

09490

Q-08225



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Admissible under Rule 21 & Sec 4/s 6 (1) of W. B. L. R. Act. 1988  
 duly Stamp under the Indian Stamp Act 1989 Subsequently amended Schedule I.A. No. 23

A 330782

Deficit Stamp duty of Rs. 9,55,681  
 has been realised on 17,790/-  
 as per Bankers Cheque 600545  
 Bank Draft No. 600545  
 Date 16.12.08 of

A 6589/-  
 E 7  
 H 28  
 MR 28  
 6628/-

Signature of Mr. R. K. Barasat North 24-Parganas

19 DEC 2008

**DEED OF CONVEYANCE**

D S P - II  
 Barasat, North 24-Parganas  
 19-12-08.

1. Date : 12/08/2008
2. Place : Kolkata
3. Parties :
  - 3.1 RABIN SARDAR, son of Late Gopal Sardar, grand-son of Late Bipin Sardar, by faith - Hindu,

1000  
 B.D. 29020  
 30020

Sale  
 23

800000

A 6589  
 E 7  
 H 28  
 MR 28

MV 955681

A 3916

Deficit Stamp duty of Rs. 29020/-  
 has been realised on 13.8.08  
 as per Bankers Cheque  
 Bank Draft No. 599478  
 Date 12/8/08 of Peshwara

D S P - II  
 Barasat, North 24-Parganas

12/8/08

NICAR-2090  
 Date 12/8/08  
 200250/-  
 200204/-  
 454/-

Contd.....2



4093 ১১/১০/০৮ মোহ

নং ৪০৯৩ তার ১১/১০/০৮ মূল্য  
ক্রোতার নাম  
সং  
স্টাম্প ভেঙার স্বাক্ষর  
বিধান নগর (সল্টলেক সিটি) এ. এ. এস. জের. ও  
মোট স্টাম্প ক্রয় তাং  
চালান নং

PINAKI CHATTOPADHYAY  
A 'vocate,  
Judge's Court, Barisal.

30 JUL 2008  
748000

টেকারী বারাকপুর ভেঙার মিতা দত্ত



কামার সিকট  
কর ভেঙার বা বাসিন্দার কর নিম্ন বর্ণিত  
কর কারনে করিয়া।

4093-4094  
Refal 1000 RS mo

Registered for Registration of... A.M./P.M.  
on the... 19<sup>th</sup> day of... Dec 2008  
at... of the Sadar Registration  
Office at... by...  
of the Registrar / Chairman.

Rabin Sardar

1) Rabi Sardar

S/o Lt. Gopal Sardar

P.S. ... F.O. ...  
District - North 24-Parganas  
by Caste - Hindu/Muslim/Christian  
by Profession

of chunk pachuona  
P.S - Rajerhat

H/Bs

2) Malati Sardar s/o Lt  
Gopal Sardar

3) Shyam Sardar  
s/o Lt Gopal Sardar

Identified by :-

Saukat Ali Laskar

S/o A. Yub Ali Laskar

P.S. ... Rajerhat  
District - North 24-Parganas  
by Caste - Hindu/Muslim/Christian  
by Profession B.S

বাবিন মজুমদার

4588

Registrar of P.O.  
North 24-Parganas  
W.B. & C. & L.  
12 AUG 2008



বাবিন মজুমদার

4589

P.T.O.

LT of Malati Sardar  
by the pen of Saukat Ali  
Laskar



Saukat Ali Laskar  
s/o A. Yub Ali Laskar  
will appear chak pachuona  
P.S. Rajerhat k-59  
Business

Registrar of P.O.  
North 24-Parganas  
W.B. & C. & L.

12 AUG 2008





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 330783

Deficit Regn. Fees Rs. 3916/-  
paid on 19.12.08  
as per Misc Receipt No. 4903  
dated 19.12.08

Stamp duly registered by  
North 24 Parganas, District  
19.12.08

2

by occupation - Business, by  
nationality - Indian, residing at Vill.  
& P.O. Chawkpachuria, P.S. Rajarhat,  
District North 24 Parganas.

MALATI SARDAR, wife of Late  
Gopal Sardar, daughter-in-law of  
Late Bipin Sardar, by faith - Hindu,  
by occupation - House wife, by

Contd.....3



নং 4074 তার 31/7/08 মোহ

ক্রেতার নাম: PINAKI CHATTOPADHYAY Advocate,  
সাহ: Judges' Court, Barasat.

ব্রাহ্ম ভেদার স্বাক্ষর: 30 JUL 2008

বিধান নগর (সেন্ট্রাল সিটি এ. জি. এফ. জোর. ও.  
মোট স্ট্যাম্প ক্রয় তাং: 748000  
চালান নং: মোট কত টাকা খরচ

ট্রেজারী বারাকপুর ভেদার মিতা দত্ত



4590

LT9 of Shyam Sardar  
By the Per of Sawka Ahleskar

4.) Sunder Sardar  
S/o H Gopal Sardar

5.) Shyamali Sardar  
w/o Bablu Sardar

6.) Ghosri Sardar alias  
Manoj Sardar w/o  
Dud Kumar Sardar.

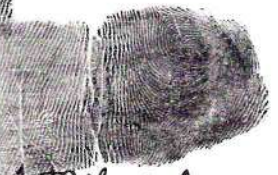


4591

LT9 of Sunder Sardar  
By the Per of Sawka Ahleskar

7.) Kalsmati Sardar  
w/o Kanai Sardar.

8.) Mousumi  
Sardar w/o  
Laxman Sardar



4592

LT9 of Shyamali Sardar  
By the Per of Sawka Ahleskar



Suburban W.P. No  
North 24-Parganas  
12 & 13-20

12 AUG 2008

9.) Renu pada  
Sardar S/o H  
Bipin Sardar

10.) Dipali Sardar  
S/o H Madan Sardar  
all of - chowk panchina: Rajanhat

P.T.O.

nationality - Indian, residing at Vill. & P.O. Chawkpachuria, P.S. Rajarhat, District North 24 Parganas.

**SHYAM SARDAR**, son of Late Gopal Sardar, grand-son of Late Bipin Sardar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. & P.O. Chawkpachuria, P.S. Rajarhat, District North 24 Parganas.

**SUNDAR SARDAR**, son of Late Gopal Sardar, grand-son of Late Bipin Sardar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. & P.O. Chawkpachuria, P.S. Rajarhat, District North 24 Parganas.

**SHYAMALI SARDAR**, wife of Bablu Sardar, daughter of Late Gopal Sardar, grand-daughter of Late Bipin Sardar, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Vill. & P.O. Chawkpachuria, P.S. Rajarhat, District North 24 Parganas.

**JHORI SARDAR ALIAS MAMONI SARDAR**, wife of Dud Kumar Sardar, daughter of Late Gopal Sardar, grand-daughter of Late Bipin Sardar, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Vill. & P.O. Chawkpachuria, P.S. Rajarhat, District North 24 Parganas.

**KALOMOTI SARDAR**, wife of Late Kanai Sardar, daughter-in-law of Late Gopal Sardar, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Vill. & P.O. Chawkpachuria, P.S. Rajarhat, District North 24 Parganas.



4593

LTG of Jhori Sardar alias  
mamoni Sardar

BY The pen of Sawkat Ali Lasker

4594

LTG of Kalamati Sardar  
BY The pen of Sawkat Ali Lasker

4595

LTG of Mousumi Sardar  
BY The pen of Sawkat Ali Lasker

4596

LTG of Rampada Sardar  
BY The pen of Sawkat Ali Lasker

11.) Sajali Sardar  
w/o Bishnu Sardar  
of Karandanga

P.S. K.L.C.

Hinduf. Housewife  
and Business.



Signature of T. G.  
North 24 Parganas  
West Bengal

12 'AUG 2008

**MOUSUMI SARDAR**, wife of Laxman Sardar, daughter of Late Kanai Sardar, grand daughter of Late Gopal Sardar, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Vill. & P.O. Chawkpachuria, P.S. Rajarhat, District North 24 Parganas.

**RAMPADA SARDAR**, son of Late Bipin Sardar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Vill. & P.O. Chawkpachuria, P.S. Rajarhat, District North 24 Parganas.

**DIPALI SARDAR**, daughter of Late Madan Sardar, grand-daughter of Late Bipin Sardar, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Vill. & P.O. Chawkpachuria, P.S. Rajarhat, District North 24 Parganas.

**SEFALI SARDAR**, wife of Bishnu Sardar, daughter of Late Madan Sardar, grand-daughter of Late Bipin Sardar, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Karaidanga, P.O. Bhojherhat, P.S. K.L.C., District South 24 Parganas.

All hereinafter jointly called and referred to as the "**Owners / Vendors**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, administrators, executors, representatives and assigns).

4597

LT9 of Dipali Sardar  
By the pen of Sawkat Ali Laska

4598

LT9 of Sifali Sardar  
By the pen of Sawkat Ali Laska



Signature: Sawkat Ali Laska  
North 24-Parganas  
West Bengal

12 AUG 2008

Post Office  
District - North 24 Parganas  
by Caste - Hindu, Muslim/Christian  
Profession

Signature: Sawkat Ali Laska  
North 24-Parganas  
West Bengal

12 AUG 2008

Sawkat Ali Laska  
S/o Ayub Ali Laska  
W/ K. P. Chakrabarti  
P.S - Rajarhat.  
Dist - 24 Pgs (W). Kal - 59  
Occupation - Business



AND

- 3.2 **NIRMAL KANODIA**, son of Late Subh Karan Lal Kanodia, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 12/3A, Hungerford Street, Orbit Enclave, 3rd Floor, Kolkata - 700 017.

Hereinafter called and referred to as the "**Purchaser**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, administrators, representatives and assigns).

Vendors and the Purchaser collectively Parties and individually Party.

**NOW THIS CONVEYANCE WITNESSETH AS FOLLOWS :-**

4. **Subject Matter of Conveyance :**

- 4.1 **Said Property : ALL THAT** piece and parcel of land in

| <u>C.S.</u><br><u>Dag No.</u> | <u>R.S.&amp;L.R.</u><br><u>Dag No.</u> | <u>Nature</u> | <u>Total Area</u><br><u>in decimals</u> | <u>Area</u><br><u>in decimals</u> |
|-------------------------------|----------------------------------------|---------------|-----------------------------------------|-----------------------------------|
| 409                           | 414                                    | Sali          | 09                                      | 3.4844                            |
| 410                           | 415                                    | Sali          | 12                                      | 4.3125                            |

**in total land measuring 7.7969 decimals be the same a little more or less, under C.S. Khatian No. 461, R.S. & L.R. Khatian Nos. 526, 1496 & 1231,**



*[Handwritten signature]*

Registered with I (B)  
North 24-Parganas  
G.M. & S.O.

12 AUG 2008







Signature of I/O  
North 24-Parganas  
West Bengal

12 AUG 2000



5.1.2 **Again Purchase by Bipin Sardar from the said Bipin Mondal :** The said Bipin Sardar again purchased land in

| <u>C.S. Dag No.</u> | <u>C.S. Khatian No.</u> | <u>Nature</u> | <u>Total Area</u> | <u>Area</u> |
|---------------------|-------------------------|---------------|-------------------|-------------|
| 409                 | 461                     | Sali          | 16 decimals       | 08 dec.     |
| 410                 | 461                     | Sali          | 18 decimals       | 09 dec.     |

in total 17 decimals more or less of land in Mouza - Chawkpachuria, J.L. No. 33, Re. Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas, from the said Bipin Mondal, by the strength of a registered Deed of Conveyance, registered on 14.07.1972, registered in the office of the Sub-Registrar, Cossipore Dum Dum, and recorded in Book No. I, Volume No. 77, pages 79 to 80, being Deed No. 4650 for the year 1972.

5.1.3 **Absolute Ownership of Bipin Sardar :** Thus the said Bipin Sardar on the basis of the aforesaid two deeds, became the absolute owner of land in :

| <u>C.S. Dag No.</u> | <u>C.S. Khatian No.</u> | <u>Nature</u> | <u>Total Area</u> | <u>Area</u> |
|---------------------|-------------------------|---------------|-------------------|-------------|
| 409                 | 461                     | Sali          | 16 decimals       | 16 dec.     |
| 410                 | 461                     | Sali          | 18 decimals       | 18 dec.     |

in total 34 decimals more or less in Mouza - Chawkpachuria, J.L. No. 33, Re. Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, in the District North 24 Parganas.



*[Handwritten signature]*  
Magistrate U/S F (M)  
North 24-Parsons  
C.D.C.

12 AUG 2008



- 5.1.4 **Demise of Bipin Sardar** : The said Bipin Sardar died intestate, leaving behind his three sons namely Rampada Sardar, Gopal Sardar & Madan Sardar and five daughters namely Rani Bala Sardar, Laxmi Bala Sardar, Geni Bala Sardar & Sandhya Sardar & Other as his heirs successors in interest in respect of the aforesaid property left by the said Bipin Sardar, since deceased, and each became the owner of 1/8th share in the estate of the said Bipin Sardar, since deceased.
- 5.1.5 **Record** : After demise of the said Bipin Sardar, a part of the land measuring 07 decimals more or less in C.S. Dag No. 409 corresponding to R.S. Dag No. 414, and also 06 decimals more or less in C.S. Dag No. 410 corresponding to R.S. Dag No. 415 was acquired for the Canel and rest of the land measuring 09 decimals more or less in C.S. Dag No. 409 corresponding to R.S. Dag No. 414, and land measuring 12 decimals more or less in C.S. Dag No. 410 corresponding to R.S. Dag No. 415 were wrongly recorded in the name of three brothers namely Gopal Sardar in L.R. Khatian No. 526, Rampada Sardar in L.R. Khatian No. 1496 and Madan Sardar in L.R. Khatian No. 1231 instead of actual total share holders i.e successors of the said Bipin Sardar, since deceased.
- 5.1.6 **Demise of Gopal Sardar** : The said Gopal Sardar died intestate, leaving behind his only wife namely Malati Sardar and five sons namely Rabin Sardar, Kanai Sardar, Shyam Sardar, Sonai Sardar & Sundar Sardar and two daughters namely Shyamali Sardar & Jhori Sardar alias Mamoni Sardar as his heirs successors in interest in respect of the share of Gopal Sardar, since deceased in the estate of the said Bipin Sardar, since deceased, and each became the owner of 1/64th share in the estate of the said Bipin Sardar, since deceased.



*[Handwritten signature]*

Signature: *[Signature]*  
North 24-Parganas  
C.B. & R.S.

12 'AUG 2008



- 5.1.7 **Demise of Kanai Sardar** : The said Kanai Sardar died intestate, leaving behing his wife namely Kalomoti Sardar and only daughter namely Mousumi Sardar as his heirs successors in interest in respect of the share of Kanai Sardar, since deceased, in the estate of the said Bipin Sardar, since deceased, and each became the owner of 1/128th share in the estate of the said Bipin Sardar, since deceased.
- 5.1.8 **Demise of Madan Sardar** : The said Madan Sardar died intestate, leaving behing his two daughters namely Sefali Sardar & Dipali Sardar as his heirs successors in interest in respect of the share of Madan Sardar, since deceased, in the estate of the said Bipin Sardar, since deceased, and each became the owner of 1/16th share in the estate of the said Bipin Sardar, since deceased.
- 5.1.9 **Absolute Ownership of Rabin Sardar & Others** : Thus depending upon the list of successors of the said Bipin Sardar since deceased,
- the said Malati Sardar, Rabin Sardar, Kalomoti Sardar, Mousumi Sardar, Shyam Sardar, Sundar Sardar, Shyamali Sardar & Jhori Sardar alias Mamoni Sardar and Sefali Sardar & Dipali Sardar and Rampada Sardar became the absolute owners of **ALL THAT** piece and parcel of land in

| <u>C.S.</u>    | <u>R.S.&amp;L.R.</u> | <u>Nature</u> | <u>Total Area</u>  | <u>Area</u>        |
|----------------|----------------------|---------------|--------------------|--------------------|
| <u>Dag No.</u> | <u>Dag No.</u>       |               | <u>in decimals</u> | <u>in decimals</u> |
| 409            | 414                  | Sali          | 09                 | 3.4844             |
| 410            | 415                  | Sali          | 12                 | 4.3125             |



*[Handwritten signature]*

Signature of I/O  
North 24-Parganas  
(M. S. R. S.)

12<sup>th</sup> AUG 2008



in total land measuring 7.7969 decimals be the same a little more or less, under C.S. Khatian No. 461, **R.S. & L.R. Khatian Nos. 526, 1496 & 1231**, lying and situate at **Mouza - Chawkpachuria**, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas.

- 5.1.10 **Desire of Sale by Rabin Sardar & Others to the present purchaser, Nirmal Kanodia** : The said Malati Sardar, Rabin Sardar, Kalomoti Sardar, Mousumi Sardar, Shyam Sardar, Sundar Sardar, Shyamali Sardar & Jhori Sardar alias Mamoni Sardar and Sefali Sardar & Dipali Sardar and Rampada Sardar decide to sell **ALL THAT** piece and parcel of land in

| <u>C.S.</u>    | <u>R.S.&amp;L.R.</u> | <u>Nature</u> | <u>Total Area</u>  | <u>Area</u>        |
|----------------|----------------------|---------------|--------------------|--------------------|
| <u>Dag No.</u> | <u>Dag No.</u>       |               | <u>in decimals</u> | <u>in decimals</u> |
| 409            | 414                  | Sali          | 09                 | 3.4844             |
| 410            | 415                  | Sali          | 12                 | 4.3125             |

in total land measuring 7.7969 decimals be the same a little more or less, under C.S. Khatian No. 461, **R.S. & L.R. Khatian Nos. 526, 1496 & 1231**, lying and situate at **Mouza - Chawkpachuria**, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, to the present Purchaser (**Said Property**).

- 5.1.11 **Title of the Vendors** : Thus in the abovementioned circumstances, the vendors have become the absolute owners of the Said Property.



*[Signature]*  
North 24-Parganas  
12 AUG 2008

12 AUG 2008



- 5.1.12 **True and Correct Representations** : The Vendors are the absolute and undisputed owners of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants regarding Encumbrances** : The Vendors represent, warrant and covenant regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition** : The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Panchayet Authority or Government or any Statutory Body.
- 5.2.2 **No Encumbrance by Act of Vendors** : The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.3 **Right, Power and Authority to Sell** : The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.4 **No Dues** : No tax in respect of the Said Property is due to the Patharghata Gram Panchayet and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Vendors.



*[Handwritten Signature]*  
Special Agent in Charge  
North 24 Parkway  
Arlington, VA 22204

12 AUG 2008



- 5.2.5 **No Right of Preemption :** No person or persons whosoever have/had/ has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.6 **No Mortgage :** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.7 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.8 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.9 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and / or alienating the Said Property or any part thereof.



*[Handwritten signature]*  
12 AUG 2006

6. **Basic Understanding :**

6.1 **Agreement to Sell and Purchase :** The Vendors have approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively Representations), has agreed to purchase the Said Property from the Vendors.

7. **Transfer :**

7.1 **Hereby Made :** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of their right, title and interest of whatsoever or howsoever nature in the **Said Property** and morefully described in the Schedule below free from all encumbrances.

7.2 **Consideration :** The aforesaid transfer is being made in consideration of a sum of Rs. 6,00,000.00 (Rupees Six lakhs) only paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Memo and Receipt hereunder written admit and acknowledge.

8. **Terms of Transfer :**

8.1 **Salient Terms :** The transfer being effected by this Conveyance is :

8.1.1 **Sale :** A sale within the meaning of the Transfer of Property Act, 1882.





  
Registrar of Companies  
North 24-Parganas  
West Bengal

12 AUG 2008

- 8.1.2 **Absolute** : Absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances** : Free from all encumbrances of any and every nature whatsoever including but not limited to all claim, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever.
- 8.1.4 **Together with All Other Appurtenances** : Together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property, which includes all unrecorded/ non-mutated lands received by the Vendors as mentioned in the various sub-clauses of Clause 5 above.
- 8.2 **Subject to** : The transfer being effected by this Conveyance is subject to :
- 8.2.1 **Indemnification** : Indemnification by the vendors about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the vendors about the correctness of the vendors' title and the representations and authority to sell, which if found defective or untrue at any time, the vendors shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and / or rectify.



*[Handwritten signature]*

Registrar (A/T) (I)  
North 24-Parganas  
C.R. & L. S.  
12 AUG 2006



- 8.2.2 **Transfer of Property Act :** All obligations and duties of vendors, and purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the vendors to the purchaser, which the purchaser admits, acknowledges and accepts.
- 8.4 **Outgoings :** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors with regard to which the vendors hereby indemnify and agree to keep the purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession :** The vendors hereby covenant that the purchaser and his heirs, executors, administrators, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the vendors.



26

Registered as T (B)  
North 24-Parganas  
S. D. B. O.

12 AUG 2008

- 8.6 **Indemnity :** The vendors hereby covenant that the vendors or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the purchaser and his heirs, executors, administrators, representatives and assigns and / or his successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the purchaser and his heirs, executors, administrators, representatives and assigns and / or his successors-in-interest by reason of any defect in title of the vendors or any of the representations being found to be untrue.
- 8.7 **No Objection to Mutation :** The vendors declare that the purchaser can fully be entitled to mutate his name in all records of the concerned authority including Patharghata Gram Panchayet and to pay tax or taxes and all other impositions in his own name. The vendors undertake to co-operate with the purchaser in all respect to cause mutation of the Said Property in the name of the purchaser and in this regard shall sign all documents and papers as required by the purchaser.
- 8.8 **Further Acts :** The vendors hereby covenant that the vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the purchaser and / or his successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.





School of Officers of the Reserve Police Force  
North 24-Parganas  
C.A.R.F.

12 AUG 2008

**SCHEDULE**  
**(SAID PROPERTY)**  
**[SUBJECT MATTER OF SALE]**

ALL THAT piece and parcel of land in

| <u>C.S.</u>    | <u>R.S.&amp;L.R.</u> | <u>Nature</u> | <u>Total Area</u>  | <u>Area</u>        |
|----------------|----------------------|---------------|--------------------|--------------------|
| <u>Dag No.</u> | <u>Dag No.</u>       |               | <u>in decimals</u> | <u>in decimals</u> |
| 409            | 414                  | Sali          | 09                 | 3.4844             |
| 410            | 415                  | Sali          | 12                 | 4.3125             |

in total land measuring 7.7969 decimals be the same a little more or less, under C.S. Khatian No. 461, R.S. & L.R. Khatian Nos. 526, 1496 & 1231, lying and situate at Mouza - Chawkpachuria, J.L. No. 33, Re.Sa. No. 205 1/2, Touzi No. 145, Pargana - Kalikata, P.S. Rajarhat, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas.

ON THE NORTH : R.S. Dag No. 416.  
 ON THE SOUTH : Karim Laskar.  
 ON THE EAST : R.S. Dag No. 418.  
 ON THE WEST : R.S. Dag No. 413.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.



Signature of I. M.  
North 24-Pargana  
I. M. I. I.

12 AUG 2008



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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Sawkat Ali Lasker  
Shahid ul-Abidin Ali Lasker  
with the. estate purchase.  
P.S. - Rajbari. Dist. 24 P.S. (N) Cal-59  
Munim -

2. লিঙ্গেশ্বর সর্দার  
শ্রী: লিঙ্গেশ্বর সর্দার  
শ্রী: শ্যাম সর্দার  
শ্রী: সুন্দর সর্দার  
শ্রী: শ্যামলী সর্দার

  
Rabin Sardar



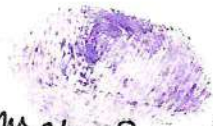
LTG of Malati Sardar  
By the Pen of Sawkat Ali Lasker  
Malati Sardar



LTG of Shyam Sardar By the  
Pen of Sawkat Ali Lasker  
Shyam Sardar



LTG of Sundar Sardar  
By the Pen of Sawkat Ali Lasker  
Sundar Sardar



LTG of Shyamali Sardar  
Shyamali Sardar  
By the Pen of  
Sawkat Ali Lasker



*[Handwritten signature]*

Secretary, S.P.O.  
North 24-Parganas  
U.P.O. No. 24  
12 AUG 2008

LTG of Jhori Sardar alias Mamoni Sardar



By the pen of Sawkat Ali Laskar  
Jhori Sardar alias Mamoni Sardar

LTG of Kalomoti Sardar



By the pen of Sawkat Ali Laskar  
Kalomoti Sardar

LTG of Mousumi Sardar



By the pen of Sawkat Ali Laskar  
Mousumi Sardar

LTG of Rampada Sardar



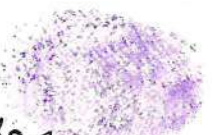
By the pen of Sawkat Ali Laskar  
Rampada Sardar

LTG of Dipali Sardar



By the pen of Sawkat Ali Laskar  
Dipali Sardar

LTG of Sefali Sardar



By the pen of Sawkat Ali Laskar  
Owners/ Vendors

Drafted by:

*Pinaki Chattopadhyay*

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

Composed by :

*Paresh Swarnakar*

Paresh Swarnakar,

14/B, Jessore Road,

Kolkata - 700 028.





16  
Signature: S. S. I. (S)  
North 24-Parganas  
(S. S. I. S. S.)

12 'AUG 2006

MEMO OF CONSIDERATION

Received Rs. 6,00,000.00 (Rupees Six lakhs) only as full and final consideration money of the schedule land morefully mentioned in the Schedule herein after written, from the above named purchaser.

Witnesses :-

1. Sawkat Ali Laskar  
S/o Ayub Ali Laskar  
with pe chak panchua  
P.S. Rajarhat - Dist. 24 P.S(W)  
Occupation - Business  
Kul-59

রবির সর্দার

Rabin Sardar

LTG of Malati Sardar

By The pen of  
Sawkat Ali Laskar



Malati Sardar

LTG of Shyam Sardar

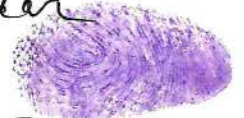
By The pen of  
Sawkat Ali Laskar



Shyam Sardar

LTG of Sundar Sardar

By The pen of  
Sawkat Ali Laskar



Sundar Sardar

2. বিষ্ণু সর্দার  
কল্যাণী  
পিতা - বিষ্ণু  
কল - ৫২

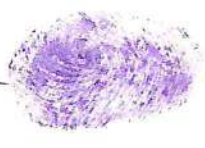


*Handwritten signature*  
Secretary, M. I. O.  
North 24-Parganas  
Dist. H. O. No.

12 AUG 2006



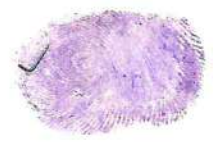
LTG of Shyamali Sardar  
By the pen of  
Sardar Ali Laskar



LTG of Jhori Sardar alias Mamoni Sardar

Shyamali Sardar

By the pen of  
Sardar Ali Laskar



Jhori Sardar alias Mamoni Sardar

LTG of Kalomoti Sardar

By the pen of  
Sardar Ali Laskar



Kalomoti Sardar

LTG of Mousumi Sardar

By the pen of Sardar Ali Laskar



Mousumi Sardar

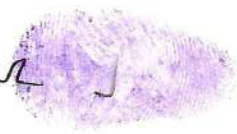
LTG of Rampada Sardar  
By the pen of Sardar Ali Laskar



Rampada Sardar

LTG of Dipali Sardar

By the pen of  
Sardar Ali Laskar



Dipali Sardar

LTG of Sefali Sardar  
By the pen of Sardar  
Ali Laskar



Sefali Sardar

Owners/ Vendors





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Signature: [Signature]  
North 24-Parganas  
G.P.O. No. 10









12 AUG 2004



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/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

|                                                                                                    |     |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|----------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <br>Nimal Kanodia | LH. |  |  |  |  |  |
|                                                                                                    | RH. |  |  |  |  |  |

ATTESTED :- Nimal Kanodia

|                                                                                                              |     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|--------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br>Ravin<br>ରବିବମ୍ଭସ୍ତ୍ର | LH. |  |  |  |  |  |
|                                                                                                              | RH. |  |  |  |  |  |

ATTESTED :- ରବିବମ୍ଭସ୍ତ୍ର

|                                                                                                                                                          |     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br>Malali<br>LTO of Malali Sardar<br>By the pen of Sawkat Ali Laskar | LH. |  |  |  |  |  |
|                                                                                                                                                          | RH. |  |  |  |  |  |

ATTESTED :-

LTO of Malali Sardar  
By the pen of Sawkat Ali Laskar





Registrar a/s T (S)  
North 24-Parganas  
D. S. D. O.

12 AUG 2000



*[Faint, illegible handwritten text and markings at the bottom of the page, possibly including a signature or reference number.]*



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/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

Shyam

LTG of  
Shyam Sardar

By the pen of Sawkat Ali Lodher



|     |  |  |  |  |  |
|-----|--|--|--|--|--|
| LH. |  |  |  |  |  |
| RH. |  |  |  |  |  |

ATTESTED :-



LTG of Shyam Sardar  
By the pen of Sawkat Ali Lodher

Sardar

LTG of  
Sardar Sardar

By the pen of Sawkat Ali Lodher



|     |  |  |  |  |  |
|-----|--|--|--|--|--|
| LH. |  |  |  |  |  |
| RH. |  |  |  |  |  |

ATTESTED :-



LTG of ~~Sardar~~ Sardar Sardar  
By the pen of Sawkat Ali Lodher

Shyamali

LTG of Shyamali Sardar

By the pen of Sawkat Ali Lodher



|     |  |  |  |  |  |
|-----|--|--|--|--|--|
| LH. |  |  |  |  |  |
| RH. |  |  |  |  |  |

ATTESTED :-



LTG of Shyamali Sardar  
By the pen of Sawkat Ali Lodher



OFFICE OF THE DISTRICT JUDGE  
DISTRICT COURT OF WEST BENGAL  
CALCUTTA



16  
Magistrate Class I (A)  
North 24-Parganas  
C.B. & L. S.

12 AUG 2006




SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/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

Mammi



LTG of Jhoni Sardar alias  
Mamoni Sardar

LH.

RH.


|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |

By the pen of Sawkat Ali Laskar

ATTESTED :-

LTG of Jhoni Sardar alias Mamoni Sardar  
By the pen of Sawkat Ali Laskar

Kalomati



LTG of Kalomati Sardar

LH.

RH.


|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |

By the pen of Sawkat Ali Laskar

ATTESTED :-

LTG of Kalomati Sardar  
By the pen of Sawkat Ali Laskar

Mousumi



LTG of Mousumi Sardar

LH.

RH.

|  |  |  |  |  |
|--|--|--|--|--|
|  |  |  |  |  |
|  |  |  |  |  |

By the pen of Sawkat Ali Laskar

ATTESTED :-

LTG of Mousumi Sardar  
By the pen of Sawkat Ali Laskar



UNDER THE ACT OF 1947  
IN CONNECTION WITH THE  
MILITARY SERVICE



*[Signature]*  
Secretary of the Board  
North 24-Parganas  
12, A. B. Road












12 AUG 2006



SIGNATURE OF THE  
REPRESENTANT/  
EXECUTANT/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

|                                                                                                                                                          |     |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <br>Rampada<br>LTG of Rampada Sardar<br>By the pen of Sawkat Ali Lasker | LH. |  |  |  |  |  |
|                                                                                                                                                          | RH. |  |  |  |  |  |

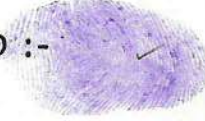
ATTESTED :-














LTG of Rampada Sardar  
By the pen of Sawkat Ali Lasker

|                                                                                                                                                          |     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br>Dipali<br>LTG of Dipali Sardar<br>By the pen of Sawkat Ali Lasker | LH. |  |  |  |  |  |
|                                                                                                                                                          | RH. |  |  |  |  |  |

ATTESTED :-



LTG of Dipali Sardar  
By the pen of Sawkat Ali Lasker

|                                                                                                                                                          |     |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br>Sefali<br>LTG of Sefali Sardar<br>By the pen of Sawkat Ali Lasker | LH. |  |  |  |  |  |
|                                                                                                                                                          | RH. |  |  |  |  |  |

ATTESTED :-



LTG of Sefali Sardar  
By the pen of Sawkat Ali Lasker



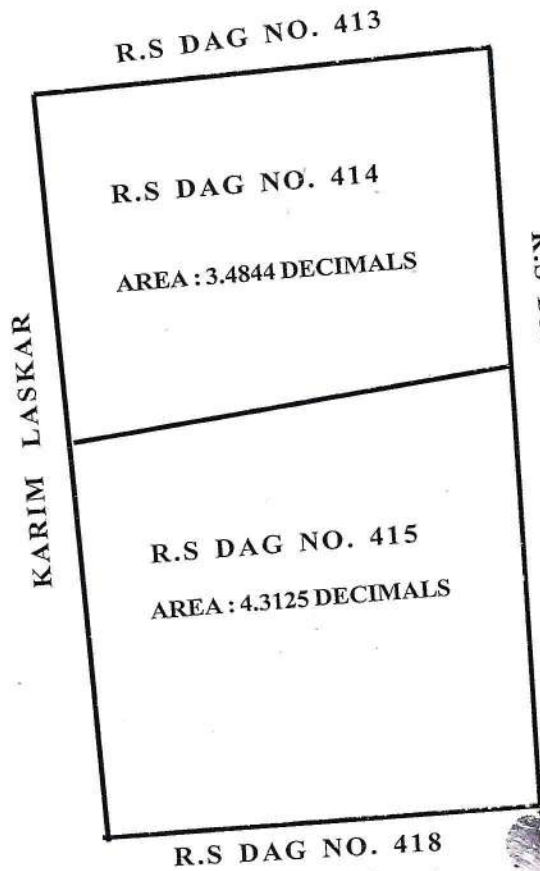


উত্তর চব্বিশ পরগণা জেলা আয়কর বোর্ড  
North 24 Parganas  
B. & R.

12 AUG 2008

SITE PLAN OF SALI LAND MEASURING 7.7969 DECIMALS MORE OR LESS,  
AT MOUZA - CHAWKPACHURIA, J.L. NO. 33, P.S. RAJARHAT, R.S. DAG NOS.  
414 & 415 UNDER R.S. & L.R. KHATIAN NOS. 526, 1496 & 1231,  
PATHARGHATA GRAM PANCHAYET, DISTRICT NORTH 24 PARGANAS.

VENDORS : RABIN SARDAR & OTHERS.  
PURCHASER : NIRMAL KANODIA.



L.T.G. of Malati sardar  
 by the pen of Sawket Ali Laska

L.T.G. of shyam sardar  
 by the pen of Sawket Ali Laska

L.T.G. of shudra sardar  
 by the pen of Sawket Ali Laska

L.T.G. of shyamali sardar  
 by the pen of Sawket Ali Laska

L.T.G. of shori sardar, alias  
 mamoni sardar  
 by the pen of Sawket Ali Laska

L.T.G. of Kalo moti sardar  
 by the pen of Sawket Ali Laska

L.T.G. of mousumi sardar  
 by the pen of Sawket Ali Laska

L.T.G. of dipali sardar  
 by the pen of Sawket Ali Laska

L.T.G. of sefali sardar  
 by the pen of Sawket Ali Laska

L.T.G. of Rampada sardar  
 by the pen of Sawket Ali Laska

সাবিত্রী

SIGNATURE OF VENDORS

NOT IN SCALE  
 DRAWN BY :  
 PARESH SWARNAKAR





46

Board of Officers of the District of  
North 24-Parganas  
G.P.O. No. 1000


12 AUG 2008



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 5631 to 5661  
being No 08225 for the year 2008.



  
(X) 31-March-2009  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal