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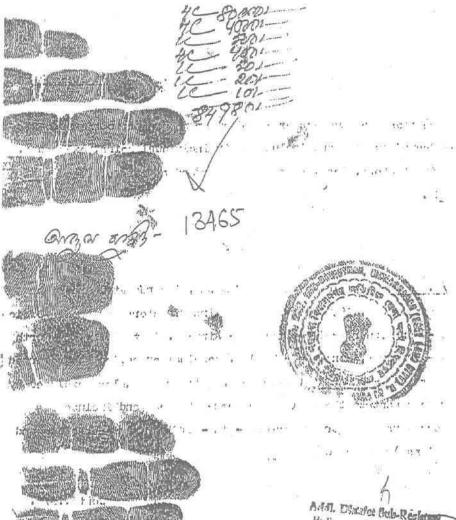
Page = 2,

expression shall unless excluded by or repugnant to the context be deemed to mean and include their individual heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

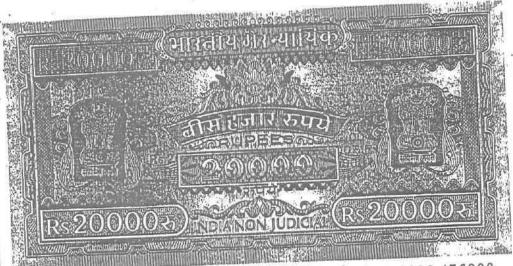
A N D

M/S. L G W LIMITED, a Limited Company, incorporated under the Companies Act, 1956 represented by irs Directors having its Office at - Narayanpur, Police Station - Airport, in the Dist. of North 24 - Parganas, Pin Code - 700136, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the company to deemed to mean and include its successors and / or successors - in - office, administrators, and assigns) of the OTHER PART.

Contd. w/A.



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WHEREAS Faim Mondal and Abdul Bari Mondal, were jointly seized and possessed their Khas Dakhali Lands, comprised in different Khatians and Dags of Mouza - Gopalpur and Rajarhat, jointly and free from all encumbrances. And for their better enjoyment they mutually divided their share among themselves by an amicable Partition. And they used to seize and possess their individual share of land, free from all encumbrances.

AND WHEREAS Faim Mondal died leaving behind him his son - Abdul
Sattar and daughter Momena Khatun, as his legal heirs, and they
are jointly became the absolute owners of the share of the land
alloted to their father Faim Mondal, since deceased. And the said form
Abdul Bari also died leaving behind him his son - Asmat Ali and
daughter - Rupjan Bibi as his legal heirs and they jointly became
the absolute deceased.

AND WHEREAS the said - Rupjamn Bibi, died leaving behind her five

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daughters named, (1) Achiran Bibi, (2) Tachiran Bibi, (3) Suratan
Bibi, (4) Parijan Bibi and (5) Lal Bibi, as her legal heirs and
they became the absolute owners of the Share of land by inherita =
nce of their mother Rapjan Bibi, since deceased.

AND WHEREAS the said - Rachiran Bibi, Suratan Bibi, Parijan Bibi and Lal Bibi, are jointly granted, sold, conveyed and transferred their shares of land as - Abdul Sattar and his wife Solapinness Dead?

Bibi. And after wards the said Achiran Bibi, granted, sold, con veyed and transferred her share to Golasanara Begam.

AND WHEREAS the Abdul Sattar, died leaving behind him his sons
Abdul Mujid and five others and his wife Golapinnessa Bibiand his
legal heirs. And they used to seize and possess the share of land
of their father and wife Late Abdul Sattar, accordingly to Muslim
Farayez.

Contd.sp/5.



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AND WHEREAS the Golspinnessa Bibi, granted, sold, conveyed and transferred her share of land to - Abdul Mujid, Abdul Wohab and Abdul Hannan. And the said Momena Khatun, daughter of Faim Mondal desced granted, sold, conveyed and transferred her share of land to - Abdul Mujid, Abdul Wohab and Abdul Hannan.

AND WHEREAS the said - Abdul Mujid, Abdul Gani, Abdul Ajij, Abdul Wohab, Abdul Hannan, Safura Bibi and Golsanara Begam, were jointly seized and possessed ALL THAT 1.2738 (one point two seven three eight) Acre of land of different Khatians and Dags of Mouza - Gopalpur and Rajarhat, free from all encumbrances.

AND WHEREAS Abdul Mutid, Plaintiff Filed a Title Suit before the Hon'ble 2nd Subordinate District Judge at - Barasat, being Title Suit No. - 84 of 1992 against - Abdul Geni and others praying for Partition their joint properties as mentioned above. And the Defendants - Abdul Geni and others appeared before the Hon'ble Contd..p/6.



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Court for Contesting the abovementioned Suit. And the Suit was 500 still pending with the Hon'ble Court. And in the meantime both the Plaintiff and Defendant desired to make an amicable segtle - ment among themselves. And subsequently they jointly filed a solemama on the - 18th day of April, 2000 A.D. demarcating their portions by preparing Plan and Submitted along with the solenama before the Hon'ble 2nd Sub-ordinate Dist. Judge at - Barasat, praying for granting Decree of the abovementioned Title Suit.

AND WHEREAS in the solenama the total land has been demarcated and alloted to the parties as follows :-

1) The land as mentioned in Schedule - 'KHA', allotted to Abdul Mujid, Mouza - Gopalpur, P.S. - Airport, in the Dist. of
North 24-Parganas, J.L. No. - 2, Khatian No. - 413, Dag No. 3896, 721 (point two one) Decimal, Khatian No. - 410, Dag No. 3551, .08 (point zero eight) Decimal, Dag No. - 3548, 415
Contd..p/7.



Page = 7.

(point one five) Decimal, Dag No. - 3732, \$1237 (point one two three seven) Decimal and Dag No. - 3315, \$10 (Point one zero) Decimal, Total - .6637 (point six six three seven) Decimal.



- 2) The land as mentioned in Schedule 'GA', alloted to Abdul Gani, Mouza Gopalpur, P.S. Airport, in the Dist. of
 North 24-Parganas, J.L. No. 2, Khatian No. 410, Dag No. 3896, .07 (point zero seven) Decimal, Dag No. 3548, .18
 (point one eight) Decimal, Total .25 (point two five)
 Decimal, Mouza Rapgaphr, J.L. No. 12, Khatian No. 438, Dag N
 101/603, .04 (point zero four) Decimal, Total .29 (point two nine) Decimal.
- The land as mentioned in Schedule 'GHA', alloted to Abdul Ajij, Mouza Gopalpur, P.S. Airport, in the Dist. of North 24-Perganas, J.L. No. 2, Khatian No. 410, Dag No. Contd..p/8

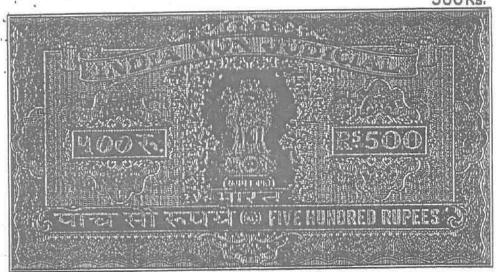


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3896, 207 (point zero seven) Decimal, Dag No. - 3639, -18 (point one eight) Decimal, Total - .25 (point two five) Decimal.

- 4) The land as mentioned in Schedule 'UMA', alloted to Abdul Wohab, Mouza Gopalpur, P.S. Airport, in the Dist. of North 24-Parganas, J.L. No. 2, Khatian No. 410, Dag No. 3896, .20 (point two zwro) Decimal, Dag No. 3546, .08 (point zero eight) Decimal, Dag No. 3547, .06 (point zero six) Decimal, and Dag No. 3639, .09 (point zero nine) Decimal, Total .43 (point four three) Decimal.
- Abdul Hannan, Mouza Gopalpur, P.S. Airport, in the Dist. of
 North 24-Parganes, J.L. No. 2, Khatian No. 410, Dag No. 3896, \$21 (point two one) Decimal, Dag No. 3315, .23 (point
 two three) Decimal, Total .44 (point four four) Decimal.
 Contd. .p/9.

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- 6) The land as mentioned in Schedule 'CHHA', alloted to Safura Bibi, Mouza Gopalpur, P.S. Airport, in the Dist. of North 24-Parganas, J.L. No. 2, Khatian No. 410, Dag Nos 3896, 804 (point zero four) Decimal.
- 7) The land as mentioned in Schedule 'JA', allotted to Golsanara Begam, Mouza Gopalpur, P.S. Airport, in the Dist. of North 24 Parganas, J.L. No. 2, Khatian No. 410, Dag No. 3896, 305 (point zero five) Decimal.

AND WHEREAS considering the abovementioned prayer through sole - # name the Hon'ble 2nd Sub-ordinate District Judge, has pleased to pass a Decree being No. - 37, dated the - 17th day of July, 2000.

AND WHEREAS the said - Abdul Mujid, Abdul Wohab, Abdul Hannan and Abdul Gani, thus seized and possessed their demarcated share of land individually morefully mentioned hereinabove free from all encumbrances.

Contd..p/10.



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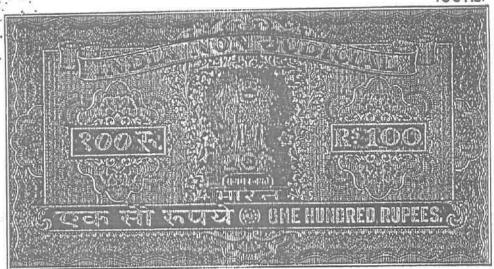
AND WHEREAS the said Abdul Mutid, agrees to sell the land out of his allocation as follows :-

Mouza - Gopalpur, P.S. - Airport, in the Dists of North 24-Pgs.,
Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140, Khatian No. - 410,
R.S. Dag No. - 3315, .10 (point one zero) Decimal, R.S. Dag No. 3548, .15 (point one five) Decimal, R.S. Dag No. - 355, .08
(point zero eight) Decimal and .33 (point three three) Decimal.

And Abdul Wohab, agrees to sell the land out of his allocation as follows :-

Mouza - Gopalpur, P.S. - Airport, in the Dist. of North 24-Pgs.,
Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140, Khatian No. - 410,
R.S. Dag Now - 3546, .08 (point zero eight) Decimal, R.S. Dag Now
3547, .06 (point zero six) Decimal, Total - .14 (point one
four) Decimal.

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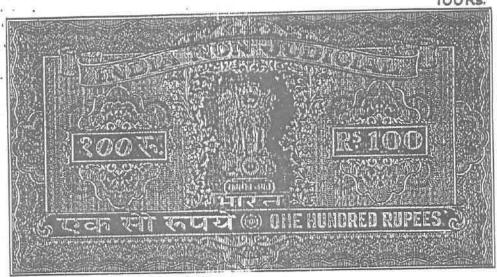
And Abdul Hannan, agrees to sell the land put of his total alloca = tion as follows :=

Mouza - Gopalpur, P.S. - Ariport, in the Dist. of North 24- Pgs.,
Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140, Khatian No. - 410,
R.S. Dag No. - 3315, \$23 (point two three) Decimal and \$23
(point two three) Decimal.

And Abdul Gami, agrees to sell the land out of his allocations as follows :-

Mouza - Gopalpur, P.S. - Airport, in the Dist. of North 24-Pgs., Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140, Khatian No. - 410, R.S. Dag No. - 3548, #18 (point one eight) Decimal.

AND WHEREAS by a Heba - Bel - Eowaj, dated the - 22nd day of Jane 1992 registered at the Office of the Addl. Dist. Sub-registrar - Contd..p/12.



and the state of t

Page - 12.

Bidhannagar (Salt Lake City), in Book No. - I, Volume No. - 10,

Pages = 143 to 152, Being No. - 537, for the year - 1992, the said

Momena Khatun and Gohapinnesa Bibi, (jointly) granted, conveyed,

transferred, assigned, .17 (point one seven) Decimal, out of .80

(point eight zero) Decimal, comprised it R.S. Dag No. - 3348, of

Mouza = Gopalpur, with other lands morefully mentioned in Schedule

'KA' to 'GHA' thereunder written to Abdul Wohab, Abdul Mujid, and

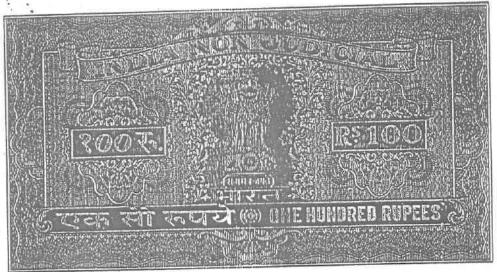
Abdul Hannan, out of love and effection. And they jointly seized

and possessed the said land. And they agree to sell .0050 (point

zero zero five zero) decimal of land, put of .17 (point one se
ven) Decimal of Mouza = Gopalpur, P.S. - Airport, comprised in

Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140, R.S. Khatian No.
1648, L.R. Khatian No. -

AND WHEREAS the said - Abdul Mujid, Abdul Wohab, Abdul Hannan and Abdul Gani, the Vendors of these presents, jointly agree to sell ALL THAT piece and parcel of Rayata Dakhali Shali Land, measuring Contd. p/13.

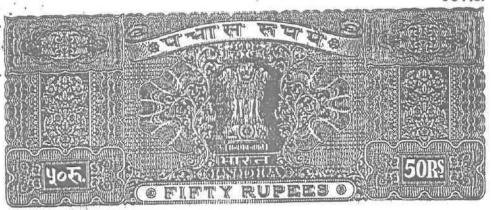


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.8850 (point eight eight five zero) Decimal, comprised in Touzi
No. - 2998, J.L. No. - 2, R.S. No. - 140, Khatian No. - 410 and
also R.S. Khatian No. - 1648, L.R. Khatian No.s.

R.S. Dag Nos. - 3315, 3546, 3547, 3548,&3551 & 3348, lying and
situated at Mpuza - Gopalpur, P.S. - Airport, in the Dist. of North
24-Parganas, Pargana - Kalikata, Addl. Dist. Sub-registry Office Bidhannagar (Salt Lake City), within the limits of Rajarhat
Gopalpur Municipality, as mentioned hereinabove morefully mentioned
and described in the Schedule hereunder written and shown delineated
in the Plan or Map annexed hereto and Bordered in RED Colour
and hereinafter referred to as the said land as an absolute and
indefeasible estate in fee simple or an estate equivalent thereto,
free from all encumbrances.

AND WHEREAS the Vendors agreed with the Purchaser for an absolute Sale the said land, hereinafter more particularly mentioned and described in the Schedule hereunder written free from all enoum - Contd. p/14.



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brances, at or for the price of Rs. 10,62,106/- (RUPEES : TEN LAC SIXTYTWO THOUSAND ONE HUNDRED SIX) only.

NOW THIS INDENTURE WITNESSETH THAT, in pursuance of the contract and consideration of the sum of Rs. 10,62,106/- (Rupees: Ten Lac Sixtytwo Thousand One Hundred Six) only, to the Vendors paid by the Purchaser at or immediately before the execution of these presents (the Receipt whereof the Vendors doth hereby admit and acknowledge as per Memo of Consideration hereinafter written) and of and from the same and every thereof doth acquit release and discharge the Purchaser its successors and / or successors - in = office, administrators and assigns and every one of them and also the said land, they the Vendors doth by these presents, indefeasi = bly, grant, sell, convey and transfer under the Purchaser its successors and / or successors - in = office, administrators and assigns all that the said land fully mentioned described in the Schedule hereto or howsoever otherwise the said land now are or Contd..p/15.



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heretobefore were or was situated, butted, bounded, cglled, known, numbered, described and distinguished together with all essement, rights of common passage and benefits and advantages of ancient and other rights, liberties, previleges, appendages and appurte anances whatsoever to the said land or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or appurtement thereof.

AND THE reversion and / or reversions, remainder and / or remain - ders, rents, issues and profits thereof and of every part thereof and all the estate, right, title, inheritance use trust property claim and demand whatsoever both at law and in eaulty of the Ven - dors into and upon the said land and every part thereaf.

AND ALL deeds, pattans, muniments, writings and evidences of title Contd..p/16.

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which is anywise relate to the said land or any part or parcel thereof and which now are or hereafter shall or may be in the custody power or possession of the Vendors their heirs, execu = tors, administrators, representatives and assigns or any procure the said without Action Suit at Law or in equity.

and transferred or expressed and intended so to be with their rights, members and appurtenances into and to the use of the Pur - chaser its successors and / or successors - in - office, adminis - trators and assigns for ever. And the Vendors doth hereby for themselves and their heirs, executors, administrators, represen - tatives and assigns covenants with the Purchaser its successors and / or successors - in - office, administrators and assigns that notwithstanding any act, deed or thing whatsoever by the Vendors or by any of their predecessors and ancestors - in - title done or executed or knowingly suffered to the contrary, they the Vendors Contd..p/17.

now hath good right, full power, absolute authority and inde =
feasible title to grant, sell, convey and transfer the said land
hereby granted, sold, conveyed and transferred or expressed or
intended so to be unto and to the use of the Purchaser its succe =
ssors and / or successors - in = office, administrators and
assigns in manner aforesaid.

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AND THAT the Purchaser its successors and / or successors - in - office, administrators and assigns shall and may at all times here after peaceably and quietly possess and enjoy the said land and received the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons, lawfully or equitably claiming from under or intrust from them or from or uder any of their ancestors or predecessors - in - title and that free and clear and freely and clearly, absolutely, acquired, exonerated or released or other - wise by and at the costs and expenses of the Vendors well and sufficiently indemnified or from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances, whatsoever made or suffered by the Vendors or any of their ances - tors or predecessors - in - title or any person and / or persons, lawfully or equitably claiming as aforesaid.

AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them the Contd..p/18.

*

Vendors or from or under any of their predecessors or ancestors in - title shall and will from time to time at all times here after at the requests and costs of the Purchaser its successors
and / or successors - in - office, administrators, and assigns do
and execute or cause to be done executed all such acts, deeds and
things whatsoever for further, better and morefully, particularly
assuring the said land and every part thereof unto and to the use
of the Purchaser, its successors and / or successors - in - office
administrators and assigns, according to the intent and meaning of
this Deed as shall or may be reasonably required.

AND FURTHER MORE the Vendors and all of their heirs, executors, administrators shall at all times hereafter indemnified and keep indemnified the Purchaser its successors and / or successors - in office, administrators and assigns, against, loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title or the Vendors at or any breach of the covenant share under contained.

THE SCHEDULE ABOVE REFERRED TO

District North 24-Parganas, Police Station - AIRPORT, Mouza - GOPALPUR, Pargana - Kalikata, Addl. Dist. Sub-registry Office - Bidhannagar (Salt Lake City), within the limits of Rajarhat Gopalpur Municipality, collectorate Touzi No. - 2998, J.L. No. - 2, R.S. No. - 140.

Contd.sp/18.

Kha	tian No.	L.R. Khatian No.	R.S. Dag No.	Area of Land.
A)	410.		3315.	.33 Dec1.
B)	410.	182	3546.	.08 Deci.
n	410.		3547.	.06 Deci.
	410.		3548	.33 Deci.
	410.		3551 •	.08 Deci.
	1648.		3348.	.0050 Deci.
			· Total-	.8850 Decie

more or less, Rayata Dakhali Shali Land, together with the ease - ment right of common passage which are morefully, shown delineated in the Maps or Plans annexed hereto and bordered in 'RED' Colour. And a proportionate annual Rentrof Rs. 6/- (Rupees : Six) only, is payable to collector North 24-Parganas for and on behalf of the Governor of the State of West Bengal and the lands are butted and bounded as follows :-

'A' - is butted and bounded as follows :-

ON THE NORTH BY	400	Land	of	R.S.	Dag	No. = 3315.
ON THE SOUTH BY	***	Land	of	R.S.	Dag	Nos 3321, 3322 & 3323
ON THE EAST BY	MON	Land	oſ	R.S.	Dag	No 3325.
ON THE WEST BY	**	Land	οſ	R.S.	Dag	No. = 3320.

Contd. p/20.

'B' - is butted and bounded as follows :-

TE SESSION BUNGAN

ON THE NORTH BY - Land of R.S. Dag No. - 3552.

ON THE SOUTH BY - Land of R.S. Dag Nos. - 3327 & 3328.

ON THE EAST BY - Land of R.S. Dag Nos. - 3544 & 3545.

ON THE WEST BY - Land of R.S. Dag Nos. - 3549 & 3550.

IN WITNESS WHEREOF the Vendors have hereunto set and subscribed their Hands and Seals, the Day, Month and Year first above written

Signed sealed and delivered by the Vendors at Kolkata in the presence of :-

1. Bhola Chalembooks

ज्याने व्याप्ते -ज्यान

Juster & suc

2. Gopal Like Then Turtala Po' Ri Gapal Puri Hal 700136 24 PGS(AL)

Signature of the Vendors.

g. Rojuwihwy

(S. ROY CHOWDHURY)
Advocate,
High Court, Calcutta,
Enrollment No. WB/239/1974.

(RAMENDU HUI)
A.D.S.R.O. Bidhannager,
Bikesh Bhawan, Gr. Floor,
Kolketa - 700091.

Typed by :-

Contd. p/21.

MEMO OF CONSIDERATION

RECEIVED of and from the witninnamed PURCHASER the sum of
Rs. 10,62,106/- (RUPEES : TEN LAC SIXTYTWO THOUSAND ONE HUNDRED
SIX) only, as full consideration money as per Memo Below :-

MBMO

Paid in / by CASH INDIAN CARENCY Rs. 10,62,106.00

Portosi en 1000 × 1062 en 100 × 1 35 × 1 en 1 × 1

Total Rs. 10,62,106,00

(RUPEES : TEN LAC SIXTYTWO THOUSAND ONE HUNDRED SIX) only.

Witnesses :-

1. Bhola Chakenborg

2. Gapul Saha

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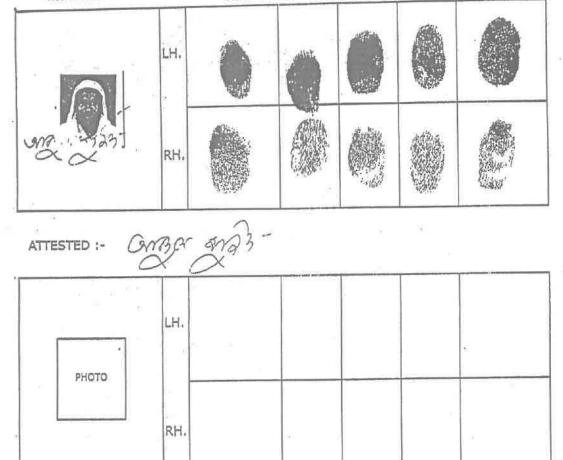
Signature of the Vendors

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

CONTRACTOR IN

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

N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



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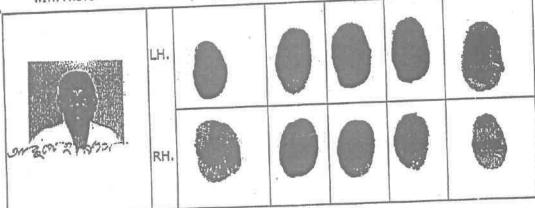
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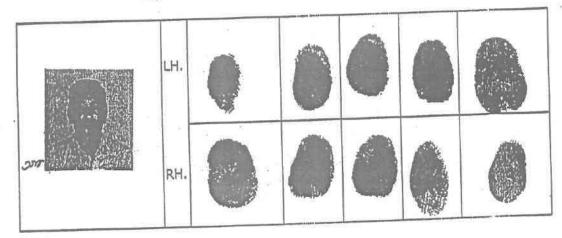
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UNDER RULE 44A OF THE I.R. ACT 1908

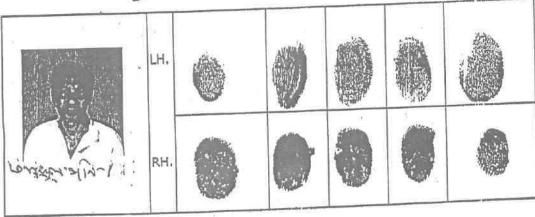
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ATTESTED :- CONZAVEYANDO



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ATTESTED :- Conzor off

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

A STATE OF THE STA

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

N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



ATTESTED :-

			59	
7.	LH.			
РНОТО				ţ
PHOTO				
	RH.		et .	

ATTESTED :-

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LH.		# #	
RH.			
		LH.	LH.

ATTESTED :-

STITE PLAN OF R.S. D&G NO-3546, 3547. 3548 £ 3551 .. R.S. NO-140 .. MOUZS-GOPSLPUR... J.L. NO-2. P.S. - MIR PORT .. DIST - 24 PARGANDS (N). - NAME OF VENDER-3547 3548 3551 5652-ON 30008 R - 8 - D AG NO- 3599

SITE PLANT OF R.S.DAGNO- 3315 Pa R.S.NO-140. MOUZA-GOPALPUR.J.L.NO-P.S. - AIR PORT . DIST-24 PARGANAS (N) R.S. DAG, MAR 3215 (Part). 178-0 AGNO- 3315 (Post VENDOR SIGN

The second of the second of the

SITE PLON OF R.B. DIG HO. 3348(L) MOUZA GOPALPUR, J. L. HO. 2, R.S. 140 P.S. MIROPORT- 24 PENS (M) R. S. DAG NO 3948 S. K. Chosh

SITE PLON OF REDAK NO 3348 (E)

MOUZA GOPALPUR D. L. NO - 2. R.S. 140

P.S. MROFORT- 24 PENS (II) R. S. DAG NO 3348 5. K. Charth SITE PLANT OF R.S. DAGNO - 3315 C. R.S.NO-140. MOUZA-GOPALPUR..J.L.NO-2. 64-0 VENDOR SIG.



Addi. District Sub-Registres Bidhannagar (Sait Lake.)

112 AUG 2003

