

122 & 123
10.25

possession in present of danga land measuring about 10.25 satak lying and situate at Mouza Konchpukur, J.L. No. 2, L.R. Khatian No. 362, R.S. Dag No. 122, 123, under P.S- KLC, in the District of South 24-Parganas by the way of purchase from the Woner June Bibi w/o Late Kalu Gazi by virtue of two registered Deed of Sale on 5/2/04 and 19/2/04 and said deed was duly registered in the office of DSR- III Alipore, Deed No. 5245, 5246 in the year 2004.

AND WHEREAS all materials time and for all intents and purpose Joshimon Bibi w/o Late Nur Ali Gazi of Konchpukur, Tarimon Neeha Bibi w/o Jamat Ali Gazi, Achiron Beeha Bibi Alias as Fuljan Bibi w/o Late Mohamed Ali Sapui of Vill Baligari, Tachiron Neeha Bibi w/o Ayub Ali Molla of Jatra gachi in the District of South 24 Parganas was the sole and absolute owner and in khas possession there of and heirs name was recorded mutated and published in the L. R Settlement recorded of right in L.R.Khatian No. 446, 393, 21, 400 R.S. Dag No. 122, 123 of Mouza Konchpukur, Police Station KLC, in the District South 24-Parganas land measuring or comprising about 21 sataks land other properties.

AND WHEREAS the Vendor is law fully seized and possessed of or otherwise sufficiently entitled to the property described fully



in the respectively as the case may be as sole and absolute owner by way of law inheritance and by a registered deed of gift on 5/2/04 in favour of Minor Sariful Gazi son of Usman Ali Gazi and said deed was duly registered in the office of D.S.R. III Alipore on Deed No. 5247 for the year 2004. 172/12?
21/2

AND WHEREAS all material time and for all intents and purpose Nur Ali Gazi since deceased son of Late Umbar Ali Gazi of Konchpukur, in the District South 24-Pargans heirs the sole and absolute owner and his khas possession there at and his name was recorded and published in the L.R. and R.S settlement recorded of right in L.R. Khatian No. 446, R.S. Dag No. 122, 123, Mouza Kunchpukur, J.L. No. 2, pargana Kolikatta, District South 24-Parganas comprising about 14 satak of land and other properties.

AND WHEREAS the said Nur Ali Gazi while thus absolutely seized and possessed of or otherwise well and sufficiently to the said property died intestate in the year leaving behind serving him one son namely Usman Gazi and one daughter Jarina Bibi and wife Tashiman Bibi w/o Late Nur Ali Gazi who all joint by inherited the said entire property in ejmali as per Muslim personal law of successor and inheritance. 12.25



AND WHEREAS this No. present Vendors lawfully seized and possessed of all that piece and parcel at the Danga land measuring an area 35 satak of R.S. Dag No. 122, 123, of Mouza Konchpukur legal heirs and Minor Sariful Gazi for one guardians and this No. present Vendor lawfully seized and possessed of all that piece and parcel of the danga land 35 satak under P.S. KLC. District South 24 Parganas, R.S. Dag No. 122, 123 of Mouza Konchpukur, J.L. No. 2, Police Station KLC, in the District of South 24-Parganas land measuring at comprising about 35 satak land and other properties.

AND WHEREAS all natural time and for all intent and purpose Tahura Bibi w/o Late Sear Ali Laskar of Hatiara in the District of South 24 Parganas heir the sole and absolute owner and in her Khas possession there of and her name was recorded nutated and published in the L.R. Settlement and Right in L.R., Khatian of Mouza Kunchpukur, J.L. No. 2, under P.S.- KLC, in the District South 24-Parganas R.S. No. 122 and 123 land measuring 122 & 123
2.5 satak area comprising about 2.5 satak land and other properties.

AND WHEREAS all materiels time and for all intend and purpose Parjain Bibi w/o Jamat Ali Molla since deceased in the



heirs the sole and absolute owner and in her khas possession their of and her name was recorded mutated and published in the L.R. Settlement record of right in L.R. Khatian No. 466, R.S. Dag no. 123 of Mouza Konchpukur under P.S.- KLC, in the District of South 24-Parganas land measuring of comprising about 2.50 satak land and other property.

AND WHEREAS all materiels time and for all intents and purpose Abdul Aziz Laskar alias Abdul Laskar s/o Late Sear Ali Laskar since deceased in the District South 24-Parganas herein the sole and absolute owner and in his khas possession there of the his name was recorded mutated and published in the L.R. Settlement recorded right in L.R. Khatian No. 77, R.S. Dag No. 122, 123, under P.S.- KLC in the District 24-Parganas (S) land measuring and comprising about 2.50 satak land and other properties.

AND WHEREAS the Vendors herein laving decided and been desirous to sell of all that piece and parcel of the Danga Bastu land measuring an area of 89.25 sataks i.e. 2 Bigha 19 Cottahs Chittaks Sq.ft. be the same a little more or less out of 89.25 sataks lying and situated at Mouza Konchpukur, J.L. No. 2, R.S. Dag No. 122, 120, 123, L.R. Khatian No. 466, 446, 457, 362, 400, 393, 21, 77, 36, under Baman Ghata Gram panchayet P.S.- KLC, in the District of South 24-Pargans within the present limit which is delineated with RED border in the annexed site plan or map and



- : (14) : -

the said property more fully and particularly described in the Schedule hereunder written declared to sell the same absolute free from any sorts of encumbrances and the Purchaser herein having inspected the said property proposed and offered to Purchase the same at the valuable consideration of Rs. 21,63,500/- (Rupees Twenty One Lakhs Sixty Three Thousand Five Hundred) Only and the Vendors herein having considered the said proposed price as the highest bid in the declared sale at the present market value him agreed to sell and convey absolutely the said land to the purchaser herein at the said valuable consideration of Rs. 21,63,500/- (Rupees Twenty One Lakhs Sixty Three Thousand Five Hundred) Only

NOW THIS INDENTURE WITNESSETH as follows : -

In pursuance to the above and in consideration of sum of Rs. 21,63,500/- (Rupees Twenty One Lakhs Sixty Three Thousand Five Hundred) only truly paid to the Vendor by the Purchaser herein (the receipt whereof the Vendor doth hereby acknowledges) and of and from the same and every part thereof absolutely acquit, release, discharge and exonerate the Purchaser the said Property as described in the Schedule below, the Vendor doth hereby



absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto and to the use of Purchaser **ALL THAT** piece and parcel of the property fully described in the Schedule below togetherwith all sorts of easement rights over the common passages morefully described in the Schedule as well as in the annexed plan hereto in **RED** verge line shown as part and parcel of this Indenture **OR HOWSOEVER OTHERWISE** the said Schedule Property hereditaments and premises and every part thereof **AND** all the estates, right, title, interest, use, possession, inheritance, trust, claim and demand whatsoever of the Vendor both at law and in equity of the Vendor into and upon the said land hereditaments and premises and reversion or reversions remainder or remainders and all the rents, issues and profits thereof **TOGETHERWITH** grounds common passage pathways thereto or anywise held or occupied therewith and every manner of former and presents right, title, liberties, easements, privileges, appendages and appurtenances whatsoever thereto or anywise appertaining or usually held used occupied accepted enjoyed or reputed to belong or to be appertenant thereto and right to use the common passage thereto and all deeds, pattahs, muniments, writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO**



HAVE AND TO HOLD the same hereby granted, conveyed, transferred and assigned and assured unto and to the use of the Purchaser absolutely and forever in fee simple in possession free from all encumbrances, attachments, charges, liens, lispendens, claims, demands, liabilities and trust whatsoever but nevertheless subject to payment of rent and taxes as applicable.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS : -

That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by his predecessors in title or interest done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely entitled to the said property as described in the Schedule below and has acquired good right full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assure and assign the said property and every part thereof unto and to the use of the Purchaser for a perfect title without any manner of dispute, hindrance or condition or use or trust or other such things to alter, defect, encumber or make void the and the Purchaser shall and may at all time hereafter peaceably and quietly own, and enjoy the said plot of land hereditaments and premises



- : (17) : -

hereby conveyed and receive rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendor or any other person or persons lawfully or equitably claiming any estate or interest from under or in trust for the Vendor and the Vendor shall keep the Purchaser free and clear or freely and clearly and absolutely acquitted, exonerated, discharged and released and save harmless and keep indemnified the Purchaser against all estates, claims, demands, charges, mortgages, liens, lispens, debts, hypothecations, attachments and encumbrances whatsoever made or suffered by the Vendor or any other person or persons lawfully or equitably claiming from under or interest for the Vendor as aforesaid and the Vendor and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said property and every part thereof hereby conveyed or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make, do and execute or caused to be done, executed and performed all acts, deeds, matters and things for further more perfectly and effectually assuring the said property and every part thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required.



The Vendor further covenants with the purchaser that on and from the date of execution of this presence, the purchaser shall have the absolute liberty and authority to realise from the said occupiers all the dues towards the arrear occupation charges of the said occupiers with the further right to realise all usufructs rents or occupational charges from the said occupants, arrear or current and to exercise the right as the owner of the property as the Vendor herein.

THE SCHEDULE ABOVE REFERRED TO (A)

ALL THAT piece and parcel of all that Danga land measuring an are of 73.75 sataks be the same a little more or less lying and situated at Mouza Konchpukur, J. L. No. 2, R.S. Dag No. 122, 123, L.R. Khatian No. 457, 362, 400, 393, 21, 466, 446,..... under Barian Ghata Gram Panchayet, P.S.- Kolkata Leather Complex in the District South 24-Pargans,

- i) Dag No. 122 nature Danga measuring 53 satak out 1 62 sataks (162 Satak's)
- ii) R.S. Dag No. 123 nature Danga measuring 20.75 satak out 52 sataks and said Danga land in delineated with RED border annexed site plan or map along with all easement right thereto through over.

(Susmita)



THE SCHEDULE ABOVE REFERRED TO (A)

ALL THAT piece and parcel of all that Bastu land measuring an area of 18 sataks be the same a little more or less lying and situated at Mouza Konchpukur, J. L. No. 2, R.S. Dag No. 120, R.S. Khatian No. 687, L.R. Khatian No. 457, 362, 400, 393, 21, 466, 446, 77, 818, under Baman Ghata Gram Panchayet, P.S.- Kolkata Leather Complex in the District South 24-Pargans under A.D.S.R. Bhangore.

i) R.S. Dag No. 120 nature Bastu measuring 18.50 satak out 25 sataks out 93 satak.

The said Danga land is delineated with RED border annexed site plan or map along with all easement right thereto through over.

ON THE NORTH : R.S. Daga 20-132/106

ON THE SOUTH : R.S. Daga 20-107

ON THE EAST : R.S. Daga 20-127/106

ON THE WEST : public common passage.






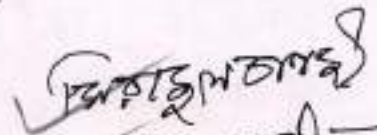
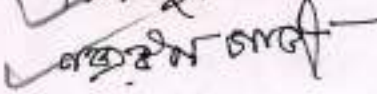
IN WITNESS WHEREOF the Vendor herein have set and subscribed his hands on the day, month and year first above written.

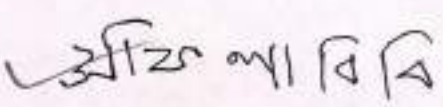
SIGNED, SEALED AND DELIVERED

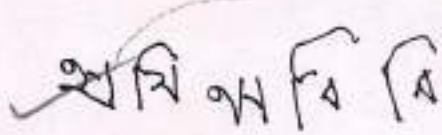
in presence of :

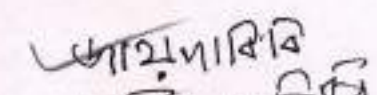
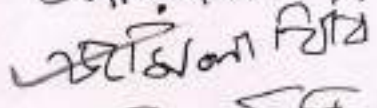
WITNESSES :-

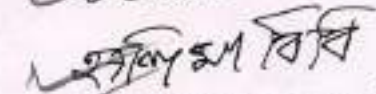
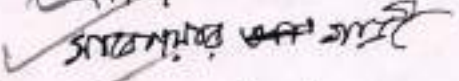
1. Mcd. Sokarab Husai
3/0. Md. Modabber Khan
vill. Alepousa, P.S. Kushi
Dist. Saith 29 Jagan
2.   
M. A. Husain Husain
M. A. Husain Husain
M. A. Husain Husain

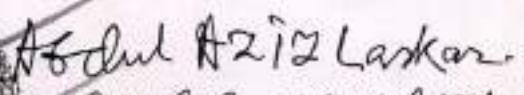
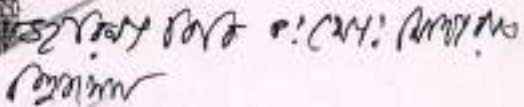



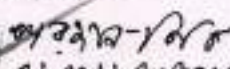
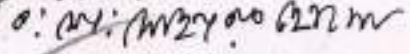


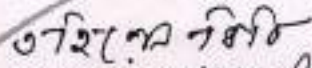
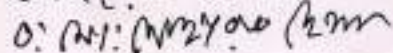


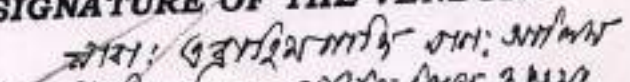
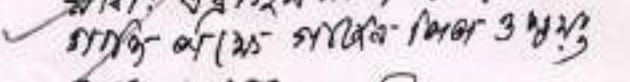
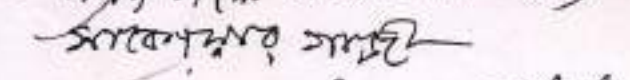



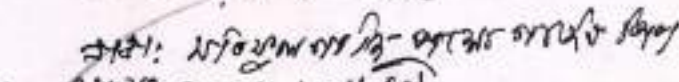
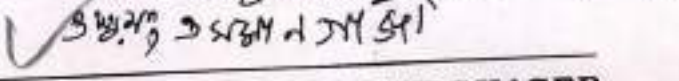



SIGNATURE OF THE VENDORS

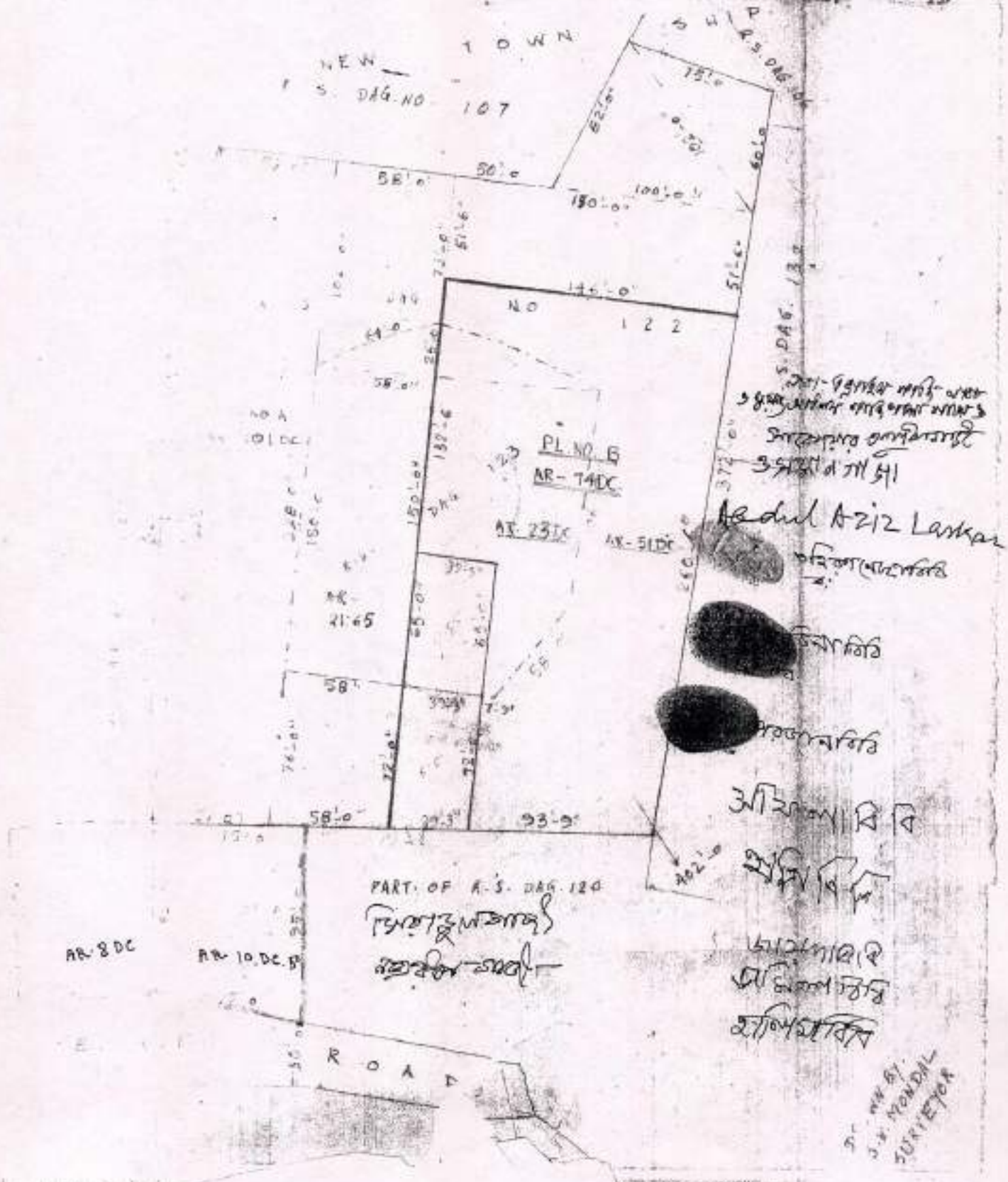



SIGNATURE OF THE PURCHASER



LAND PLAN, PART OF R.S. DAG NO. 122, 123, R.S. KHATIRAN NO. 1 R. KHATIRAN NO. C.S. DAG NO. C.S. KHATIRAN NO. MOUZA-KOCHPUKUR J.L. NO. 2 P.S. BHANGORE DIST. SOUTH 24 PARAGANAS. SC-50-1*

NAME OF VENDOR	NAME OF VENDEE	DAG NO	AREA
		122	101 DC
		123	21.65 DC
		124	23




Handwritten notes in Bengali, including a signature 'Abdul Aziz Laskar' and several official stamps or signatures.













SIGNATURE OF THE
REPRESENTANT/
PLAINTANT/SELLER/
BUYER/CLAIMANT
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

 হুমায়রা খিদি	LH.					
	RH.					

ATTESTED :- হুমায়রা খিদি

 আমিনা খিদি	LH.					
	RH.					

ATTESTED :- আমিনা খিদি








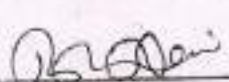






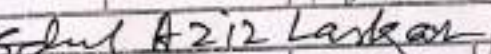
 আব্দুল্লাখিদি	LH.					
	RH.					

ATTESTED :- আব্দুল্লাখিদি



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executans.












	 S	 R	 M (Left Hand)	 I	 T	
						 T
						
		 S	 R	 M (Left Hand)	 I	 T
						
	T					



ATURE OF THE
ESSENTANT/
UTANT/SELLER/
UYER/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

 শ্রীমতি বন সিং	LH.					
	RH.					

ATTESTED : শ্রীমতি বন সিং

 পরজান সিং প: শ্রী: (Signature)	LH.					
	RH.					

ATTESTED : পরজান সিং

 পরজান সিং প: শ্রী: (Signature)	LH.					
	RH.					

ATTESTED



SIGNATURE OF THE
 REPRESENTANT/
 PLUTANT/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

 કરિના વિલિ	LH.					
	RH.					

ATTESTED :- કરિના વિલિ
 ડ: CH. (NAME) M.M.M.

 સુરેશ્વર અમીનજી	LH.					
	RH.					

ATTESTED :-
 સુરેશ્વર અમીનજી

 સુરિયા બા વિલિ	LH.					
	RH.					

ATTESTED :- સુરિયા બા વિલિ



MEMO OF CONSIDERATION

RECEIVED by the withinmentioned Vendor from the withinnamed Purchaser a sum of Rs. 21,63,500/- (Rupees Twenty One Lakhs Sixty Three Thousand Five Hundred) Only towards the price or consideration money of the Schedule property in full in presence of the following witnesses and in the following manners :

MEMO

প্রদত্তকৃত্য
কর্তৃক প্রাপ্ত
শ্রী ২০ লাখ ত্রিশ
হাজার টাকায়

Rupees Twenty One Lakhs Sixty Three Thousand Five Hundred Only

WITNESSES :-

1. Md. Soharab Hossain
S/O - Md. Jabbar Hossain
Vill - Alaquilia, P.O.
Kashipur, 24 P.S.

2. Md. Soharab Hossain
S/O - Md. Jabbar Hossain
Vill - Alaquilia, P.O.
Kashipur, 24 P.S.

Drafted by :

Md. Modabber Hossain

Md. Modabber Hossain

Deed Writer, ADSR Bhangore

Licence No. V32/61

Vill. - Alaquilia,

Computer Printed at :

RAMTHAKUR COMPUTER & XEROX,

Alipore Police Court,

Kolkata - 700 027.

By :

Subrata Dutta

Subrata Dutta

ডাঃ মাহাবুব
হোসেন

মাহাবুব হোসেন

(স্বাক্ষরকারী)

Abdul Aziz Lasker

স্বাক্ষরকারী

SIGNATURE OF THE VENDOR

মাহাবুব হোসেন

স্বাক্ষরকারী

মাহাবুব হোসেন

স্বাক্ষরকারী

মাহাবুব হোসেন স্বাক্ষরকারী

স্বাক্ষরকারী

মাহাবুব হোসেন

স্বাক্ষরকারী

মাহাবুব হোসেন স্বাক্ষরকারী

স্বাক্ষরকারী



107030

ANNEXURE-A3

12/10/2004 (4)
I-07073 1000Rs.



4/4
44238
8/8
2580

House
& motor

Permanently
for the
benefit of Dep 281

18/11/05
18/11/05
18/11/05
18/11/05

Stamp: 24 days stamp
Stamp: 23+4

Stamp: 22560/-
Stamp: 255968
Stamp: 07/12/05
Stamp: 4136/-
Stamp: 07/12/05

726/-
E 7/-
N 28/-
11(6) 4/-
765/-

Dist. Sub-Registrar-III
Alipore South 24 Parganas
07/12/05

Dist. Sub-Registrar-III
Alipore South 24 Parganas
07/12/05

DEED OF CONVEYANCE

THIS INDENTURE made this the 19th day of October,
Two Thousand and Four 2004 **BETWEEN MIS SHELEMA BEGUM,**
wife of Emdad Ali Gazi, by faith Muslim, by occupation House wife,
residing at Konchpukur, P.S.- Kolkata Leather Complex, South 24-
Parganas, hereinafter called and referred to as the **VENDORS**

122 → 9.5 Dec
123 → 9 Dec





..(2):-

(which term or expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the

ONE PART.

AND

GREEN VALLY TOWERS PVT. LTD., having its registered





..(3):-

office at 50, Jaharlal Nehuri Road, 11th Floor, Kolkata - 700 071,
 represented by its Director **BHARAT JAIN**, son of Late Bansilal
 Jain, by caste Hindu, by occupation Business, residing at
 25, Ballygunge Circular Road, Kolkata - 700 019, hereinafter
 called and referred to as the **PURCHASER** (which term or expression
 shall, unless excluded by or repugnant to the context, be deemed





to mean and include his heirs, executors, administrators, successor-in-office, legal representatives and assigns) of the **OTHER PART**.

WHEREAS at all material times and for all intents and purpose **June Bibi w/o Late Kalu Gazi** of Konchpukur in the District South 24-Parganas heirs the sole and absolute owner and in khas possession there of and his name was recorded mutated and



published in the revisional settlement recorded of right in R.S. Khatian No. 342, record and published in the land revisional settlement recorded of right in L.R. Khatian No. 362, R.S. Dag No. 122, 123, Mouza Konchpukur, J.L. No. 2, Pargana Kalikatta under P.S.- KLC, in the District of South 24-Parganas land measuring or comprising about 18.25 satak land and other properties.

AND WHEREAS Shelema Begum wife Emdad Ali Gazi was the sole and absolute owner and khas possession in present of danga land measuring about 18.25 satak lying and situate at Mouza Konchpukur, J.L. No. 2, L.R. Khatian No. 362, R.S. Dag No. 122, 123, under P.S- KLC, in the District of South 24-Parganas by the way of purchase from the Woner June Bibi w/o Late Kalu Gazi by virtue of two registered Deed of Sale on 10/9/04 said deed was duly registered in the office of DSR- III Alipore, Deed No. 5566, in the year 2004.

AND WHEREAS the Vendors herein having decided and been desirous to sell of all that piece and parcel of the Danga Bastu land measuring an area of 18.25 sataks i.e. 11 Cottahs Chittaks Sq.ft. be the same a little more or less out of 18.25 sataks lying and situated at Mouza Konchpukur, J.L. No. 2, R.S. Dag No. 122, 123, L.R. Khatian No. 362, under Baman Ghata Gram



- : (6) : -

panchayet P.S.- KLC, in the District of South 24-Pargans within the present limit which is delineated with **RED** border in the annexed site plan or map and the said property more fully and particularly described in the Schedule hereunder written declared to sell the same absolute free from any sorts of encumbrances and the Purchaser herein having inspected the said property proposed and offered to Purchase the same at the valuable consideration of Rs. 66,600/- (Rupees Sixty Six Thousand Six Hundred) Only and the Vendors herein having considered the said proposed price as the highest bid in the declared sale at the present market value him agreed to sell and convey absolutely the said land to the purchaser herein at the said valuable consideration of Rs. 66,600/- (Rupees Sixty Six Thousand Six Hundred) Only

NOW THIS INDENTURE WITNESSETH as follows : -

In pursuance to the above and in consideration of sum of Rs. 66,600/- (Rupees Sixty Six Thousand Six Hundred) Only truly paid to the Vendor by the Purchaser herein (the receipt whereof the Vendor doth hereby acknowledges) and of and from the same and every part thereof absolutely acquit, release, discharge and exonerate the Purchaser the said Property as described in the Schedule below, the Vendor doth hereby absolutely and



indefeasibly grant, convey, sell, transfer, assign and assure unto and to the use of Purchaser **ALL THAT** piece and parcel of the property fully described in the Schedule below ~~togetherwith~~ all sorts of easement rights over the common passages morefully described in the Schedule as well as in the annexed plan hereto in **RED** verge line shown as part and parcel of this Indenture **OR HOWSOEVER** **OTHERWISE** the said Schedule Property hereditaments and premises and every part thereof **AND** all the estates, right, title, interest, use, possession, inheritance, trust, claim and demand whatsoever of the Vendor both at law and in equity of the Vendor into and upon the said land hereditaments and premises and reversion or reversions remainder or remainders and all the rents, issues and profits thereof **TOGETHERWITH** grounds common passage pathways thereto or anywise held or occupied therewith and every manner of former and presents right, title, liberties, easements, privileges, appendages and appurtenances whatsoever thereto or anywise appertaining or usually held used occupied accepted enjoyed or reputed to belong or to be appertenant thereto and right to use the common passage thereto and all deeds, pattahs, muniments, writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE** **AND TO HOLD** the same hereby granted, conveyed, transferred



and assigned and assured unto and to the use of the Purchaser absolutely and forever in fee simple in possession free from all encumbrances, attachments, charges, liens, lispendens, claims, demands, liabilities and trust whatsoever but nevertheless subject to payment of rent and taxes as applicable.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS : -

That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by his predecessors in title or interest done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely entitled to the said property as described in the Schedule below and has acquired good right full power and absolute authority and indefeasible title to grant, sell, convey, transfer, assure and assign the said property and every part thereof unto and to the use of the Purchaser for a perfect title without any manner of dispute, hindrance or condition or use or trust or other such things to alter, defect, encumber or make void the and the Purchaser shall and may at all time hereafter peaceably and quietly own, and enjoy the said plot of land hereditaments and premises hereby conveyed and receive rents, issues and profits thereof without any lawful eviction, interruption, claim or demand



whatsoever from or by the Vendor or any other person or persons lawfully or equitably claiming any estate or interest from under or in trust for the Vendor and the Vendor shall keep the Purchaser free and clear or freely and clearly and absolutely acquitted, exonerated, discharged and released and save harmless and keep indemnified the Purchaser against all estates, claims, demands, charges, mortgages, liens, lispens, debts, hypothecations, attachments and encumbrances whatsoever made or suffered by the Vendor or any other person or persons lawfully or equitably claiming from under or interest for the Vendor as aforesaid and the Vendor and all persons having lawfully or claiming equitably any estate or interest whatsoever in the said property and every part thereof hereby conveyed or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser make, do and execute or caused to be done, executed and performed all acts, deeds, matters and things for further more perfectly and effectually assuring the said property and every part thereof unto and to the use of the Purchaser according to the true intent and meaning of these presents as shall or may be reasonably required.

The Vendor further covenants with the purchaser that on and



from the date of execution of this presence, the purchaser shall have the absolute liberty and authority to realise from the said occupiers all the dues towards the arrear occupation charges of the said occupiers with the further right to realise all usufructs rents or occupational charges from the said occupants, arrear or current and to exercise the right as the owner of the property as the Vendor herein.

THE SCHEDULE ABOVE REFERRED TO (A)

ALL THAT piece and parcel of all that Danga land measuring an are of 18.25 sataks be the same a little more or less lying and situated at Mouza Konchpukur, J. L. No. 2, R.S. Dag No. 122, 123, L.R. Khatian No. 362, under Baman Ghata Gram Panchayet, P.S.- Kolkata Leather Complex in the District South 24-Pargans,

- i) **Dag No. 122** nature Danga measuring **9.25** satak out 162 sataks
- ii) **R.S. Dag No. 123** nature Danga measuring **9** satak out 52 sataks and said Danga land in delineated with **RED** border annexed site plan or map along with all' easement right thereto through over.



ON THE NORTH :

ON THE SOUTH :

ON THE EAST :

ON THE WEST :

IN WITNESS WHEREOF the Vendor herein have set and subscribed his hands on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of :

WITNESSES :-

1. *(Handwritten in Arabic script)*
1. *(Handwritten in Arabic script)*
2. *(Handwritten in Arabic script)*

2. *(Handwritten in Arabic script)*
3. *(Handwritten in Arabic script)*

Sabima Begam
SIGNATURE OF THE VENDORS

SIGNATURE OF THE PURCHASER



Thumb 1st figure middle figure ring figure small figure



left hand

right hand

Name.....

Signature.....



left hand

right hand

Name..... *Salima Begum*

Signature *Salima Begum*



left hand

right hand

Name..... *Bh. Roydas*

Signature.....

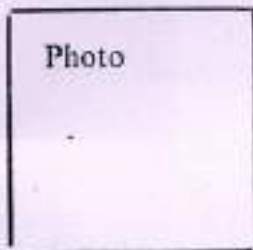


left hand

right hand

Name.....

Signature.....



left hand

right hand












Name.....

Signature.....



SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
Executans.

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
	<p align="center"><i>Bharat Jain</i> <i>[Signature]</i></p>				
	<p align="center"><i>[Signature]</i></p>				
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S



MEMO OF CONSIDERATION

RECEIVED by the withinmentioned Vendor from the withinnamed Purchaser a sum of Rs. 66,600/- (Rupees Sixty Six Thousand Six Hundred) Only towards the price or consideration money of the Schedule property in full in presence of the following witnesses and in the following manners :

by Cash - MEMO 66,600/-

(Rupees Sixty Six Thousand Six Hundred) Only

WITNESSES : -

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

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

Salima Begam
SIGNATURE OF THE VENDOR

Drafted by :
Md. Modabber Hossain
Md. Modabber Hossain
Deed Writer, ADSR Bhangore
Licence No. V32/61
Vill. - Alaqulia,

Computer Printed at :
RAMTHAKUR COMPUTER & XEROX,
Alipore Police Court,
Kolkata - 700 027.
By :

Subrata Dutta





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South 24 Parganas

Book No
Year No 15
Page No 9244
Page No 9049
Date 5/12/05

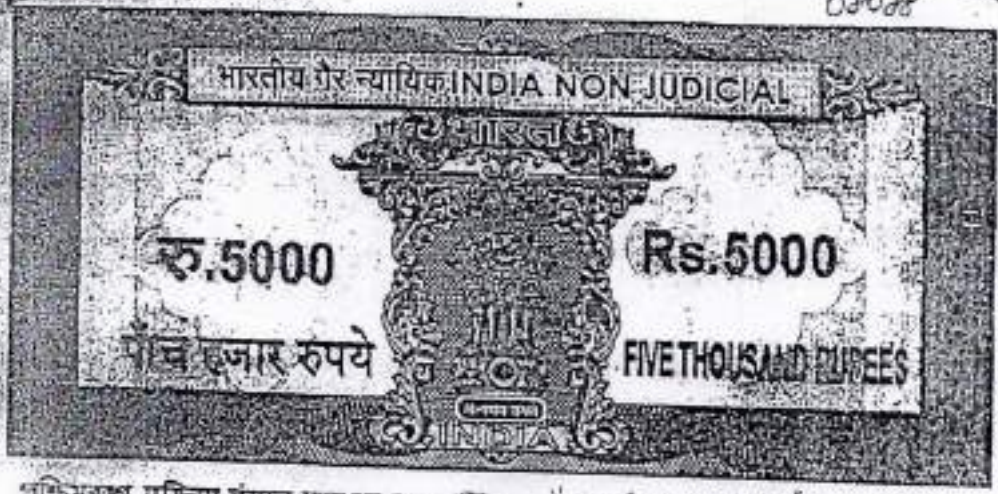


Office of the District Superintendent
South 24 Parganas
5/12/05

58666

08088

"A"



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

"MV Rs 25,00,000/-"

022673

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पश्चिम बंगाल पश्चिम बंगाल पश्चिम बंगाल
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ADDITIONAL REGISTRAR OF ASSURANCE, KOLKATA

Convey/14834

DEED OF CONVEYANCE

9249
22
9222

THIS INDENTURE made on this 12th day of June Two Thousand and Seven BETWEEN GREEN VALLY TOWERS PVT. LTD., a registered Private Limited Company, within the meaning of the Companies Act, 1956, and having its registered office at 50, J.L. Nehru Road, 11th floor, Kolkata - 700 071, represented by its Director SRI NAKUL HIMATSINGHA son of Sri Srawan Kumar Himatsingha, of 50, J.L. Nehru Road, Kolkata - 700 071, Police Station - Shakespare Sarani, hereinafter called the **VENDOR**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest or office and assigns) of the **ONE PART**,

Handwritten signature and initials.

Major Party of -
 9-6-07
 (49000/10) 1/50000

150



০৬-৬-২০০৭
 ক্রমাঙ্কিত - ১০০০
 প্রাপ্ত - ১৫৫ Pranabika Das
 স্থান - High Carr. Car.
 নথি - Key Material

তারিখ - ০৬-০৬-২০০৭
 ০১ JUN ২০০৭
 ১৬০০.০০

Presented by Registration
 on the 15th
 day of June 2007
 Vendor Name Key
Nalini Prasad Das
Owner of the


 3658
 FOR GREEN VALLEY TOWERS PVT. LTD.
Nalini Prasad
 Director

ADDITIONAL REGISTRAR OF
 ASSURANCE GUARANTY
 12/6/07
 I Nalini Prasad Das
 Plot Green Valley
 Towers Part No. 11
 PO J. C. Naha Bal 11/11.

Identified by me

 Anil Kumar Saha
 Anil Kumar Saha
 PO J. C. Naha Bal
 11/11



AND

- (1) **SRI ADITYA MUNDHRA** son of Shyam Sundar Mundhra, by faith - Hindu, by Occupation - Business, residing at CF-300, Salt Lake City, Kolkata - 700 064, (2) **SMT. INDRA GANDHI** wife of Kamal Kishore Gandhi, by faith - Hindu, by occupation - Business, residing at CF-305, Salt Lake City, Kolkata - 700 064, (3) **SMT. RESHA MUNDHRA (DUJARI)** wife of Navneet Dujari, by faith - Hindu, by Occupation - Business, residing at AE-662, Salt Lake City, Kolkata - 700 064, (4) **SMT. NISHA SADANI** wife of Sameer Sadani, by faith - Hindu, by Occupation - Business, residing at 113B, Manohardas Katra, 3rd Floor, Kolkata - 700 007, (5) **SRI SUDARSHAN MIMANI** son of Bulaki Das Mimani, by faith - Hindu, by Occupation - Business, residing at 16, Kali Krishna Tagore Street, Kolkata - 700 007, (6) **SRI SAURABH TAPDIYA** son of P.L. Tapdiya, by faith - Hindu, by Occupation - Business, residing at C/O. P.L. Tapdiya, C.A., Jail Road, Wardha - 442001, Maharashtra, (7) **SMT. KUSUM DEVI MUNDHRA** wife of Shyam Sundar Mundhra, by faith - Hindu, by Occupation - Business, residing at CF-300, Salt Lake City, Kolkata - 700 064, (8) **SMT. MADHU SURANA** wife of Sri Saroj Kumar Surana, by faith - Hindu, by Occupation - Business, residing at 199/5, M.C. Road, Second Floor, Kolkata - 700 007, Police Station - Tollygunge, (9) **SRI SHRENIK SURANA** son of Sri Saroj Kumar Surana, by faith - Hindu, by Occupation - Business, residing at 199/5, M.C. Road, Second Floor, Kolkata - 700 007, Police Station - Tollygunge, (10) **SMT. EELA JAIN** wife of Sri Bharat Jain, by faith - Hindu, by Occupation - Business, residing at 25, Hallygunge Circular Road, Kolkata - 700 019, Police Station - Ballygunge, (11) **SRI NISHIT JAIN** son of Sri Bharat Jain, by faith - Hindu, by Occupation - Business, residing at 25, Ballygunge Circular Road, Kolkata - 700 019, Police Station - Hallygunge, (12) **AKHIL ORCHARDS PVT. LTD.**, a private limited company, within the meaning of the Companies Act, 1956, having its office at 25A, Camac Street, 3/13, Vardaan, Kolkata - 700 016, Police Station - Shakespeare Sarani, represented by its Director **SRI SAROJ KUMAR SURANA** (13) **BANSILAL CREDIT PVT. LTD.**, a private limited company, within the meaning of the Companies Act, 1956, having its office at 25A, Camac Street, 3/13, Vardaan, Kolkata - 700 016, Police Station - Shakespeare Sarani, represented by its Director **SRI PRADEEP KUMAR HIRAWAT**, (14) **BACCHRAJ FARMS PVT. LTD.**, a private limited company, within the meaning of the Companies Act.

Nats.



1956, having its office at 25A, Camac Street, 3/13, Vardaan, Kolkata - 700 016, Police Station - Shakespeare Sarani, represented by its Director **SMT. EELA JAIN, (15) MERWARA HOTELS PVT. LTD.**, a private limited company, within the meaning of the Companies Act, 1956, having its office at 25A, Camac Street, 3/13, Vardaan, Kolkata - 700 016, Police Station - Shakespeare Sarani, represented by its Director **SRI SANTOSH KUMAR SHARMA, (16) MSB MERCANTILES PVT. LTD.**, a private limited company, within the meaning of the Companies Act, 1956, having its office at 3A, Camac Street, Third Floor, Kolkata - 700 016, Police Station - Shakespeare Sarani, represented by its Director **MAHENDRA SINGH BAID, (17) SMT. SAJJAN DEVI DUGAR** wife of Sri Bharat Mal Dugar, by faith Hindu, by Occupation - Business, residing at 19, Synagoge Street, City Centre, Room No. 509A, Kolkata - 700 001, Police Station - Burrabazar, **(18) SMT. SHRUTI DUGAR** wife of Sri Vipul Dugar, by faith - Hindu, by occupation - Business, residing at 19, Synagoge Street, City Centre, Room No. 509A, Kolkata - 700 001, Police Station - Burrabazar, **(19) SRI GOPAL PRASAD BHOJNAGARWALA** son of late Mohan Lal Bhojnagarwala, by faith - Hindu, by Occupation - Business, residing at P-10, Howrah Bridge Approach Road, Kolkata - 700 001, Police Station - Burrabazar, **(20) SRI RAVINDER BHATIA** son of Sri Jagdish Bhatia, by faith - Hindu, by Occupation - Business, residing at C-16, Jalvayu Vihar, Salt Lake, Kolkata - 700 091, Police Station - Bidhannagar, hereinafter called the **PURCHASERS**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, representatives, successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS Rahamat Gazi, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 10 Satak out of 162 Satak comprised in R.S. Dag No. 122, an area 03 Satak out of 52 Satak comprised in R.S. Dag No. 123, being total area 13 Satak under L.R. Khatian No. 256 at Mouza - Kochpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South), by virtue of record of rights.

AND WHEREAS after the death of Rahamat Gazi, his son Gafur Ali Gazi, became the owner of the aforesaid land by virtue of succession.

Naar.



AND WHEREAS Emdad Ali Gazi, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 54 Satak out of 162 Satak comprised in R.S. Dag No.122, under I.R. Khata No.177 at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS Abdul Bari Mistry was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 07 Satak out of 162 Satak comprised in R.S. Dag No.122, an area 02 Satak out of 52 Satak comprised in R.S. Dag No.123, being total area 09 Satak under I.R. Khata No.79 at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS after the death of Abdul Bari Mistry, his two sons Abuuddin Mistry & Kamaluddin Mistry, became the owner of the aforesaid land by virtue of succession.

AND WHEREAS Chaidal Dili, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 01 Satak out of 52 Satak comprised in R.S. Dag No.123, under I.R. Khata No.137 at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS Rashid Ali Mistry, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 01 Satak out of 162 Satak comprised in R.S. Dag No.122, an area 02 Satak out of 52 Satak comprised in R.S. Dag No.123, being total area 03 Satak under I.R. Khata No.675 at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS Habibar Rahman Gazi & Abdul Chatter Gazi, were well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 7.50 Satak out of 52 Satak comprised in R.S. Dag No.123, under I.R. Khata No.15 at Mouza - Koachpukur, Police Station - K.L.C., J.L.

Wah.



No. 02, in the District of 24-Parganas (South) by virtue of Decree of Sale of December 1975 of S.R. Hhangom, copied in Book No.1, Being No.193.

AND WHEREAS Safar Ali Gazi, was well seized and possessed of an otherwise well and sufficiently entitled to the property measuring an area 08 Satak out of 162 Satak comprised in R.S. Dag No.122, an area 07 Satak out of 52 Satak comprised in R.S. Dag No.123, being total area 11 Satak under L.R. Khatian No.754, at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS after the death of Safar Ali Molla, his sons and daughters viz. Sabur Ali Gazi, Sahid Ali Gazi, Sahar Ali Gazi, Senkur Ali Gazi, Sahira Bibi, Mahiran Bibi, Mairam Bibi, became the owners of the aforesaid land by virtue of succession.

AND WHEREAS Atiar Rahaman Molla, was well seized and possessed of an otherwise well and sufficiently entitled to the property measuring (i) an area 01 Satak out of 162 Satak comprised in R.S. Dag No.122, and (ii) an area 01 Satak out of 52 Satak comprised in R.S. Dag No. 123, being total area 02 Satak under L.R. Khatian No.49, at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS after the death of Atiar Rahaman Molla, his wife, sons and daughters viz. Munjan Bibi, Amena Bibi, Aminur Rahaman Molla, Salehar Bibi, Sabera Khatoon, Selima Khatoon, Ayesha Bibi, Moslema Khatoon, became the owners of the aforesaid land by virtue of succession.

AND WHEREAS Ramicha Bibi, was well seized and possessed of an otherwise well and sufficiently entitled to the property measuring an area 01 Satak out of 162 Satak comprised in R.S. Dag No.122, under L.R. Khatian No.670, at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS after the death of Ramicha Bibi, her sons and daughters viz. Jemal Molla, Jafaruddin Molla, Hatem Molla, Alauddin Molla, Malujin Molla became the owners of the aforesaid land by virtue of succession.

Nals...



AND WHEREAS Emdad Ali Gazi, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 50 Satak out of 162 Satak comprised in R.S. Dag No.122, under L.R. Khatian No.177 at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS Abdul Bari Mistry was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 03 Satak out of 162 Satak comprised in R.S. Dag No.122, an area 02 Satak out of 52 Satak comprised in R.S. Dag No.123, being total area 05 Satak under L.R. Khatian No.79 at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS after the death of Abdul Bari Mistry, his two sons Alauddin Mistry & Kamaluddin Mistry, became the owner of the aforesaid land by virtue of succession.

AND WHEREAS Chaidai Dibi, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 01 Satak out of 52 Satak comprised in R.S. Dag No.123, under L.R. Khatian No.327 at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS Rashid Ali Mistry, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 04 Satak out of 162 Satak comprised in R.S. Dag No.122, an area 02 Satak out of 52 Satak comprised in R.S. Dag No.123, being total area 06 Satak under L.R. Khatian No.675 at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS Habibar Rahman Gazi & Abdul Chittur Gazi, were well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 7.50 Satak out of 52 Satak comprised in R.S. Dag No.121, under L.R. Khatian No.15 at Mouza - Koachpukur, Police Station - K.L.C., J.L.

Waz.



AND WHEREAS Mujibar Rahaman, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 02 Satak out of 162 Satak comprised in R.S. Dag No. 122, an area 02 Satak out of 52 Satak comprised in R.S. Dag No. 123, being total area 04 Satak under L.R. Khatian No. 589, at Mouza - Kouchpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS after the death of Mujibar Rahaman, his sons and daughters viz; Moubar Molla, Mosaref Molla, Mosiar Rahaman Molla, Ajiar Molla, Mosiar Rahaman, Sufia Khatoon, Kadbanu Bibi, Nurbenu Bibi, Ruphanu Hibi, Sarhanu Bibi, became the owners of the aforesaid land by virtue of succession.

AND WHEREAS Jasimuddin Gazi, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 09 Satak out of 162 Satak comprised in R.S. Dag No. 122, under L.R. Khatian No. 336, at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) after selling 12 Satak of land.

AND WHEREAS after the death of Jasimuddin Gazi, his two sons only daughter and wife viz; Akubar Gazi, Sakoar Gazi, Rabian Bibi, Nurjahan Bibi, became the owners of the aforesaid land by virtue of succession.

AND WHEREAS Firoj Gazi, Alek Jantar Gazi, Pirmohammad Gazi was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 12 Satak out of 162 Satak comprised in R.S. Dag No. 122, under L.R. Khatian No. 336, at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of purchase from Jasimuddin Gazi, by a Deed of Conveyance dated 28.09.1992, registered at the office of the Addl. Dist. Sub-Registration office at Didhannagar, copied in Hook No. 1, Volume No. 195, Pages 359 to 364, Being No. 8965 for the year 1992.

AND WHEREAS after the death of Firoj Gazi, his wife Runu Lalla and one minor son Zidan Afroj, became the owners of his share in the aforesaid land by virtue of succession.

Handwritten signature



AND WHEREAS Runaisala, Zidan Afro, Alek Jantar Gazi and Firmohammad Gazi, were thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 12 Satak out of 162 Satak comprised in R.S. Dag No.122, under L.R. Khatian No.336, at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South).

AND WHEREAS Abdul Laskar, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 01 Satak out of 52 Satak comprised in R.S. Dag No.123, under L.R. Khatian No.77, at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of Deed of Sale on December 1975 of S.R. Bhargore, copied in Book No.1, Being No.193.

AND WHEREAS after the death of Abdul Laskar, his wife Golena Bibi, became the owner of the aforesaid land by virtue of succession.

AND WHEREAS Abdul Hamid Naskar, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 01 Satak out of 162 Satak comprised in R.S. Dag No.122, an area .15 Satak out of 52 Satak comprised in R.S. Dag No.123, being total area 1.15 Satak under L.R. Khatian No.871, at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South) by virtue of record of rights.

AND WHEREAS Gafur Ali Gazi and 47(fourty seven) others, were thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 122.65 Satak comprised in R.S. Dag No.122 & 123, under L.R. Khatian No. 256, 177, 79, 327, 675, 15, 754, 49, 670, 589, 330, 77, 871 at Mouza - Koachpukur, Police Station - K.L.C., J.L. No. 02, in the District of 24-Parganas (South).

AND WHEREAS by a Deed of Conveyance dated 27th August, 2004, registered at the office of the District Sub-Registrar - III, Alipore, copied in book No. 1, Volume No. 1, Pages 5803 to 5847, Being No. 5626 for the year 2004, Gafur Ali Gazi and 47(fourty seven) others sold, transferred and conveyed to

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Green Vally Towers Pvt. Ltd; ALL THAT piece or parcel of "Danga" land measuring

an area 101.00 Satak out of 162 Satak comprised in R.S. Dag No. 122,
an area 21.65 Satak out of 52 Satak comprised in R.S. Dag No. 123,
being total area 122.65 Satak under L.R. Khatian No. 256, 177, 79, 327,
675, 15, 754, 49, 670, 589, 336, 77, 871, at Mouza - Koachpukur, Police
Station - K.L.C., in the District of 24-Parganas (South), morefully and
particularly described in the schedule thereunder written.

AND WHEREAS one Nur Mohammad Gazi, was the sole and absolute
owner and possessor in respect of "Danga" land measuring about 49 Satak lying
and situated at Mouza - Koachpukur, Police Station - K.L.C; J.L. No. 2, under
R.S. Dag No. 122, 120, under R.S. Khatian No. 362, 154, L.R. Khatian No. 457,
687, in the District of 24-Parganas (South), by way of purchase from the owner
Argar Bibi and Jamila Bibi wife of Gulam Gazi, Pargar Bibi wife of Jamat Ali and
others, by virtue of a Registered Deed of Sale on 21.01.1975 and the said Deed
was duly registered in the office of Bhangore, recorded in Book No. 1, Volume No.
122, Pages 195 to 198, Deed No. 952 for the year 1975 and by way of Purchase
from the Owner Razubala Laskar wife of Nishikanta Laskar by virtue of a
Registered Deed of Sale on 20.11.1987 and the said Deed was duly registered in
the office of the Addl. District Sub-Registrar Bhangore, recorded in Book No. 1,
Deed No. B272 for the year 1987.

AND WHEREAS while seized and possessed the aforesaid property the
said Nur Mohammed Gazi died intestate leaving behind his two son's and five
daughter's i.e; Nazrul Gazi, Sirajul Gazi, Safila Bibi, Hasina Bibi, Joheda Bibi,
Janila Bibi, Halima Bibi, as his legal heirs, successors, representative who all
jointly inherited the said entire properties with the landed property (small as per
Muslim personal law of successor and inheritance measuring an area of 3
Satak be the same a little more or less lying and situated Mouza - Koachpukur
J.L. No. 2, R.S. Dag No. 122, 120, R.S. Khatian No. 342, 687, L.R. Khatian No
457, under Police Station - K.L.C; in the District of 24-Parganas (South).

AND WHEREAS while Sirajul Gazi, Nazrul Gazi, seized and possessed the
aforesaid landed property since was the absolute owner and possession -

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respect of Danga Land measuring 12 Satak of Mouza - Koachpukur, Police Station - K.L.C, J.L. No. 2, R.S. Dag No. 122, L.R. Khatian No. 457, in the District of 24-Parganas (South), by way of purchase from the owner Sapila Bibi, Halima Bibi, Joheda Bibi, Jamila Bibi by virtue of Registered Deed of Gift on 03.12.2003 in Bengali language and the said Deed was duly registered in the office of District Sub-Registrar - III, Alipore and Deed No. 05249 for the year 2004.

AND WHEREAS Sirajul Gazi, Nazrul Gazi, lawfully seized and possessed of all that piece or parcel of "Danga" land measuring an area 21 Satak of R.S. Dag No. 122 and Bastu land measuring an area 08 Satak of R.S. Dag No. 120, total area of land measuring 29.50 Satak and thus Sapila Bibi, Hashina Bibi, Joheda Bibi, Jamila Bibi, Halima Bibi, lawfully seized and possessed in Khas possession of AL THAT piece or parcel of "Hastu" land measuring an area 10 Satak of R.S. Dag No. 120 more or less lying and situated at Mouza - Koachpukur, J.L. No. 2, L.R. Khatian No. 457, R.S. Khatian No. 342, 687 under Police Station - K.L.C, in the District of 24-Parganas (South).

AND WHEREAS at all material times and for all intents and purpose Juner Bibi wife of Late Kala Gazi, heirs the sole and absolute owner and in Khas possession thereof and her name was recorded, mutated and published in the revisional settlement recorded of right in R.S. Khatian No. 342, record and published in the land revisional settlement recorded of right in L.R. Khatian No. 362, R.S. Dag No. 122, 123, Mouza - Koachpukur, J.L. No. 2, Pargana - Kalkatta, under Police Station - K.L.C; in the District of 24-Parganas (South) land measuring or comprising about 10.25 Satak out of 29 Satak land and other properties.

AND WHEREAS minor Ebrahim Gazi minor Alimgazi for the guardian and father and owner Sakawar Gazi son of Late Jashimuddin Gazi was the sole and absolute owner and Khas possession in present of Danga Land measuring about 10.25 Satak lying and situated at Mouza - Koachpukur, J.L. No. 2, L.R. Khatian No. 362, R.S. Dag No. 122, 123, under Police Station - K.L.C, in the District of 24-Parganas (South), by the way of purchase from the Owner June Bibi wife of Late Kala Gazi by virtue of two registered Deed of Sale on 05.02.2004 and

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19/12/2004 and said Deed was duly registered in the office of the District Sub-Registrar - III, Alipore, Deed No. 5245, 5246 in the year 2004.

AND WHEREAS all materials time and for all intents and purpose Joshimon Bibi wife of Late Nur Ali Gazi, Tarimon Necha Bibi wife of Jamat Ali Gazi, Achiron Beeha Bibi alias Fuljan Bibi wife of Late Mohamed Ali Sapui Tachiron Necha Bibi wife of Ayub Ali Mulla, were the sole and absolute owner and in khas possession thereof and their name was recorded mutated and published in the L.R. Settlement recorded of right in L.R. Khatian No. 446, 393, 21, 400, R.S. Dag No. 122, 123, of Mouza - Koachpukur, Police Station - K.L.C. in the District of 24-Parganas (South), land measuring or comprising about 21 Satak land other properties.

AND WHEREAS Sarful Gazi was lawfully seized and possessed of or otherwise sufficiently entitled to the property described fully in the respectively as the case may be as sole and absolute owner by way of law inheritance and by a registered Deed of Gift on 05.02.2004 in favour of Minor Sarful Gazi son of Usman Ali Gazi and said Deed was duly registered in the office of District Sub-Registrar - III, Alipore on Deed No. 5247 for the year 2004.

AND WHEREAS all material time and for all intents and purpose Nur Ali Gazi since deceased son of Late Umbar Ali Gazi, heirs the sole and absolute owner and his khas possession there at and his name was recorded and published in the L.R. and R.S. settlement recorded of right in the L.R. Khatian No. 446, R.S. Dag No. 122, 123, Mouza - Koachpukur, J.L. No. 2, Pargana - Kalikata, in the District of 24-Parganas (South) comprising about 14 Satak of land and other properties.

AND WHEREAS the said Nur Ali Gazi while thus absolutely seized and possessed died intestate leaving behind surviving him one son namely Usman Gazi and one daughter Jarina Bibi and wife Tashimun Bibi wife of Late Nur Ali Gazi who all jointly inherited the said entire property in ejmal as per Muslim personal law of succession and inheritance.

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AND WHEREAS Usman Gazi, Jarina Bibi, Tashiman Bibi and Sariful Gazi, were lawfully seized and possessed of all that piece and parcel at the Danga Land measuring an area 35 Satak of R.S. (Dag No. 122, 123, of Mouza - Koachpukur, J.L. No. 2, Police Station - K.L.C. in the District of 24-Parganas (South).

AND WHEREAS all natural time and for all intent and purpose Tahurn Bibi wife of Late Sear Ali Laskar, heir the sole and absolute owner and in her khas possession thereof and her name was recorded mutated and published in the L.R. Settlement and right in L.R. Khatian of Mouza - Koachpukur, J.L. No. 2, under Police Station - K.L.C. in the District of 24-Parganas (South), R.S. No. 122 and 123 land measuring area comprising about 02.50 Satak land and other properties.

AND WHEREAS all materials time and for all intend and purpose Parjain Bibi wife of Jamat Ali Molla since deceased in the heirs the sole and absolute owner and in her khas possession their of and her name was recorded mutated and published in the L.R. Settlement record of right in L.R. Khatian No. 466, R.S. Dag No. 123, of Mouza Koachpukur under Police Station - K.L.C. in the District of 24-Parganas (South) land measuring of comprising about 02.50 Satak land and other properties.

AND WHEREAS all materials time and for all intents and purpose Abdul Aziz Laskar alias Abdul Laskar son of Late Sear Ali Laskar, since deceased, was the sole and absolute owner and in his khas possession there of the his name was recorded mutated and published in the L.R. Settlement recorded right in L.R. Khatian No. 77, R.S. Dag No. 122, 123, under Police Station - K.L.C. in the District of 24-Parganas (South) land measuring and comprising about 02.50 Satak Land and other properties.

AND WHEREAS Sirajul Gazi and fourteen others, were well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 91.75 Satak comprised in R.S. Dag No. 120, 122, 123, under L.R. Khatian No. 466, 446, 457, 362, 400, 393, 21, 77, 368, at Mouza - Koachpukur,

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Police Station - K.L.C; within the limits of Bamanghata Gram Panchayat, in the District of 24-Parganas (South).

AND WHEREAS by a Deed of Conveyance dated 12.10.2004, registered at the office of the District Registrar Alipore, copied in Book No. 1, Heing No. 5059 for the year 2004, Sirajul Gazi and fourteen others, sold, transferred and conveyed to Green Vally Towers Pvt. Ltd; ALL THAT piece or parcel of Danga and Bastu land measuring

an area 53.00 Satak out of 162 Satak comprised in R.S. Dag No. 122,

an area 20.75 Satak out of 52 Satak comprised in R.S. Dag No. 123,

an area 18.00 Satak out of 93 Satak comprised in R.S. Dag No. 120,

being total area 91.75 Satak under L.R. Khatian No. 466, 446, 457, 362, 400, 393, 21, 77, 368, at Mouza - Konchpukur, Police Station - K.L.C; within the limits of Bamanghata Gram Panchayat, in the District of 24-Parganas (South), morefully and particularly described in the schedule thereunder written.

AND WHEREAS at all material times and for all intents and purpose Junee Bibi wife of Late Kaku Gazi, heirs the sole and absolute owner and in khas possession there of and his name was recorded mutated and published in the revisional settlement recorded of right in R.S. Khatian No. 342, record and published in the land revisional settlement recorded of right in L.R. Khatian No. 362, R.S. Dag No. 122, 123, Mouza - Konchpukur, J.L. No. 2, Pargana - Kalikata, under Police Station - K.L.C; in the District of 24-Parganas (South) land measuring or comprising about 18.25 Satak and other properties.

AND WHEREAS Shefema Begum wife of Emdad Ali Gazi was the sole and absolute owner and khas possession in present of Danga land measuring about 18.25 Satak lying and situated at Mouza - Konchpukur, J.L. No. 2, L.R. Khatian No. 362, R.S. Dag No. 122, 123, under Police Station - K.L.C; in the District of 24-Parganas (South) by the way of purchase from the Owner Junee Bibi wife of Late Kaku Gazi by virtue of two registered Deed of Sale on 10.09.2004 said Deed was duly registered in the office of District Sub-Registrar - III, Alipore, Deed No. 5566 in the year 2004.

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AND WHEREAS by a Deed of Conveyance dated 19.10.2004, registered at the office of the District Registrar Alipore, copied in Book No. 1, Being No. 7073 for the year 2004 Shelema Begum sold, transferred and conveyed to Green Vally Towers Pvt. Ltd. ALL THAT piece or parcel of Danga land measuring
 an area 09.25 Satak out of 162 Satak comprised in R.S. Dag No. 122,
 an area 09.00 Satak out of 52 Satak comprised in R.S. Dag No. 123,
 being total area 18.25 Satak under L.R. Khatian No. 362, at Mouza - Kochpukur, Police Station - K.L.C. within the limits of Bamanghata Gram Panchayat, in the District of 24-Parganas (South), morefully and particularly described in the schedule thereunder written.

AND WHEREAS Green Vally Towers Pvt. Ltd. the Vendor herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the "Bastu and Danga" land measuring
 an area 18.00 Satak comprised in R.S. Dag No. 120,
 an area 163.25 Satak comprised in R.S. Dag No. 122,
 an area 51.40 Satak comprised in R.S. Dag No. 123,
 being total area 232.65 Satak with tile shed structure under L.R. Khatian No. 256, 177, 79, 327, 675, 15, 754, 49, 670, 589, 336, 77, 871, 466, 446, 457, 362, 400, 393, 21, 77, 368, 362, at Mouza - Kochpukur, Police Station - K.L.C., P.O. Bamanghata, J.L. No. 02, in the District of 24-Parganas (South) and enjoying the same with good right absolute power of ownership and have every right to transfer the same to anybody in anyway.

AND WHEREAS the Vendor has agreed to sell and the Purchasers have agreed to purchase equally the said plot of Bastu and Danga land measuring an area 232.65 Satak with tile shed structure comprised in R.S. Dag No. 122, 123, 120, under L.R. Khatian No. 256, 177, 79, 327, 675, 15, 754, 49, 670, 589, 336, 77, 871, 466, 446, 457, 362, 400, 393, 21, 77, 368, 362, at Mouza - Kochpukur, Police Station - K.L.C., P.O. Bamanghata, J.L. No. 02 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. 85,00,000/- (Rupees Eighty Five Lac) only.

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NOW THIS INDENTURE WITNESSETH THAT as follows:

I. In the premises aforesaid and in consideration of the said sum of Rs. 85,00,000/- (Rupees Eighty Five Lac) only paid by the Purchasers to the Vendor at or before the execution of these presents (receipts whereof the Vendor do and each of them doth hereby and also by the memo annexed hereto and marked as Annexure-C admit and acknowledge) and of and from the payment of the same forever release, discharge, acquit and exonerate the Purchasers and the said properties hereby transferred and conveyed, the Vendor doth hereby grant, sale, transfer, convey, assign and assure unto and in favour of the Purchasers **ALL THAT** the premises aforesaid more fully described in the **PROPERTY SCHEDULE** annexed hereto and marked with Annexure-A, **OR HOWSOEVER OTHERWISE** the premises now is or at any time heretofore was situate, bounded, called, known, numbered, described and distinguished together with all crops, trees, bushes, water, water courses and/or any other benefits, rights or easements, appurtenant and/or attributable thereto i.e. to the premises aforesaid and **ALL THAT** the estate, right, title and interest of the Vendor in the premises and all deeds, patta, muniments of title whatsoever exclusively relating to the premises (all aforesaid) hereafter collectively called "**THE SAID PROPERTY**") free from all encumbrances and/or alienations whatsoever and in vacant condition **TO HAVE AND TO HOLD** the said property which is inclusive of the premises aforesaid and the rights and properties appurtenant and/or attributable thereto and each and every part thereof unto and to the use of the Purchasers absolutely and forever;

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:

ii. That the interest which the Vendor do hereby profess to transfer subsists and that the Vendor has good right full power and absolute authority and indefeasible title to grant, sell, transfer, convey, assign, confirm, concur and assure unto the Purchasers the said property and the rights and properties appurtenant thereto in the manner aforesaid;

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iii. AND THAT the Vendor has not at any time done or executed any deeds, documents or writing whereby the said property and the rights and properties appurtenant thereto or any part thereof can or may be impeached, encumbered or affected in title:

iv) The Vendor as the sole and absolute owner is peacefully seized and possessed of or well and sufficiently entitled to the said property and the rights and properties appurtenants thereto and has been enjoying quiet, peaceful and absolute physical possession of the said property without any disturbance, hindrance and obstruction from any person/s whatsoever.

v) AND THAT the said property and the rights and properties appurtenant thereto is free from all charges, mortgages liens, attachments, leases, acquisition, requisition, restrictions, litigations, dependens, covenants, usen, debutter, trusts made or suffered by the Vendor or any person or persons arising or lawfully, rightfully or equitably claiming any estate or interest therein from, under or in trust of the Vendor;

vi) AND THAT the said property and the right and properties appurtenant thereto is freely, clearly and absolutely acquired, exonerated, released and forever discharged from any by the Vendor unto and in favour of the Purchasers;

vii) AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter to enter into, hold, possess, use own and enjoy the said property and the rights and properties appurtenant thereto and every part thereof and receive the rents, issues and profits there from without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor;

viii) AND THAT the Vendor and all people having for lawfully, rightfully or equitably claiming any estate or interest in the said property and the rights and properties appurtenant thereto or any part thereof from under or in trust of the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchasers, make, do and execute and cause to be done and

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ANNEXURE - A
SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT piece or parcel of "HASTU and DANGA" land measuring an area 232.65 Satak with tile shed structure measuring an area 100 Sq.ft comprised in R.S. Dag No. 122, 123, 120, under L.R. Kharian No. 256, 177, 79, 327, 675, 15, 754, 49, 670, 589, 336, 77, 871, 466, 446, 457, 362, 400, 393, 21, 77, 368, 362, at Mouza - Kochpekur, Police Station - K.L.C., P.O. Bamanghata, J.L. No. 2, within the limit of Bamanghata Gram Panchayet, Adil. Dist. Sub-Registrar Office Bhangore, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, in the District of 24-Parganas (South).

<u>R.S. DAG NO.</u>	<u>SOLD AREA</u>	<u>NATURE</u>
120	18.00 Satak	Hastu
122	163.25 Satak	Danga
123	<u>51.40 Satak</u>	Danga
	<u>232.65 Satak</u>	

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

ON THE NORTH : R.S. Dag No. 101, 106
 ON THE SOUTH : Road & Part of R.S. Dag No. 120
 ON THE EAST : R.S. Dag No. 124, 132
 ON THE WEST : R.S. Dag No. 120(P), 121, 109.

ANNEXURE - B
LIST OF DOCUMENTS

1. Xerox copy of Deed of Conveyance.

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IN WITNESS WHEREOF, the VENDOR has executed these presents on the day month and year first above written, as per Board Resolution dated 05th day of June, 2007. It was resolved that Mr. Nakur Himatsingka, Director of the Vendor company, will execute the sale deed and necessary documents of the land measuring an area 232.65 Satak comprised in R.S. Dag No. 120, 122, 123, at Mouza - Koachpukur, Police Station - KLC, in the District of 24-Parganas (South), as stated in this Deed of Conveyance.

SIGNED SEALED AND DELIVERED

by the VENDOR At Kolkata in presence of :-

for GREEN VALLEY TOWERS PVT LTD.

Nakur Himatsingka Director

1. *Anil Kumar*

ADJ. JUDGE
S. J. In. Nohra Rd., Kol-1.

2. *(Mahanath SINGH)*
27/A, Chandra Street
Kolkata - 700 016.

2. *Rajib Ghoshal*
B-124, Bhowanipore
Kolkata

SIGNATURE OF THE VENDOR

