

29

1-1578

07803



B/B

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL NO. 1133-H/INTP/1P.3(2001 ST 03/12/01 079167

Schedule of W.B.L.R Act  
July Stamp under the  
Stamp Act 1899  
Amended Schedule I, Part I

Market Value assessed Rs. 65200  
Deficit Stamp Duty of Rs. 5080  
has been realised on 20/3/06  
as per Jankar's Cheque 65200  
Bank Draft No. 46  
Date 20/3/06 Dalkhosi Sauran

Stamp duty of Rs. 49500  
has been realised on 13/3/06  
as per Bank Draft  
Date 20/3/06

894357-  
Mandala  
Calcutta

D. S. R. - II  
North 24-Parganas  
13/3/06

541/-  
30/8/06  
6070

13 MAR 2006

A 6500.00  
E 7.00  
H 28.00  
mb 6628.00

DEED OF CONVEYANCE  
VALUED AT RS. 6,00,000/-

THIS INDENTURE is made on this 13th day of March Two Thousand Six Christian Era BETWEEN (1) KASHEM ALI MCNDAL, (2) IMTIAJ ALI MCNDAL, both are sons of Yasar Ali Mondal, both themselves and Constituted Attorney for YAR ALI MCNDAL, son of Late Manik Mondal, all are residing at Atghara, P.S. Rajarhat, District North 24-Parganas, by Caste - Muslim, Indian Citizen, by occupation-Business/Landholder,

col 5/1/06

2 3743 31/1/06

রেজিস্টার নম্বর

নাম

A. Kaula

ইমপ্লোর নম্বর

Adulce

ইমপ্লোর ডেপার্টমেন্টের নাম

500 H car

বিধান নম্বর (সিটি/সেক্টর/ডি)

এ. ডি. এন. আর. নম্বর

সামান্য নিকট

2000 -

মূল্যের ট্যাগ

এক কেডায় না থাকিবার ক্ষেত্রে নিম্ন ক্রমে

তে প্রদান করিলাম।

25 JAN 2006

232000

3743-37

In 2000



ক্রমিক নং  
মোট ট্যাগের সংখ্যা  
এই চালান নম্বর মোট হতে ট্যাগের  
ট্যাগ পরিচয় করা হইবার  
ক্রমিক নং - বারাকপুর  
ডেপার্টমেন্ট - মিটা নম্বর

presented for Registration at  
on the... day of...  
of the Sector Registry  
Office at Barisal by...  
son of the Registrant / Claimant

Md. Kasem Ali Mondal Mondal

1) Md Kasem ali Mondal  
2) Jambhal ali Mondal  
3) Year ali Mondal  
4) ...  
District - North 24 Parganas  
by Caste - Hindu / Muslim / Christian  
by Religion - ...



1975

24 Parganas  
S. S. S.

Md. Kasem Ali Mondal

13 MAR 2006



1976

Md. Imtiaz Ali Mondal

1) Mohan Lal Jaiswal  
2) ...  
District - North 24 Parganas  
by Caste - Hindu / Muslim / Christian  
by Religion - ...  
Basini

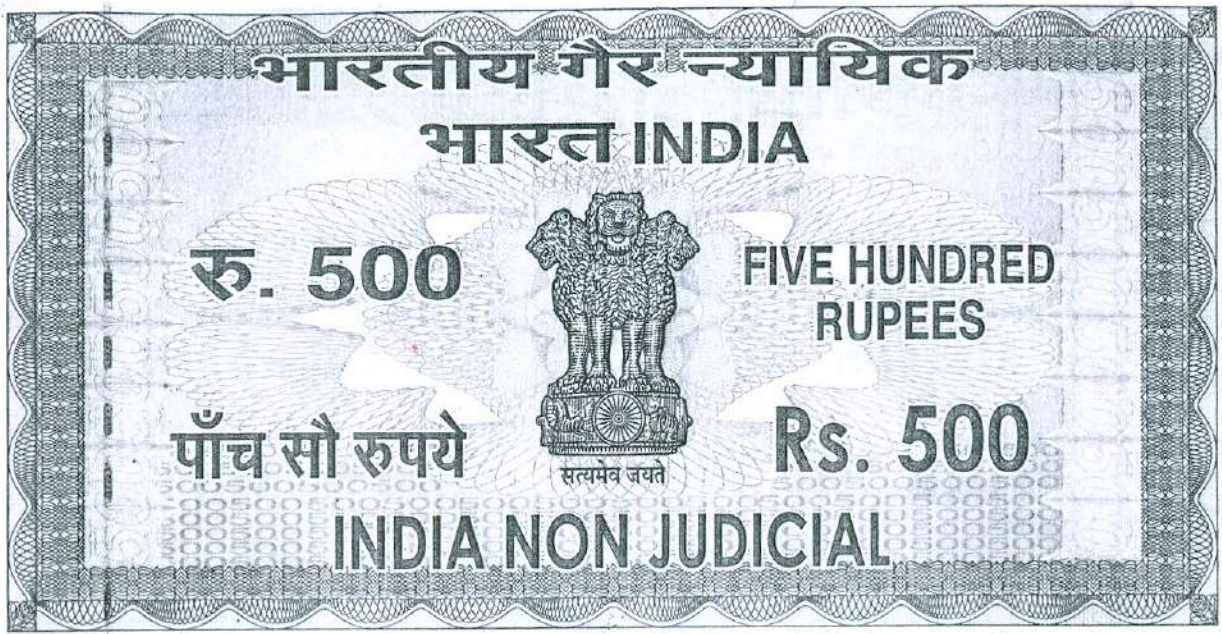


1982

Somta ...

Vinod Kumar Jaiswal  
J Atghar - Kol - 136  
S/O Lt Tribeni Pal, Jaiswal  
Bisnemen

13 MAR 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

079168

--: (2) :-

Landholder, hereinafter called the "VENDORS" (which expression shall/will unless repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators, and assigns) of the ONE PART ;

A N D

M/S. PROMPT VINIMOY PVT. LTD., having its registered office at 8/1, Lal Bazar Street, (3rd floor), Kolkata - 700 001, hereinafter called the CONFIRMING PARTY.

AND



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

079169

-: (3) :-

M/S. MAXIM ENCLAVE PRIVATE LIMITED, a Company incorporated under the Indian Companies Act, 1956, having its registered office at 8/1, Lalbazar Street, (3rd floor), Kolkata - 700 001, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office and administrators and assigns) of the OTHER PART ;

WHEREAS the legal bonafide successors of the deceased Manik Mondal, Wazed Mondal and Madar Mondal as become the absolute owners according to the Muslim Succession Act of the left landed property and

according



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

079170

--: (4) :-

according there obtained share were duly recorded in the last L.R. Settlement Zarip and they possessed and enjoyed in their khas collectively.

AND WHEREAS the Vendors No. 1) Kashem Ali Mondal (2) Intiaj Ali Mondal both themselves and along with Omar Ali Mondal, Momrej Ali Mondal and Jafar Ali Mondal collectively the purchasers therein purchased the absolute share of land owners R.S. Dag No. 695 by virtue of different deeds all registered in A.D.S.R. Bidhannagar from the sellers therein (1) Noorjahan Bibi of Digberia, Barasat vide Book No. 1, Volume No. 124, Pages 67 to 70, Being No. 6849 for the year 1991, (2) Aleckjan Bibi of Mochpool, Barasat Book

No.

-: (5) :-

No. I, Volume No. 117, pages 295 to 308, and Being No. 5566 for the year 1989 (3) Roopjan Bibi of Bishnupur, Rajarhat, recorded vide Book No. I, Volume No. 25, pages 57 to 70 and Being No. 1156, for the year 1989, (4) Madhujan Bibi of Hatara, Rajarhat recorded in Book No. I, Volume No. 115, pages 339 to 410 Deed No. 5492 for the year 1989 (5) Hinguljan Bibi of Chandpur, Rajarhat recorded in Book No. I, Volume No. 87, pages 11 to 22, Deed No. 3935 for the year 1995, (6) Mariam Bibi of Sastiangachhi, P.S. Bhangar recorded in Book No. I, volume No. 105, pages 93 to 106, Deed No. 4193, for the year 1999, (8) Sakina Khatun alias Sakina Bibi of Dharsa, P.S. Rajarhat recorded in Book No. I, Volume No. 62, pages 285 to 308, and being No. 5338 for the year 1988 sold or transferred her  $\frac{1}{4}$ th portion of land in favour of the Vendors No. 1 & 2 land by virtue of a Hebanama (Gift) Deed from Grand mother. Yaaran Nessa Bibi a registered deed recorded in Book No. I volume No. 114, pages 449 to 462, Deed No. 5648 for the year 1988. She transferred her  $\frac{1}{2}$  portion of land in favour of (1) Kashem Ali Mondal & (2) Intiaj Ali Mondal, the Vendors No. 1 & 2 in this Deed all the aforesaid deed & were registered at A.D.S.R. Bidhannagar.

AND WHEREAS the Vendors herein this Deed Yaar Ali Mondal as become owner a portion of land inherited into left property of his father as per Muslim Act and vendors (1) Kashem Ali Mondal (2) Intiaj Ali Mondal, they became the legal and bona-fide owners by virtue of the aforesaid purchased deeds and a

Hemanama (Gift) deed and such the vendors collectively become owner of the hereunder schedule landed property containing an area of 11.25 decimals on R.S. Dag No. 695, and they have been possessing and enjoying their khas free from all encumbrances and they have good and fair marketable title to transfer the same.

I am Confirming Party do hereby confirm and have consent to sale the hereunder schedule landed property.

AND WHEREAS the Vendors have agreed to sell hereunder schedule landed property and the Purchaser has agreed to purchase ALL THAT piece and parcel of land an area of 11.25 decimals or equivalent to 6 (six) cottahs 13 (thirteen) chittacks undivided share of khas land morefully and particularly described hereunder written hereinafter called the said property at or for the consideration of Rs. 6,00,000/- (Rupees Six lacs ~~sixty thousand~~ only).

*Md. Kasim Ali Vardal*

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement in consideration of the said sum of Rs. 6,00,000/- (Rupees Six lacs ~~sixty thousand~~ only) paid by the Purchaser before the execution of these presents the receipt of which the Vendors do hereby admit and acknowledge and of and from the same and every part thereof acquired, released and discharge the purchaser its heirs, executors, administrators, and legal representatives and every one of the said convey,

transfer

-: (7) :-

transfer and assure unto the Purchaser its heirs, successors administrators free from all encumbrances all that piece and parcel of land measuring 11.25 decimals be the same a little more or less at Mouza Atghara, P.S. Rajarhat, and on Dag No. 695 and J.L. No. 10, Touzi No. 172, morefully and particularly described in the schedule hereunder written and hereinafter called the said property.

OR HOWSOEVER OTHERWISE the said land or any part thereof now are or is heretofore were or was situated tenanted butted bounded called known numbered described distinguished together with walls, water course, lights, rights, liberties privilege easements, appendages, appurtenances whatsoever to the said land belonging or in anywise appurtenanting or usually held or enjoyed therewith or reputed to or to be appurtenant thereto. And all the estate right title interest claim and demand whatsoever of the Vendors into or upon the said property or any part thereof together with all deess pattahs and muniments of title whatsoever in anywise relating to or concernin the said property or any part thereof which now are or thereafter shall or may be in the possession power or control of the vendors or any other person or persons from whom be or she or any of them may procure the same without any action together with the benefits of all covenants relating to any deeds pattahs and muniments of title whatsoever in any way relating to any concerning the said property hereby granted transferred and conveyed or expressed so to be unto and to

the



the use of the Purchaser that notwithstanding any act deed or thing by the Vendors by any of them ancestors or predecessors in title done executed or knowingly suffered to the contrary be the vendors are now lawfully rightfully and absolutely seised and possessed of or otherwise well and sufficiently entitled to the said property hereby granted, transferred and conveyed or expressed so to be and every part thereof for perfect and indefeasible estate of inheritance without any manner or condition and use trust or other things whatsoever to alter defeat encumber or make void the said and that notwithstanding any such act deeds or things whatsoever as aforesaid by the Vendor have now themselves have good right full power to grant the said property hereby granted, transferred and conveyed expressed as to be unto and to the use of the Purchaser shall and may at all times hereafter peaceably and quietly possess enjoy the said land received the rents, issues and profits thereof, without any lawful eviction interruptions claim or demand whatsoever from or by the Vendors any person or persons lawfully equitably claiming from under or intrust for them or from or under any of their ancestors or predecessors in title and that free and clear and freely and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendors or by any of their ancestors or predecessors in title or any person or persons lawfully or equitably from under or intrust for their and further the vendors and all persons or persons

having

-: (9) :-

having or lawfully or equitably claiming any estate or interest in the said property or any part thereof and at the request and costs of the Purchaser do and execute or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part of unto and to the use of the Purchaser manner aforesaid as shall or may be reasonably required.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

*Md. Kasim Ali Mandal*

ALL THAT piece and parcel of Sali Land containing an area <sup>equivalent to 6 cotthas / 3 chittaks of hand measure less</sup> of 11.25 Decimals undivided, being the part of R. S. & L. R. Dag No. 695, L. R. Khatian No. 713, 591, 718, 461, 594, 218, 896, 101, 962, 217, 1116 and 1117. Lying and situate in Mouza - Atghara, P. S. Rajarhat, District North 24-Parganas, within the limit of Rajarhat Gopalpur Municipality under Ward No. 6 and under jurisdiction of A. D. S. R. Bidhannagar (Salt Lake City) J. L. No. 10, R. S. No. 133, Touzi No. 172.

The land is Rayat Dakhali Swattiya under the Govt. of West Bengal.

The annual rent payable to the Collector of North 24-Parganas as per land holding Revenue Act, Govt. of West Bengal.

IN

18-78  
07002  
-: (10) :-

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

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

Md. Kasem Ali Mondal self and  
constituted attorney for Md. Yar  
Ali Mondal

Md. Imtiaz Ali Mondal self and  
constituted attorney for Md. Yar  
Ali Mondal

1. Vinod Kumar Jaiswal  
of Alghara  
Kolkata 700136

SIGNATURE OF THE VENDORS.

2. Rajul Jaiswal  
of Alghara  
Kolkata - 700136

Susanta Lankar  
SIGNATURE OF THE CONFIRMING-PARTY

Drafted by :

Amaninder Kaur  
Am. H. C. C.  
23/4 80/79

Prepared by

Gostha Behari Ghosh of  
Jagadishpur, P. S. Rajarhat,  
Licence No. DW-XVI-1.

Typed by :



K. S. Mondal of Bikash Bhawan,  
Salt Lake City, Kolkata - 91.

RECEIVED

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
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












 Soumen Bhattacharya	LH.					
	RH.					

ATTESTED :-

Soumen Bhattacharya

 Md. Kasem Ali Mondal	LH.					
	RH.					

ATTESTED :- Md. Kasem Ali Mondal

 Md. Intiq Ali Mondal	LH.					
	RH.					












ATTESTED :- Md. Intiq Ali Mondal

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


6  
**UNDER RULE 44A OF THE I.R. ACT 1908**

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

**R.H. BOX- THUMB TO SMALL PRINTS**

 <i>Susanta Laska</i>	LH.					
	RH.					

ATTESTED :- *Susanta Laska*

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 6,00,000/- (Rupees Six lacs ~~fifty thousand~~ only ) in full payment of the total consideration as per memo below :

MEMO OF CONSIDERATION

Paid by cheques.

Rs. 6,00,000/-

No - 378877 Compu-Bank,  
Dharmatala Street  
Branch - Kolkata ~~70006~~

Md. Kasem Ali Mondal

TOTAL - Rs. 6,00,000=00

(Rupees Six lacs ~~fifty thousand~~ only).

WITNESSES:

1. Vinod Kumar Jain  
OF AICWAARD

Md. Kasem Ali Mondal

Md. Smtiaj Ali Mondal

SIGNATURE OF THE VENDORS.

2. Falguni Jain  
of Affhara

Susanta Sanyal

SIGNATURE OF THE CONFIRMING PARTY.



13 MAR 2006

13 MAR 2006



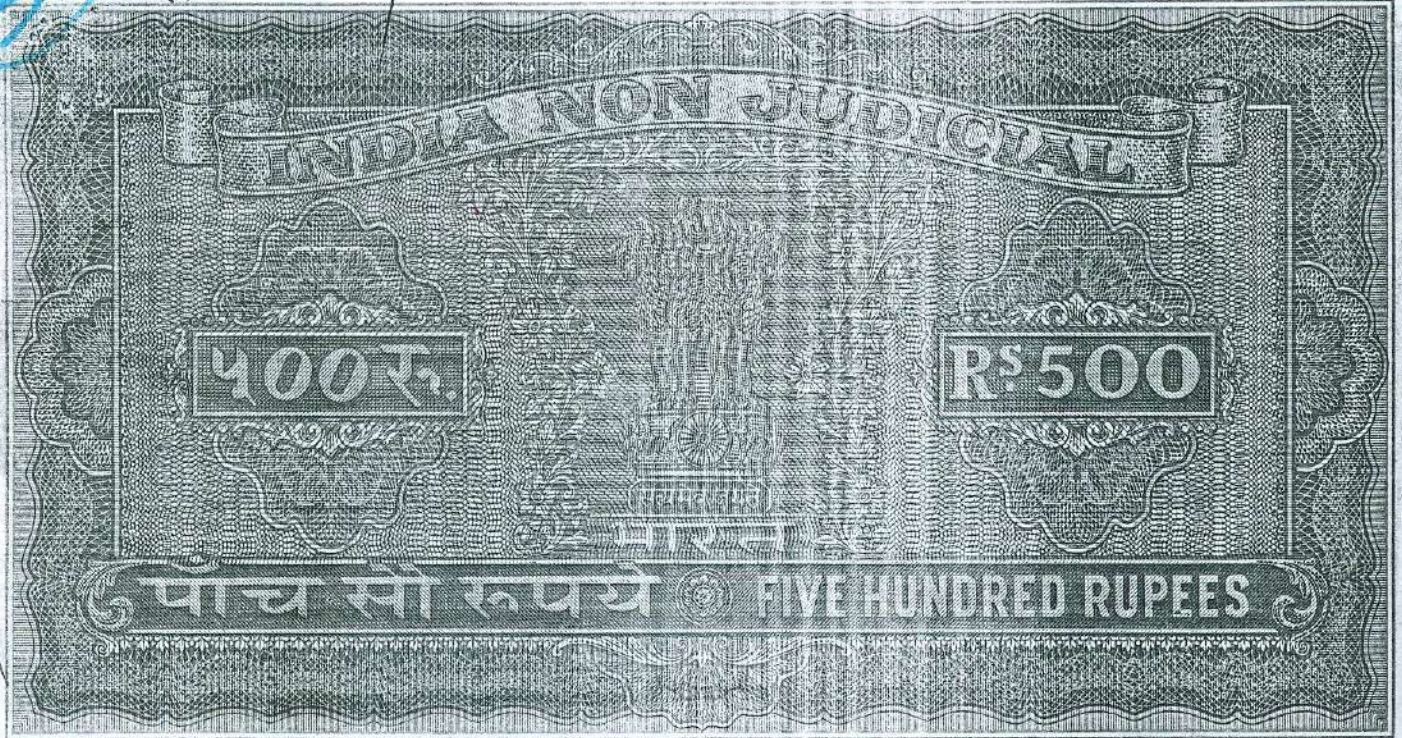
Sub No...  
Volume No...  
Page... 97803  
Being No... 06

13/02/2007

13/02/2007

20 8 02047

207805 500Rs.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL NO. 982-HI/NTP/IP-12/05 ST-15.12.05 00AA 573053 ST-15.12.05

S-6000  
21610  
25610  
admissible under Rule 21 & 21A  
w/s 5 (1) of W. B. L. R. Act, 1993  
duty stamp under the Indian  
Stamp Act 1899 Subsequently  
amended Schedule LA. No. 34  
Fees Paid. 10-00

D.S.R. II Distant  
21610  
has been received on 17-4-06  
as per Bank's Certificate /  
Bank Draft No. 064639  
Date 10-4-06  
S. B. S. B. B. B.  
Kakargachhi  
D. S. R. - II  
Distant, North 24 Parganas  
17.04.06

01/15  
R320000  
2316  
A-3509-00  
7-00  
H-28-00  
3548  
1/27

CONVEYANCE  
VALUED AT RS. 3,20,000/-

17 APR 2006  
THIS INDENTURE is made on this 17 day of April Two  
Thousand six BETWEEN MOMREJ ALI MONDAL, son of Late Manick  
Mondal, by faith Muslim, Indian Citizen, by occupation Landholder,  
and residing at Atghara, P. S. Rajarhat, District North 24-Parganas,  
hereinafter called the "VENDOR" (which expression shall  
unless excluded by or repugnant to the context be deemed to mean  
and include his heirs, executors, administrators and assigns)  
of the ONE PART ;

M/S. PROMPT VINIMAY (PVT.) LTD., having its office at 8/1, Lal

Handwritten note on the right margin.



Address: Calcutta H...  
Calcutta  
Calcutta Collector's Office  
11, Netaji Subhas Road  
Calcutta - 1  
Date: 27 DEC 2005



Presented for Registration at...  
on the... 17th day of April 2006...  
at... of the Sadar Registration  
Office at Barasat by...  
Name of the Executant / Claimant

(Signature)

1) Manoj ali Mondal  
So it Manick Mondal



2646

Stamp: North 24 Parganas, 17 APR 2006

21 Sankar Sarkar  
P. S. ...  
District - North 24 Parganas

(Signature)

2648

Susanta Lankar

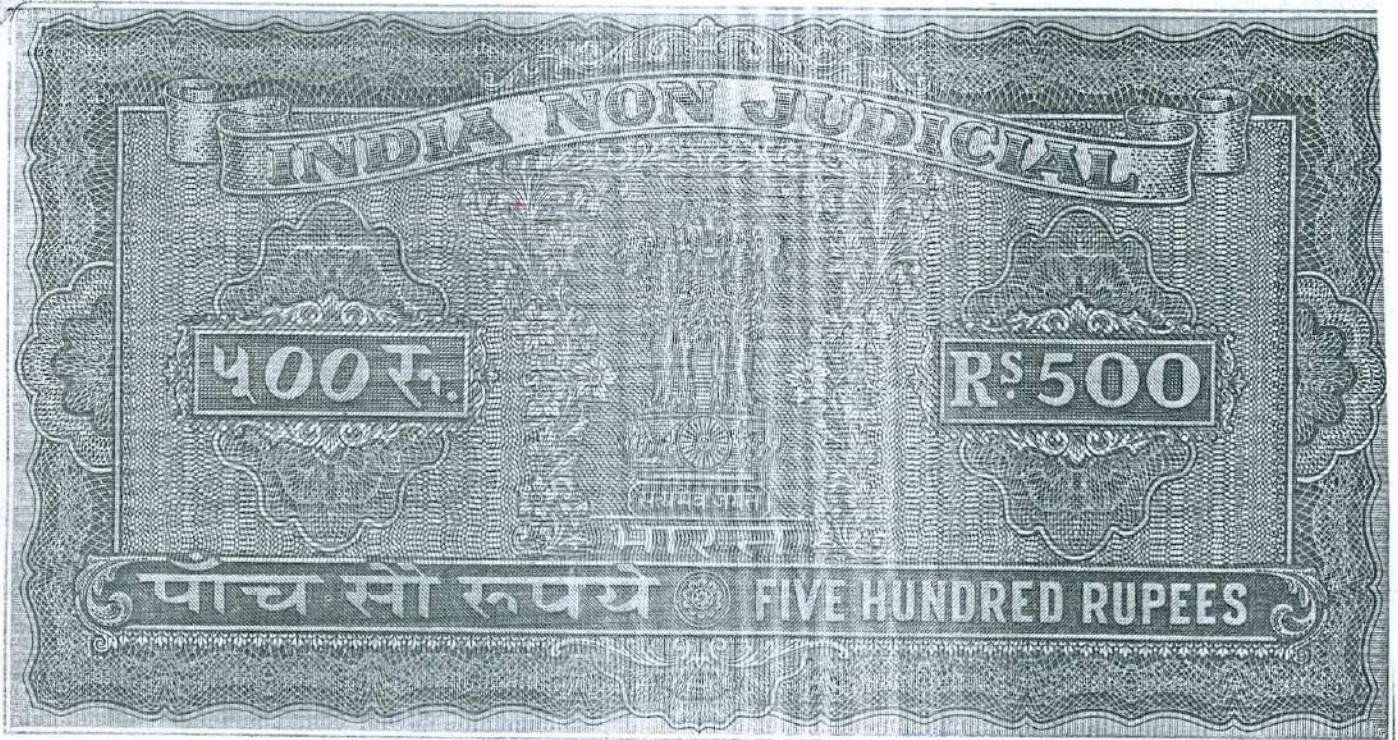
District - North 24 Parganas  
by Caste - Hindu/Muslim/Christian  
by Profession - ...

Rahul Jainwal  
No - Vinod Kr Jainwal  
Alphora P.S - Rajarhat  
B.S.P.S.  
Business

Rahul Jainwal  
No - Vinod Kr Jainwal  
P. S. ...  
District - North 24 Parganas  
by Caste - Hindu/Muslim/Christian  
by Profession - ...

17 APR 2006

500Rs



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 573054

Amount received Rs. 360000  
 Drawn by the Party of Rs. 321000  
 has been realized on 29/9/06  
 as per Banker's Cheque  
 Bank Draft No. 652013  
 Date 29/9/06 Balhouse  
Souare

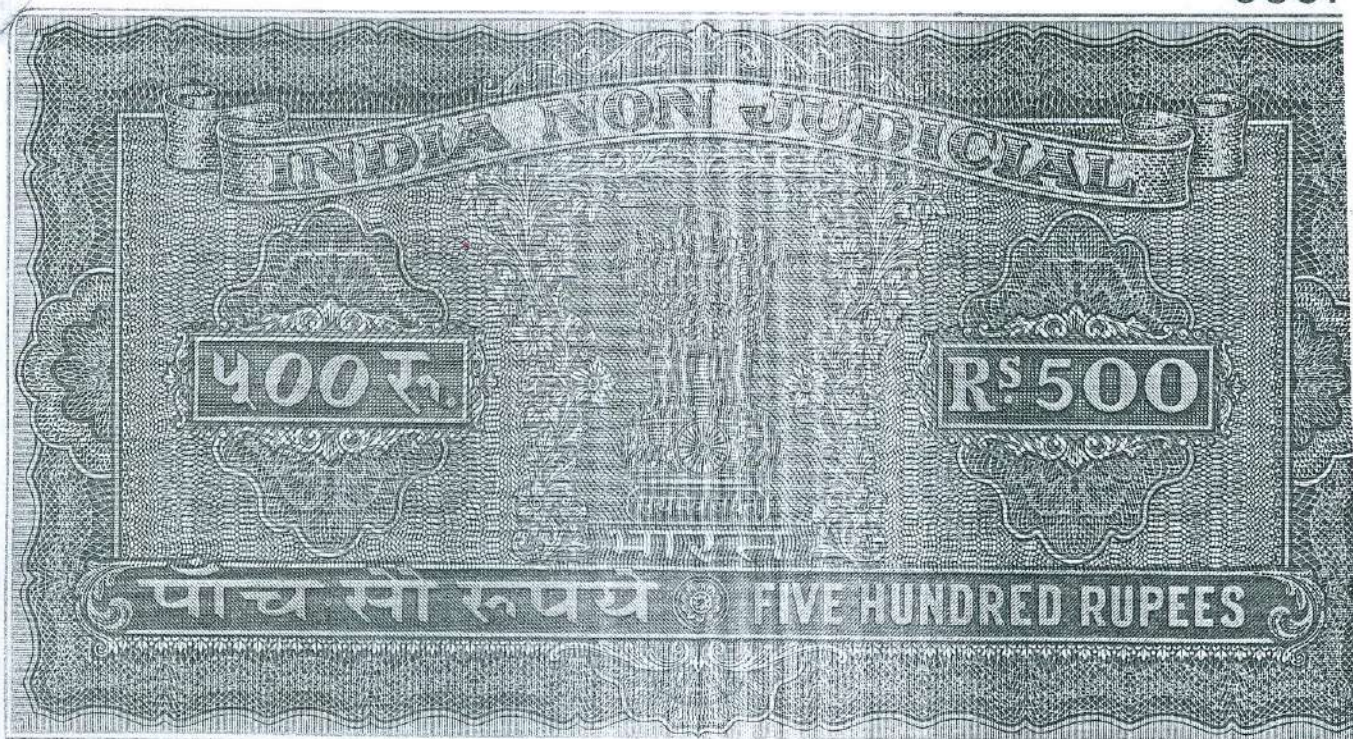
-(2) :-

A N D

D. S. R. - II  
 Barasa, North 24 Parganas  
30/9/06

M/S. SUHAGAN MARKETING PVT. LTD., a company incorporated under the Indian Companies Act, 1956, having its registered office at 8/1, Lalbazar Street, Kolkata - 700 001 (3rd floor), hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, administrators and assigns) of the OTHER PART ;

WHEREAS the Vendor Momrej Ali Mondal along with his brothers Yar Ali Mondal, Omar Ali Mondal, Jafar Ali Mondal, all sons of Manick Mondal and Rahat Bux Mondal son of Madar Bux Mondal collectively purchased and area of land 08 decimals of C.S. Dag No. 731, R.S.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 573055

-: (3) :-

R.S. Dag No. 722, an area of land 06 decimals of C.S. Dag No. 734, R.S. Dag No. 725, under C.S. Khatian No. 341/1, R.S. Khatian No. 370, and an area of land 11 Decimals of C.S. Dag No. 717, R.S. Dag No. 707 under C.S. Khatian No. 341, R.S. Khatian No. 386 in Mouza Atghara, P.S. Rajarhat, District 24-Parganas. They purchased from the sellers therein (1) Raraj Tarafdar, son of Late Ahad Bux Tarafdar (2) Dukhi Tarafdar, son of Late Elem Bux Tarafdar (3) Saramjan Bibi, wife of Late Ahammed Ali Mondal and (4) Elejan Bibi wife of Komoraddin Mallick of Atghara, P.S. Rajarhat, District 24-Parganas vide a registered deed at Cpssoipore Dum Dum Registry Office recorded in Book No. I, Volume No. 31, pages 274 to 277, and Being No. 2551 for the year 1968.

AND

500Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

00AA 573056

-: (4) :-

AND WHEREAS the Vendor herein Momrej Ali Mondal and his four co-sharers became the absolute and bonafide owners of 1/5th share of each in the aforesaid plots or Dags No. 722, 725 and 707 totally land of 25 decimals and then after the said Rehat Bux Mondal died intestate leaving behind him his wife Sokarjan Bibi and only sister Sakina Khatun alias Bibi and they inherited into the left property of deceased Rehat Bux Mondal according to the Muslim Succession Act.

AND WHEREAS the vendor herein Momrej Ali Mondal as became the absolute and bonafide owner of the 1/5th or 20% sharer of total land of 25 decimals which duly recorded in L.R. Settlement Zarip

in

500Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 573057

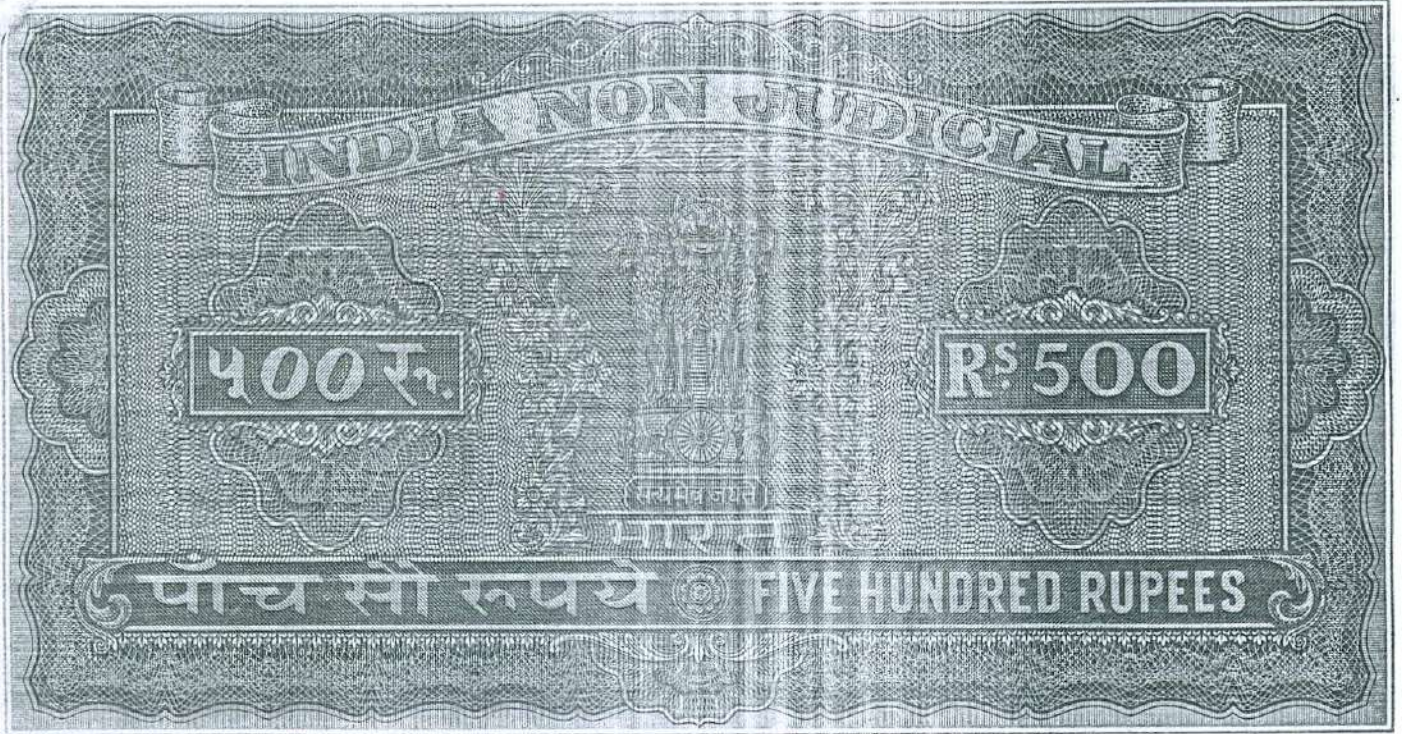
-: (5) :-

in Khatian No. Kri 667 and also purchased 1/4th share of land from the seller Sakina Bibi alias Khatun out of the inherited into left property of her brother Rehat Bux Mondal as recorded L.R. Settlement Khatian No. Kri 718 vide vendor's purchased Deed recorded in Book No. I, Volume No. 109, pages 363 to 380, Being No. 5398 for the year 1988 and by an another deed recorded in Book No. I, Volume No. 108, pages 213 to 234, Being No. 5339 for the year 1988 both the deeds were registered at A.D.S.R.O. Bidhannagar.

AND WHEREAS the Vendor herein Momrej Ali Mondal thus became the absolute and bonafide owner from the aforesaid deeds and his own recorded land totalling an area of 5.94 decimals in part of the

Plots

500Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

00AA 573058

-: (6) :-

plots or Dag Nos. 722, 725 and 707 which lying and situate in Mouza Atghara, P.S. Rajarhat in the district of North 24-Parganas within the limit of Rajarhat Gopalpur Municipality ward No. 6 and within the jurisdiction of A.D.S.R.O. Bidhannagar and the Vendor have been possessing and enjoying in his own khas without any interruption and free from all encumbrances.

I am confirming party do hereby confirm and have consent to sale hereunder schedule landed property.

AND WHEREAS the Vendor herein has agreed to sell hereunder schedule landed property and the Purchaser has/have agreed to

purchase

500Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

00AA 573059

--: (7) :-

purchase ALL THAT piece and parcel of land totalling an area of 5.94 decimals or equivalent to 3 (three) cottahs 10 (ten) chittaks and 3' (three) square feet more or less undivided his full share of Khas land morefully and particularly described hereunder write hereinafter called the said property at or for the consideration of Rs. 3,20,000/- (Rupees threelacs Twenty thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement in consideration of the said sum of Rs. 3,20,000/- (Rupees threelacs Twenty thousand only) paid by the Purchaser to the vendor on or before the execution of these presents the receipt of which the vendor do hereby admit and acknowledge and of and from the same and every part thereof acquired, released and discharge the

500Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

00AA 573060

-: (8) :-

Purchaser its heirs, executors, administrators and legal representatives every one of the said convey, transfer and assure unto the Purchaser its heirs, successors administrators free from all encumbrances all that piece and parcel of land measuring 5.94 decimals be the same a little more or less at Mouza Atghara, P.S. Rajarhat, at Dag Nos. 707, 725 and 722 and J.L. No. 10, Touzi No. 172, morefully and particularly described in the schedule hereunder written and hereinafter called the said property.

OR HOWSOEVER OTHERWISE the said land or any part thereof now are or is heretofore were or was situated tenanted butted bounded called known numbered described distinguished together with wall

water



-: (9) :-

water course, lights, rights, liberties privileges easements, appendages, appurtenances whatsoever to the said land belonging or in anywise appurtenanting or usually held or enjoyed therewith or reputed to or to be appurtenant thereto. And all the estate right title interest claim and demand whatsoever of the Vendor into or upon the said property or any part thereof together with all deeds pattahs and muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are or thereafter shall or may be in the possession power or control of the vendor or any other person or persons from whom he or he or any of him may procure the same without any action together with the benefits of all covenants relating to any deeds pattahs and muniments of title whatsoever in any way relating to any concerning the said property hereby granted transferred and conveyed or expressed so to be unto and to the use of the purchaser that notwithstanding any act, deed or thing by the vendor by any of his ancestors or predecessors in title done executed or knowingly suffered to the contrary be the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted, transferred and conveyed or expressed so to be and every part thereof for perfect and indefeasible estate or inheritance without any manner or condition and use trust or other things whatsoever to alter defeat encumber or make void the said and that notwithstanding any such act deeds or thing whatsoever as aforesaid by the Vendor have now himself have goo

right

-: (10) :-

right full power to grant the said property hereby granted, transferred and conveyed expressed as to be unto and to the use of the purchaser shall and may at all times hereafter peaceably and quietly possess enjoy the said land received the rents, issues and profits thereof without any lawful eviction interruptions claim or demand whatsoever from or by the Vendor any person or persons lawfully 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 and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or by any of his ancestors or predecessors in title or any person or persons lawfully or equitably from under or intrust for his and further the vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said property or any part thereof and at the request and costs of the Purchaser do and execute or cause to be done and execute all such act, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser manner aforesaid as shall or may be reasonably required.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT Pieces and parcel of Sali land containing an area of 5.94 decimals undivided land out of 25 decimals mentioned hereunder lying and situate in Mouza Atghara, P.S. - Rajarhat,

District

:- (11) :-

District North 24-Parganas within the limit of Rajarhat Gopalpur Municipality ward No. 6 and under jurisdiction of A.D.S.R.O Bidhannagar (Salt Lake City) J.L. No. 10, R.S. No. 133, Touzi No. 172.

<u>Sl. No.</u>	<u>R.S. Khatian No.</u>	<u>L.R. Khatian No.</u>	<u>R.S. &amp; L.R. Dag No.</u>	<u>Area of Land</u>	<u>Area sold</u>
1.	370	667	722	08 Dec,	1.9 Dec.
2.	370	718	725	06 "	1.43 "
3.	368	718	707	11 "	2.61 "

The conveyed land 23.75% out of 25 decimal i.e. 5.94 Decimal land is being sold in this Deed.

The land is Rayat Dakhali Swattiya under the Govt. of West Bengal.

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

SIGNED AND DELIVERED by  
the VENDOR at Kolkata  
in the presence of :












1. *Vinod Kumar Jena*  
*of A. B. Ghara*

*[Handwritten Signature]*  
SIGNATURE OF THE VENDOR.












2.

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

20  
**UNDER RULE 44A OF THE I.R. ACT 1908**  
N.B. - LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Susanta Jena</i>	LH.					
	RH.					

ATTESTED :- *Susanta Jena*

 <i>(Signature)</i>	LH.					
	RH.					

ATTESTED :- *(Signature)*

PHOTO	LH.					
	RH.					

ATTESTED :-

-: (12) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 3,20,000/- (Rupees three lacs Twenty thousand only) in full payment of the total consideration as per Memo below :

MEMO OF CONSIDERATION

Paid by *Chaque*

Rs. 3,20,000

TOTAL Rs. 3,20,000=00

(Rupees three lacs twenty thousand only).

WITNESSES :

1. *Vinod Kumar Jain*

*[Signature]*  
SIGNATURE OF THE VENDOR.

2. *Talab Jain*  
*of Afghana*

Drafted by :

*Gostha Behari Ghosh*  
(Gostha Behari Ghosh)  
of Jagadishpur, P.S. Rajarhat  
Licence No. DW-XVI-I.

*[Signature]*  
SIGNATURE OF CONFIRMING PARTY

Typed by :

*[Signature]*  
K.S. Mondal of Bikash Bhawan  
Salt Lake City, Kolkata - 91.



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47 APR 2006



Book No. ....  
Volume No. ....  
Page No. ....  
Page No. 078 to 077  
of the year 2003

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13/02/2007