration and it is further declares that the properties are not inherited by the of the vendors but the same is self acquire property by her own stridhon money. the present vendors and/or the vendors of the vendor not been venamdar of any one.

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## 14 ##

the Purfhasers will be at livery to mutata his name in all record of rights in place of the present vendors and the present vendors have no objection to such grant of mutation the purchasers shall pay all taxed, cesses or any other rent or rents for the property in question from the date of the purchase and shall have right to sell, transfer, make gift, or mortgage and/or dispose of the property in any manner he likes.

The Vendors simultaneously of this execution of this deed deliverup the has and action possession to the purchaser who also taken the same from the vendors.

The vendors part with the following documents to the purchaser as a token of their right, title and interest of the property.

1. x-erox copy of the registered deed of Vendors Vendor being No. 2699 for the year 1990, the original would not be delivered since some other lands are also sold in the same deed.
2. X-erox copy of Deed registered Manoka Bala Biswas being No. 2477 for the year 1972.
3. Original deed registered of Manoka Bala being No. 4257 of 1953.
4. Original C.S. record of rights.
5. Receipt of payment of panchayet taxes.
6. Application made for permission to the Joint Secretary of Housing Department dated 9.7.99.

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## 15 ##

**SCHEDULE OF THE ABOVE PROPERTY**

ALL THAT piece or parcel of Bagan land measuring an area 10 (ten) cottahs 7 (seven) chittacks 18' (eighteen) sq.ft. together with all easement right in C.S. Dag No 286, 284, R.S. Dag No. 300 and 302 at Mouza Reckjoani, under C.S. Khatian No. 1872 & 1894, R.S. Khatian No. 1939, 2340 & 2341 L.R. Khatian No. 485, 486, 487, J.L. No. 13, R.S. No. 198, Touzi No. 2998, P.S. Rajarhat, district of North 24 parganas Sub-Registration office A.D.S.R. Bidhannagar Salt Lake City. The said land is divided and demarcated "Red" border line with attached plan mark by boundary and plot No. A plan shall be part as same as original proportionate year rent payable to the collector of 24 Parganas infavour Govt. of West Bengal. Which is butted and bounded as follows :-

R.S. Dag No.	Nature	L.R.Khatian	Area
300	Bagan	485,486,487	01011 Dc.
302	Do	Do	0720 Dc.

Total - 1731 Decimals more or less 10 ( ten ) cottahs

7 (seven) chittacks 18' (eighteen) sq.ft.

- ON THE NORTH : Plot No. A/1.
- ON THE SOUTH : R.S Dag No. 300 part
- ON THE EAST : 2' feet wide drain and R.S. Dag No. 298.
- ON THE WEST : Part of R.S. Dag No. 303 & 304 and 301.

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*Machhindran Biswas*

## 16 ##

IN WITNESS WHEREOF the vendors have hereunto set and subscribe their respective hands the day, month and year first above written.

**SIGNED AND DELIVERED**

by the Vendors at Calcutta

1. *Machmud ar Biswas*

in the presence of :-

2. *Ashoke Mr. Biswas  
(Ashoke Kumar Biswas)*

**WITNESSES :-**

- 1. *Vijal Sahaacharyee*  
*111 - P. K. S. Road*  
*P.O. - Rajarhat*  
*Dist - 24 Pgs (W)*
- 2. *Pen. 742510*  
*Biswas*

3. *Suphal Biswas*

*(Signature)*  
*11/11/11*  
*33/28/11*

**SIGNATURE OF THE VENDORS**

3. *(Signature)*  
*11/11/11*  
*33/28/11*



## 17 ##

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 3,50,000/- (Rupees Three lakhs fifty thousand) only from the above named Purchaser to the above mentioned vendors being the full and final consideration money as per memo below :-

MEMO

- ① By Banker's cheque no - 601197 dt - 4.6.01 Bank of Baroda Dum Dum Calcutta - 700080 BR - Rs - 116667/- only in the name of Madhusudan Biswas.
  - ② By cheque no - 601196 dt - 4.6.01 Bank of Baroda, Dum Dum Calcutta - 700080 BR - Rs - 116666/- only in the name of A.K. Biswas.
  - ③ By cheque no - 601194 dt - 4.6.01 Bank of Baroda, Dum Dum Cal - 700080 BR - Rs - 116667/- only in the name of Suphal Biswas.
- ~~Total Rs - 350,000/- (Rupees Three Lac fifty thousand only)~~

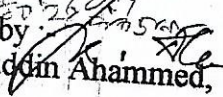
In the presence of :-

1. Ujjal Bhattacharjee  
Vill - Raekjorai  
P.O. + P.C. Rajarhat.  
Dist - 24 Pgs (N)
2. Pin. 743510  
Resident.


1. Madhusudan Biswas

2. Ashoke Kumar Biswas

3. Suphal Biswas

Drafted by  *Sk. Alauddin Ahammed*  
L.L.B.,  
Bhatenda, Rajarhat,  
Dist. North 24 Pgs.,  
Licence No. XV/10/

SIGNATURE OF THE VENDORS

Typed by :-   
Taraknath Mukherjee,  
Bhatenda, Rajarhat,  
Dist. North 24 Pgs.