

Bank-I, Beimgno-2023 for-2005 Denom.

10Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

01AA 410218

G(A) - 13.15

G(B) - 14.50

X 14.30

● P.S.M 30.00

91.95

ক্রমিক নং ৪৫৬৭৪ ২৭/৫/২০০৮  
 স্থান: ৩০ নং বিলা...  
 তার: ...  
 পায়: ...

জেলা হাওড়া  
 পটালম ওন্দর



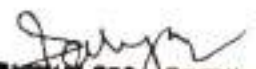


শ্রী সুরজ দাস  
 পায় ডেপুটি, লাইসেন্স নং ১২৩  
 এম: ডি: পাব বোর্ডের অফিস জোড়বাড়ী

...	4.00
...	31.35
...	10.00
...	10.00
<b>Total</b>	<b>115.35</b>

one Hundred fifteen D & ninety five Pairs only  
 6/7/05



  
 ...  
 ...

1660

L 2023



12850  
 Shabi  
 V. K. Singh  
 20/4/05

cancelable under Provisions of Section 115 of the Indian Stamp Act, 1899  
 1. 3 ann Stamp (W, B.)  
 2. 3 ann Stamp (W, B.)  
 3. 3 ann Stamp (W, B.)  
 4. 3 ann Stamp (W, B.)  
 5. 3 ann Stamp (W, B.)  
 6. 3 ann Stamp (W, B.)  
 7. 3 ann Stamp (W, B.)  
 8. 3 ann Stamp (W, B.)

No. 17435/-  
 17442/-  
 23-5-05

Dist. District P.W. Registrar  
 Registrar, Howrah  
 13/6/05

9. (1) 250/-  
 10. (2) 100/-  
 11. PTA 6/-  
 12. 356/-  
 13. 356/-  
**STAMP AFFIXED BY**  
 20/4/05  
 STAMP SUPERINTENDENT,  
 HOWRAH COLLECTORATE,  
 Registrar, Howrah  
 29.4.05  
 B. 1587/05  
 26/4/05

**THIS DEED OF CONVEYANCE** made this 29<sup>th</sup> day of **APRIL** two thousand and five **BETWEEN (1A) SIRAJUDDIN MULLICK**, son of Late Jamalluddin Mullick residing at Village Unsani, P. S. Jagacha, District Howrah, (1B) **SALIMUDDIN MULLICK**, son of Late Jamalluddin Mullick residing at Village Unsani, P. S. Jagacha, District Howrah, (1C) **SALEHA BEGAM** widow of Late Jamalluddin Mullick residing at

5/40.P.m. 29/5  
April 1905  
Sirajuddin Mullick  
Sub-Registrar



বিত্তসংক্রান্ত স্মারক

Dist. Sub-Registrar  
Bengal, Howrah.

29/5/05

বিত্তসংক্রান্ত স্মারক

- 1) Sirajuddin Mullick.
- 2) Salimuddin Mullick.
- 3) Salauddin Mullick. S/o Lt. Gamauluddin.
- 4) Rejina Khatun. W/o. Gamauluddin.
- 5) Khusna Begum. W/o; SK. Giasuddin, allare.
- 6) Utsavi. P.S. Jagacha, Dist. Howrah.
- 7) Mok. Begum. W/o; Sayed Asfar Hossain of Nilbari Jagacha.
- 8) Samina Begum. W/o; Niyyamat Munir.
- 9) Pakifa Begum. W/o; Serajuddin Kayal Baruti, P.S. Pancha, Howrah.
- 10) Saleha Begum. W/o; Gamauluddin Mullick of Utsavi, Jagacha, Howrah.
- 11) Sahabuddin Mullick.
- 12) Feroz Ahmed M. S/o Lt. Saibuddin Mullick.
- 13) Morsad Ali. N. Saibuddin Mullick. all are of Utsavi, Jagacha, Howrah.
- 14) Sakerni Banaji of Dh. rsa, P.S. Jagacha, Howrah.
- 15) Man Begum. W/o; Anwar Ali Mollah of Ankerhati, P.S. Danjur, Howrah.
- 16) Matlaba Begum. W/o; Akbar Laskar.
- 17) Nazima Begum. W/o; SK. Salim Mullah of Dhulagori, P.S. Sakrail, Howrah.
- 18) Zahir med mullick.
- 19) Nasir Ahmed Mullick.
- 20) Asif Ali Mullah. S/o; Manjuri Mullick all are of Utsavi, Jagacha, Howrah.
- 21) Fakir Mullah.
- 22) Fazika Begum. W/o; Ali Hossain Mullick.
- 23) Akh. Begum. W/o; Syed Md. Sakwat, all are of Utsavi, Jagacha, Howrah.
- 24) Firdausi Begum. W/o; Akh. Begum.
- 25) Sirajuddin Mullick. S/o Lt. Aminul Hossain of Konnagar, Howrah.
- 26) Aminul Hossain Mullick. S/o Lt. Aminul Hossain of Utsavi, Jagacha, Howrah.
- 27) Aminul Hossain Mullick. S/o Lt. Aminul Hossain of Utsavi, Jagacha, Howrah.



উপস্থিত স্মারক

স্মারক

বিত্তসংক্রান্ত স্মারক

স্মারক

স্মারক

Nasir Ali Khan

Utsavi Jagacha

BY Mr. Sub-Registrar

Dist. Sub-Registrar  
Bengal, Howrah.

29/5/05

2

Village Unsani, P. S. Jagacha, District Howrah, (1D) SALAUDDIN MULLICK, son of Late Jamalluddin Mullick residing at Village Unsani, P. S. Jagacha, District Howrah, (1E) REJINA KHATOON, daughter of Late Jamalluddin Mullick, residing at Village Unsani, P. S. Jagacha, District Howrah, (1F) MOKTARI BEGAM wife of Syed Ajfar Hossain and daughter of Late Jamalluddin Mullick, residing at Village North Unsani, P. S. Jagacha, District Howrah, (1G) RUKSHANA BEGAM, wife of Sk. Giasuddin and daughter of Late Jamalluddin Mullick, residing at Village Unsani, P. S. Jagacha, District Howrah, (1H) SAMINA BEGAM wife of Niyamat Mollah and daughter of Late Jamalluddin Mullick, residing at Village Suruti Kulagori, P. S. Panchla, District Howrah, (1I) PAKIJA BEGAM wife of Surabuddin Kayal and daughter of Late Jamalluddin Mullick, residing at Village Suruti, P. S. Panchla, District Howrah, the Vendor Nos. 1C to 1I represented by their Constituted Attorney Salimuddin Mullick being the Vendor No. 1B abovenamed,

(2A) SAHABUDDIN MULLICK, son of Late Samsuddin Mullick residing at Village & Post office Unsani, P. S. Jagacha, District Howrah, (2B) SAHERA BANU widow of Late Samsuddin Mullick residing at Village Unsani, P. S. Jagacha, District Howrah, (2C) FIROZ AHMED MULLICK, son of Late Samsuddin Mullick residing at Village Unsani, P. S. Jagacha, District Howrah, (2D) MEHTAB AHMED MALLIK, son of Late Samsuddin Mullick residing at Village Unsani, P. S. Jagacha, District Howrah, (2E) MORSED ALI MULLICK, son of Late Samsuddin Mullick residing at Village Unsani, P. S. Jagacha, District Howrah, (2F) SITARA BEGAM (alias Meherunnisha Bibi) widow of Late Mohibullah Kaji and daughter of Late Samsuddin Mullick, residing at Village Dharsa Kajipara, P. S. Jagacha, District Howrah, (2G) MAMTAJ BEGAM wife of Anwar Ali Mollah and daughter of Late Samsuddin Mullick, residing at Village Ankurhati, P. S. Domjur, District Howrah, (2H) MASURA BEGAM wife of Abu Basar Laskar and daughter of Late Samsuddin Mullick, residing at Village Dhulagori, P. S. Panchla, District Howrah, (2I) NAZIMA BEGAM wife of Sk. Golam Mustafa and



daughter of Late Samsuddin Mullick, residing at Village Dhulagori, P. S. Sankrail, District Howrah, the Vendor Nos. 2B to 2I represented by their Constituted Attorney Sahabuddin Mullick being the Vendor No. 2A abovenamed, (3A) ZAKIR AHMED MULLICK, son of Late Ainul Haque residing at Village Unsani, P. S. Jagacha, District Howrah, (3B) NISAR AHMED MULLICK, son of Late Ainul Haque residing at Village Unsani, P. S. Jagacha, District Howrah, (3C) ASIF AHMED MULLICK, son of Late Ainul Haque residing at Village Unsani, P. S. Jagacha, District Howrah, (3D) ALI REZA MULLICK, son of Late Ainul Haque residing at Village Unsani, P. S. Jagacha, District Howrah, (3E) FAZILA BEGAM, widow of Late Ainul Haque residing at Village Unsani, P. S. Jagacha, District Howrah, (3F) AKHTAR JAHAN BEGAM, wife of Ali Hossain Mullick and daughter of Late Ainul Haque, residing at Village Unsani, P. S. Jagacha, District Howrah, (3G) ASTHARI BEGAM wife of Syed Mohammed Sakwat and daughter of Late Ainul Haque, residing at Village Unsani, P. S. Jagacha, District Howrah, (3H) FIRDAUSI BEGAM wife of Aktar Mullick and daughter of Late Ainul Haque, residing at Village Bankra, P. S. Domjur, District Howrah, (3I) JESMINA BEGAM wife of Hiralal Mondal and daughter of Late Ainul Haque, residing at Konnagar, District Hoogly, (3J) PALI BEGAM wife of Sahabuddin Sheikh and daughter of Late Ainul Haque, residing at Diamond Harbour, District 24-Parganas (South), (3K) MANJURI MULLICK daughter of Late Ainul Haque, residing at Village Unsani, P. S. Jagacha, District Howrah, the Vendor Nos. 3E to 3K represented by their Constituted Attorney Ali Reza Mullick being the Vendor No. 3D abovenamed, all by religion Mohammedan, hereinafter collectively referred to as 'the VENDORS' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representatives and assigns) of the FIRST PART AND ASIT GHOSH, son of Late Fatik Ghosh by religion Hindu, residing at Village Pakudia, P. S. Domjur, District - Howrah hereinafter





referred to as 'the **CONFIRMING PARTY**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART** **AND** (1) **NAVRAJ CONSTRUCTION PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Kolkata - 700 016, represented by its Director Rajesh Jhunjunwala, son of S. K. Jhunjunwala residing at 10/4, Alipore Park Place, Kolkata - 700 027, (2) **RAJESH DEALERS PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 10/4, Alipore Park Place, Kolkata - 700 027, represented by its Director the said Rajesh Jhunjunwala, (3) **SNEHRAJ SUPPLIERS PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 10/4, Alipore Park Place, Kolkata - 700 027, represented by its Director the said Rajesh Jhunjunwala, (4) **SONALI SELECTION PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 10/4, Alipore Park Place, Kolkata - 700 027, represented by its Director Sonali Jhunjunwala, wife of Rajesh Jhunjunwala residing at 10/4, Alipore Park Place, Kolkata - 700 027, (5) **NAVIN DEALERS PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Kolkata - 700 016, represented by its Director Navin Jhunjunwala, son of S. K. Jhunjunwala residing at 10/4, Alipore Park Place, Kolkata - 700 027, (6) **YASHRAJ VINIMAY PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Kolkata - 700 016, represented by its Director the said Navin Jhunjunwala, (7) **DEVIKA VANIJYA PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 66, Parwati Ghosh Lane, Kolkata - 700 007, represented by its Director the said Navin Jhunjunwala, (8) **ADITI VYAPAAR PRIVATE LIMITED** a



Company within the meaning of the Companies Act, 1956 having its registered office at 66, Parwati Ghosh Lane, Kolkata - 700 007, represented by its Director the said Rajesh Jhunjunwala, (9) RAJASTHAN DEALERS PRIVATE LIMITED a Company within the meaning of the Companies Act, 1956 having its registered office at 12, Shibnath Shastry Sarani, Block "E", New Alipore, Kolkata - 700 053, represented by its Director the said Sonali Jhunjunwala, (10) RELIABLE VYAPAAR PRIVATE LIMITED a Company within the meaning of the Companies Act, 1956 having its registered office at 12, Shibnath Shastry Sarani, Block "E", New Alipore, Kolkata - 700 053, represented by its Director K. C. Sipani son of Late Bulaki Chand Sipani, residing at 70, Ashutosh Mukherjee Lane, Howrah - 711 106, (11) VIMLA MERCANTILE PRIVATE LIMITED a Company within the meaning of the Companies Act, 1956 having its registered office at 12, Shibnath Shastry Sarani, Block "E", New Alipore, Kolkata - 700 053, represented by its Director Sushil Goenka, son of Late Anandi Lal Goenka, residing at 17, Hara Prasad Shastri Lane, Kolkata - 700 053, (12) HANUMAN SUPPLY CHAIN PRIVATE LIMITED a Company within the meaning of the Companies Act, 1956 having its registered office at Block "E", Mercantile Building, 9/12, Lalbazar Street, Kolkata - 700 001, represented by its Director the said Sushil Goenka, (13) SHREE GAJRAJ VANIJYA PRIVATE LIMITED a Company within the meaning of the Companies Act, 1956 having its registered office at Block "E", Mercantile Building, 9/12, Lalbazar Street, Kolkata - 700 001, represented by its Director the said K. C. Sipani, (14) HARIPRASAD VINIMAY PRIVATE LIMITED a Company within the meaning of the Companies Act, 1956 having its registered office at Block "E", Mercantile Building, 9/12, Lalbazar Street, Kolkata - 700 001, represented by its Director the said Rajesh Jhunjunwala, (15) JAI DURGA SUPPLIERS PRIVATE LIMITED a Company within the meaning of the Companies Act, 1956 having its registered office at Block "E", Mercantile Building, 9/12, Lalbazar Street, Kolkata - 700 001, represented by its Director



the said Navin Jhunjhunwala, hereinafter collectively referred to as 'the PURCHASERS' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor(s)-in-interest and assigns) of the **OTHER PART** -

**WHEREAS :**

- I. The Vendors and the Confirming Party have represented to the Purchasers as follows:
  - A. The Vendors are the lawful absolute owners and fully seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece or parcel of agricultural (sali) land measuring about 21 decimals in L.R. Dag No. 1205 (R.S. Dag No. 1171) under L.R. Khatian Nos. 633, 4045 and 1618, J.L. No. 10, Mouza Unsaqi, P.S. Jagacha, District Howrah, and more fully described in the Schedule hereunder written and hereinafter referred to as "the said property" free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever. The said property is delineated in Green borders in the map or plan annexed hereto.
  - B. The names of Late Jamaluddin Mullick (being the predecessor-in-title of the Vendors nos. 1A to 11 herein), Late Samsuddin Mullick, (being the predecessor-in-title of the Vendors nos. 2A to 21 herein) and Late Ainul Haque Mullick (being the



predecessor-in-title of the Vendors nos. 3A to 3K herein) have been duly entered in the record of rights/parcha which has been duly issued in their names in respect of the said property. The aforesaid three persons alongwith two others had purchased the said property from Golam Mostafa Sardar under a Deed of Absolute Sale (in Bengali) dated 08.01.1965 registered at the Office of the Sub-Registrar, Domjur, Howrah in Book No. 1, Volume No. 8, at Pages 22 to 24, Being No. 81 for the year 1966. Upon the death of Jamaluddin Mullick his share in the said property devolved upon the Vendors nos. 1A to 1I herein, being his only legal heirs. Upon the death of Samsuddin Mullick his share in the said property devolved upon the Vendors nos. 2A to 2I, being his only legal heirs. Upon the death of Ainul Haque Mullick his share in the said property devolved upon the Vendors nos. 3A to 3K herein, being his only legal heirs.

- C. The Vendors herein thus are the lawful absolute owners and fully seized and possessed of and/or otherwise well and sufficiently entitled to the said property.
- D. No person other than the Vendors have any right title or interest whatsoever in the said property or any part thereof and the said property is free from all incumbrances and liabilities whatsoever. The Vendors have been and are in actual peaceful khas possession of the said property and every portion thereof absolutely and have been personally enjoying and using the same without any interruption whatsoever.
- E. The said property or any part thereof is not affected by any Bargadar, Bhagchasi occupancy or any other rights and no Bargadar or Bhagchasi is recorded in the relevant records in respect of the said property or any part thereof.





- F. The Vendors and/or their predecessors-in-title have not in any way dealt with the said property or any part thereof whereby the right, title and interest of the Vendors and/or their predecessors-in-title as to the ownership, use, enjoyment and sale of the said property or any part thereof is or may be affected in any manner whatsoever. The Vendors and/or their predecessors-in-title have not used the said property or any part thereof for any purpose other than that for which the same was meant and have not committed default of and/or contravened any provision of law applicable to the said property or any part thereof.
- G. The Vendors had agreed to sell the said property to the Confirming Party and/or his nominees and had received earnest money and part payment in respect of thereof. The Confirming Party has nominated the Purchasers herein in his place and stead to purchase the said property from the Vendors and the Vendors have duly accepted such nomination and agreed to execute the Deed of Conveyance in respect of the said property in favour of the Purchasers herein.
- H. No other agreement or arrangement whatsoever, written or oral, with any other person or entity relating to and/or concerning the said property or any portion thereof in any manner whatsoever is valid or subsisting.
- I. There is no legal or other proceeding or any injunction or other order of any Court (Civil or Criminal) against the Vendors and/or the Confirming Party affecting, relating to or concerning the said property or any part or portion thereof in any manner whatsoever.



J. The predecessors-in-title of the Vendors were and the Vendors are entitled to lawfully retain, own and transfer the said property under the relevant laws governing the same. There neither was nor is any bar or restriction, legal or otherwise, to the sale of the said property by the Vendors to the Purchaser and/or for nomination of the Purchaser by the Confirming Party as mentioned herein.

K. The Vendors have a good and marketable title to the said property, free from all encumbrances and liabilities whatsoever.

II. The Vendors have agreed to sell to the Purchasers, the Confirming Party has agreed to confirm and the Purchasers, relying on the aforesaid representations and assurances of the Vendors and the Confirming Party and believing the same to be true and correct and acting on the faith thereof, have agreed to purchase the said property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs. 15,85,950/- (Rupees fifteen lacs eighty five thousand nine hundred fifty only) out of which Rs. 12,68,750/- (Rupees twelve lacs sixty eight thousand seven hundred fifty only) has been agreed to be paid to the Vendors collectively (including the amounts received by them from the Confirming Party which have been duly reimbursed by the Purchasers to the Confirming Party) and Rs. 3,17,200/- (Rupees three lacs seventeen thousand two hundred only) has been agreed to be paid to the Confirming Party as his consideration. The said sum of Rs. 12,68,750/- (Rupees twelve lacs sixty eight thousand seven hundred fifty only) has been duly paid to and received by the Vendors at or before the execution hereof. The said sum of Rs. 3,17,200/- (Rupees three lacs seventeen thousand two hundred only) has been duly paid to and received by the Confirming Party at or before the execution hereof. The Vendors



and the Confirming Party have already put the Purchasers in vacant, peaceful and khas physical possession of the said property in its entirety.

**NOW THIS DEED WITNESSES** that in pursuance of the said agreement and nomination and in consideration of the said sum of Rs. 12,68,750/- (Rupees twelve lacs sixty eight thousand seven hundred fifty only) paid to and received by the Vendors at or before the execution hereof and in further consideration of the said sum of Rs. 3,17,200/- (Rupees three lacs seventeen thousand two hundred only) paid to and received by the Confirming Party at or before the execution hereof together aggregating Rs. 15,85,950/- (Rupees fifteen lacs eighty five thousand nine hundred fifty only) being the total consideration money for the transfer of the said property as aforesaid (the receipt whereof the Vendors and the Confirming Party do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do hereby for ever acquit release and discharge the Purchasers as well as the said property hereby transferred and conveyed) the Vendors do hereby irrevocably grant sell transfer convey assign and assure unto the Purchasers absolutely and forever, and the Confirming Party doth hereby confirm and assure the same unto the Purchasers free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts prohibitions restrictions executions acquisitions requisitions attachments vesting easements liabilities and lis pendens whatsoever **ALL THAT** the piece or parcel of agricultural (sali) land measuring about 21 decimals in L.R. Dag No. 1205 (R.S. Dag No. 1171) under L.R. Khatian Nos. 633, 4045 and 1618, J.L. No. 10, Mouza Unsani, P.S. Jagacha, District Howrah, and more fully described in the **Schedule** hereunder written and hereinafter referred to as "**the said property**" and delineated in **GREEN** borders in the map or plan annexed hereto **OR HOWSOEVER OTHERWISE** the said property or any part of



portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished Together With all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appurtenant to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appurtenant or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said property and of any and every part thereof AND all the legal incidences thereof AND all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendors in to and upon and in respect of the said property or any and every part thereof herein comprised and hereby granted and transferred TOGETHER WITH all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and for ever free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever AND the Vendors and the Confirming Party do hereby covenant with the Purchasers that the Vendors are the





absolute and lawful owners of and well and sufficiently seised and possessed of and entitled to the said property and every part thereof free from all encumbrances and liabilities of whatsoever nature AND the Vendors and the Confirming Party do hereby covenant with the Purchasers that neither the Vendors nor any of their predecessors-in-title nor the Confirming Party have at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner aforesaid and/or the Confirming Party may or can be prevented from confirming and assuring the same unto the Purchasers **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors and/or any of their predecessors-in-title and/or the Confirming Party done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owners of and/or otherwise well and sufficiently seised and possessed of and entitled to the said property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors have now in themselves good right and full and absolute power to grant sell convey transfer and assure the said property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner aforesaid **AND** that the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by



the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or from under or in trust for any of their predecessors in title or any of them **AND THAT** the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors and the Confirming Party well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever suffered or made or created in respect of the said property by the Vendors and/or their predecessors in title or any of them and/or by the Confirming Party or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise **AND THAT** all rates taxes all other impositions and/or outgoings payable in respect of the said property have been paid in full upto the date of these presents **AND THAT** the Vendors do not hold any excess land under the West Bengal Land Reforms Act, 1955 and/or under the Urban Land (Ceiling and Regulation) Act, 1976 and the said property or any part thereof has not been affected or vested under the said Acts or otherwise **AND THAT** the said property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or proceeding instituted or pending against the Vendors and/or concerning the said property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act.



THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece or parcel of agricultural (sali) land measuring about 21 decimals in L.R. Dag No. 1205 (R.S. Dag No. 1171) under L.R. Khatian Nos 633, 4045 and 1618, J.L. No. 10, Mouza Unsani, P.S. Jagacha, District Howrah and delineated in **GREEN** borders in the map or plan annexed hereto and butted and bounded in the following manner:

On the North by : R. S. Dag No. 1168 and 1169,  
On the East by : R. S. Dag No. 1171;  
On the West by : R. S. Dag No. 1170 and  
On the South by : R. S. Dag No. 1173.

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished. The said land is beyond 75mtr from the G line of KONA EXPRES WAY

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

SIGNED AND DELIVERED by the within-named Vendors at \_\_\_\_\_ in the presence

of:  
① Sandip B. A. K.  
17, Giant para ee  
Kolkata - 69.

② SK. AKKAMALI  
VILL - Unsani  
PO - Unsani  
Dist - Howrah.

- 1A) [Handwritten signature]
- 1B) [Handwritten signature]
- 2A) [Handwritten signature]
- 3A) ZAKIR AHAMAD
- 3B) NISAR AHAMAD
- 3C) [Handwritten signature]
- 3D) [Handwritten signature]



SIGNED AND DELIVERED by the within-named Confirming Party at \_\_\_\_\_ in

Asst. G.S.

the presence of:

① Sandeep Prasad  
17, Govt Place  
Kolkata - 69

② BK. AKKAMALI

VILL - Umami  
P.O. - Umami  
Dist - Howrah

Prepared by: Rajeev Ginodia, Advocate  
Enrolment number: F/671/680 of 1989

*Rajeev Ginodia*

Typed by: Gouri Shankar Rana

*Gauri Shankar Rana*





RECEIVED of and from the within-named Purchasers the within mentioned sum of Rupees twelve lacs sixty eight thousand seven hundred fifty only being the consideration money in full payable to the Vendors under these presents as per the following -

MEMO OF CONSIDERATION

BY CASH

Rs 1268750.00

Rs 1268750.00

(Rupees twelve lacs sixty eight thousand seven hundred fifty only)

Witnesses:

1) *Shankar Bhanu*  
17, Govt. Place  
Karnataka - 69

2) SK. AKYAMALI

Vill - Umami  
Dist. - Umami  
Dist. - Herambh

- 1A) *श्रीमती सुमित्रा देवी*
- 1B) *(श्रीमती सुमित्रा देवी)*
- 2A) *श्रीमती सुमित्रा देवी*
- 3A) Zakir Ahamed Mallik
- 3B) Nisar Ahad Mallik
- 3C) *श्रीमती सुमित्रा देवी*
- 3D) *श्रीमती सुमित्रा देवी*



RECEIVED of and from the within-named purchasers the  
within mentioned sum of Rupees three lacs seventeen  
thousand two hundred only being the consideration money  
in full payable to the Confirming Party under these presents  
as per the following -



MEMO OF CONSIDERATION

BY CASH

Rs. 20325.00

BY THE FOLLOWING CHEQUES ISSUED FROM  
BANK OF BARODA, BRABOURNE ROAD, KOLKATA

- CHEQUE NO. 285011 dt. 29.04.2005
- CHEQUE NO. 147003 dt. 29.04.2005
- CHEQUE NO. 147203 dt. 29.04.2005
- CHEQUE NO. 147352 dt. 29.04.2005
- CHEQUE NO. 147253 dt. 29.04.2005
- CHEQUE NO. 147553 dt. 29.04.2005
- CHEQUE NO. 147304 dt. 29.04.2005
- CHEQUE NO. 147153 dt. 29.04.2005
- CHEQUE NO. 147054 dt. 29.04.2005
- CHEQUE NO. 147504 dt. 29.04.2005
- CHEQUE NO. 147254 dt. 29.04.2005
- CHEQUE NO. 147454 dt. 29.04.2005
- CHEQUE NO. 147404 dt. 29.04.2005
- CHEQUE NO. 146903 dt. 29.04.2005
- CHEQUE NO. 147103 dt. 29.04.2005

- Rs 20325.00
- Rs 19750.00
- Rs 19750.00
- Rs 19750.00
- Rs 19750.00
- Rs 19750.00
- Rs 19750.00
- Rs 19750.00
- Rs 19750.00
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- Rs 19750.00
- Rs 19750.00
- Rs 19750.00
- Rs 19750.00
- Rs 19750.00
- Rs 19750.00
- Rs 19750.00
- Rs 3,17,200/-

(Rupees three lacs seventeen thousand two hundred only)

Witnesses:

1) Sandip Barua  
17 Gout Peer  
Kolkata - 71

certified to be a true copy

2) SK. AKRAMALI

Vill. Gaurani  
S.O. Gaurani  
Dist. Hoarai  
comy.

- 1A) B... ..
- 1B) B... ..
- 2A) ... ..
- 3A) Zakir Ahmed
- 3B) Nisar Ahmad Mallik
- 3C) ... ..
- 3D) ... ..

*Signature*  
Sd/-  
[Stamp]



Vendors  
COLOURED  
PASSPORT SIZE  
PHOTOGRAPH



R

LEFT HAND

RIGHT HAND

THUMB	FOUR FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

1A SIRUJJIDIN



शिरुज्जिद

LEFT HAND

RIGHT HAND


1B SALIMUDDIN

Signature



सलमुद्दीन

LEFT HAND

RIGHT HAND


Signature

S. HAHABUDDIN  
MULLIK



COLOURED  
PASSPORT SIZE  
PHOTOGRAPH



असित यशोधर

	THUMB	FOUR FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

(3D) ALIREZA  
Confirming Party



असित यशोधर

	Signature			
LEFT HAND				
RIGHT HAND				

*Police Sub-Division  
Bhopal - Circle of M.P.*

ASIT YASHODHAR



	Signature			
LEFT HAND				
RIGHT HAND				

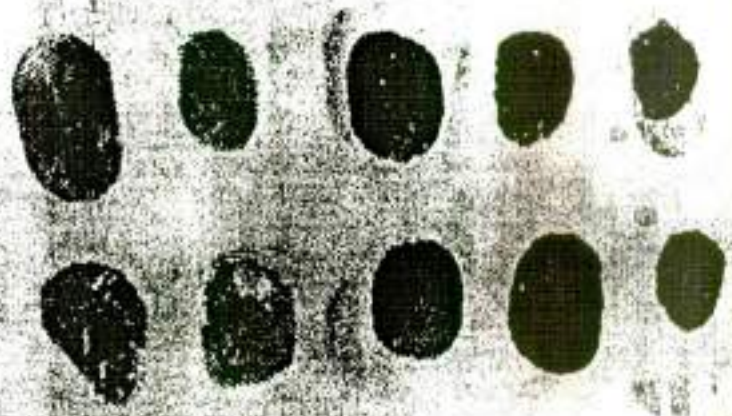
Signature







Ser Alex Malik



Zakir Alamed Malik



Malik





COLOURED  
PASSPORT SIZE  
PHOTOGRAPH



	THUMB	FOUR FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

**Navraj Construction (P) Ltd.**



*[Signature]*  
Signature  
Director



LEFT HAND					
RIGHT HAND					

**Rajesh Dealers (P) Ltd.**

*[Signature]*  
Signature  
Director



LEFT HAND					
RIGHT HAND					

**Snehraj Suppliers (P) Ltd**

*[Signature]*  
Signature



COLOURED  
PASSPORT SIZE  
PHOTOGRAPH



LEFT HAND  
RIGHT HAND

	THUMB	FOUR FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Sonal Selection (P) Ltd.  
*Sonal Thiruphurala*  
Signature

Director



LEFT HAND  
RIGHT HAND

LEFT HAND					
RIGHT HAND					

Navin Dealers (P) Ltd.  
*Navin Thiruphurala*  
Signature  
Director



LEFT HAND  
RIGHT HAND

LEFT HAND					
RIGHT HAND					



Yashraj Vinimay (P) Ltd.  
*Yashraj Vinimay*  
Signature  
Director



COLOURED  
PASSPORT SIZE  
PHOTOGRAPH



	THUMB	FOUR FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					



Devika Vanija (P) Ltd.

*Devika Vanija*  
Signature  
Director

Devika Vanija



LEFT HAND					
RIGHT HAND					

Aditi Vyapar (P) Ltd.

*Aditi Vyapar*  
Signature  
Director



LEFT HAND					
RIGHT HAND					

Rajasthan Dealers (P) Ltd

*Rajasthan Dealers*  
Signature  
Director

*Rajasthan Dealers*





COLOURED  
PASSPORT SIZE  
PHOTOGRAPH



LEFT HAND

	THUMB	FOUR FINGER	MIDDLE FINGER	INDEX FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					



Kant Chahal & Co. Pvt. Ltd.  
Kant Chahal  
Director



LEFT HAND

LEFT HAND					
RIGHT HAND					

Vimla Mercantile (P) Ltd  
*Vimla*  
Signature  
Director



LEFT HAND

LEFT HAND					
RIGHT HAND					

Hanuman Suraj (P) Ltd  
*Hanuman*  
Signature  
Director



COLOURED  
PASSPORT SIZE  
PHOTOGRAPH



LEFT HAND

RIGHT HAND

THUMB	FOUR FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



Shree Gajraj Vanijya (P) Ltd.  
Kantibhai S. Sarpal  
Director.



LEFT HAND

RIGHT HAND


Hariprasad Vinmay. (P) Ltd.

Signature  
Director



LEFT HAND

RIGHT HAND


Jai Durga Suppliers (P) Ltd

Signature  
Director

K



NO. OF THE FOLLOWING LAND AT MOUZA - UNSANI.  
 PATIAN NO. 633, 4045 & 1618. JL NO- 10, P.S- JAGACHA.  
 DISTRICT- HOWRAH. AREA SHOWN IN GREEN BORDER.  
 VENDOR - SIRAJUDDIN MULICK & OTHERS.  
 VENDEE - NAVRAS CONSTRUCTION PVT. LTD.

MOUZA	DAG NO.	JL NO.	LRKH NO.	AREA
UNSANI	1171	10.	633, 4045, 1618	21 satak.

DAG - 1171

97'- 6"



DAG - 1173

DAG - 1168

98'- 11"

AREA - 21 satak

102'- 0"

85'

DAG - 1170

ସି. ମୁରାଜି ବିହାରୀ ଚରଣ, ମୁରାଜି ବିହାରୀ ଚରଣ,  
 ଉର୍ଦ୍ଦିନ ଗୋବିନ୍ଦ ଚରଣ, ମୁରାଜିନ ଚରଣ, ଶାକିର ଶାହେଦ  
 ମଲିକ, ଉର୍ଦ୍ଦିନ ଗୋବିନ୍ଦ ଚରଣ.

Deed No. 2023  
 For 2005  
 Freehold by  
 Abor

*Signature*  
 19/7/05

