

4

1

6

4/A

108236

D-07628



VIII

0200 245391

AD m 260 24/11/1997
21.3.22

22/10/2001

Stamp duty of Rs 20000
 No Bill of the W.B.R. Act 1990 due
 stamped exempt from stamp duty
 under the Indian Stamp Act 1899
 Section 1A No. 2371 13339
 Fee paid 7
 Rs 20000 paid in W.B.A. bill 2376

ML 1109000

(1) 2001/10/09 62698 01/24/01
= Rs 12,950

AD 5100
23/10/2001

ADD District Sub-Registrar
Bishannagar (Salt Lake City)

CONVEYANCE

22 OCT 2001

THIS INDENTURE OF CONVEYANCE made this the 22nd day of October Two thousand one (2001), BETWEEN ABUL KHAYER, son of Late Rahim Bux Mondal, by Caste - Muslim, by Profession - Cultivator, residing at - Narayanpur, Police Station - Rajarhat, in the District of North 24 - Parganas, hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs,

A 2819 executors

C.S.D. 5136 C.S.M. 1457 R.S.D. 24/11/1997 R.S.Kh. 1756 = 61 Satals.

12,950
 2,59,400
 1,28,131
 Abul Khayer
 22/10/2001

C 4-173 2000
Malkati - 71

19/10/01

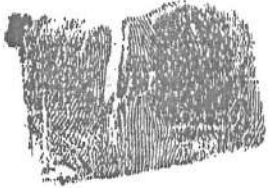


City sub-Registry office
2000/-

4000/-
2000/-
500/-
80/-
4250/-

ADD. DIR. Sub-Registry
Aliphanagar (Salt Lake City)
22 OCT 2001

Abul Khayer



27092

Abul Khayer

~~Mr. P. Gopal Ghosh~~
~~Mr. P. Gopal Ghosh~~
~~Mr. P. Gopal Ghosh~~
~~Mr. P. Gopal Ghosh~~
~~Mr. P. Gopal Ghosh~~

~~Mr. P. Gopal Ghosh~~
~~Mr. P. Gopal Ghosh~~
~~Mr. P. Gopal Ghosh~~
~~Mr. P. Gopal Ghosh~~
~~Mr. P. Gopal Ghosh~~

Pradip Ghosh
S/o Late Gopal G. Ghosh
P.O. R. Gopalpatti
P.S. AIRPORT
24. P.S. (N)

ADD. DIR. Sub-Registry
Aliphanagar (Salt Lake City)
22 OCT 2001



02CC 245392

2.

executors, administrators, representatives and assigns)
of the ONE PART.

A N D

M/S. LGW LIMITED, a Limited Company, incorporated under
the Indian Companies Act, 1956 and represented by its
Directors having its Registered Office at CG - 193, Salt
Lake City, Sector - II, Kolkata - 700091, Police Station -
Bidhannagar, in the District of North 24 - Parganas, here -
inafter called and referred to as the PURCHASER
(which expression shall unless excluded by or repugnant to
the context be deemed to mean and include its successors
and / or successors - in - office, administrators and
assigns) of the OTHER PART.

Abul Khasan

WHEREAS

....

Handwritten notes and stamps at the top of the page, including a signature and a date stamp.

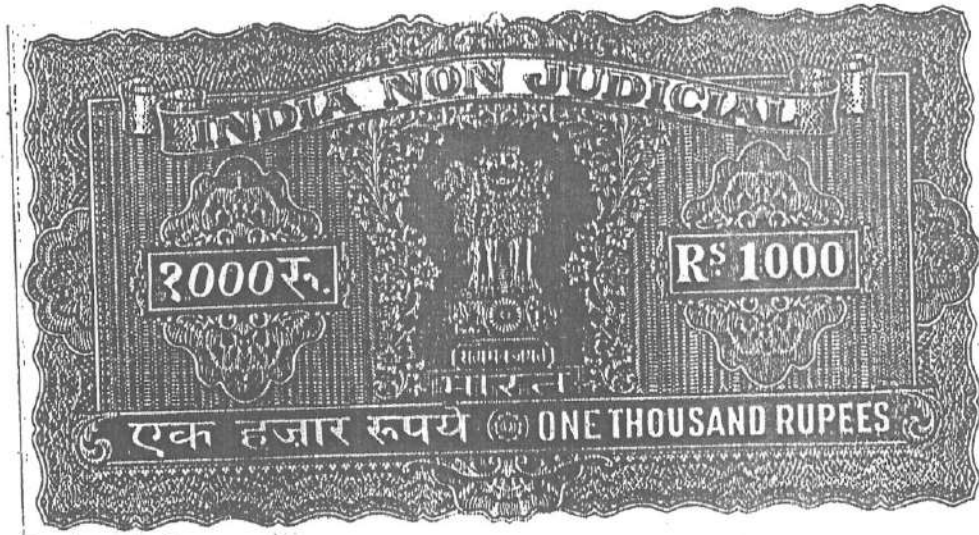
2C	20,000/-	60,000/-
2C	1000/-	2000/-
1C		500/-
1C		10/-
		<hr/>
		62510/-



Add. Director (Sub-Regional)
Bidhansapur (Salt Lake Office)

22 OCT 2001

1000Rs.



3.

WHEREAS one Bux Mondal, since deceased was a Recorded Owner of Rayat Dakhali Lands of different Dags and Khatians lying and situated at Mouza - GOPALPUR, Police Station - Rajarhat, at present - Airport, in the District of 24 - Parganas, at present - North 24 - Parganas, Pargana - Kalikata, Sub - Registry Office at - Gossipore Dum Dum, at present - Additional District Sub - Registry Office at - Bidhannagar (Salt Lake City), at present within the limits of Rajarhat - Gopalpur Municipality, comprised in Collectorate Touzi No. 125B/1, at present - 2998, within J.L. No. 2, R.S. No. 140.

D. C. & Falgout

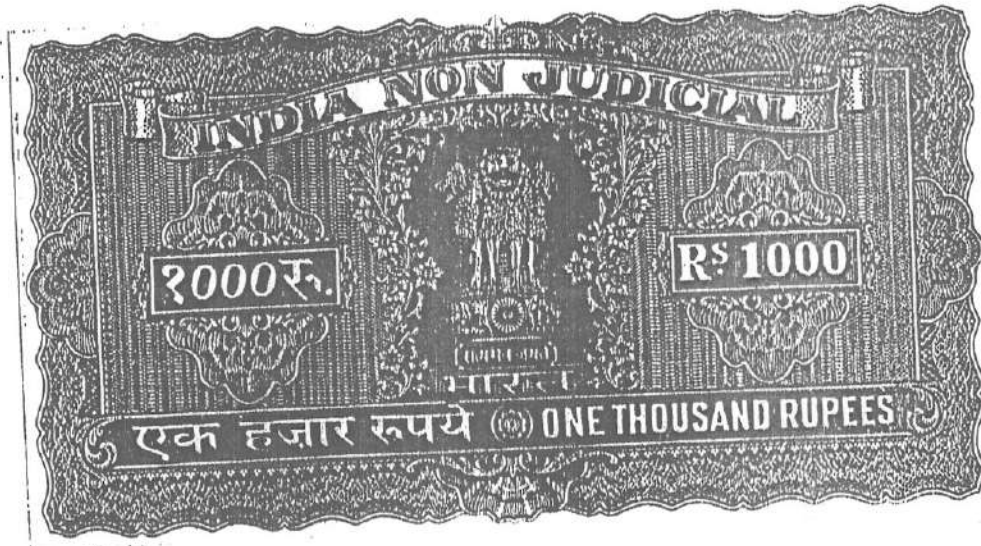
AND WHEREAS the said Bux Mondal, died leaving behind him his only son named, Rahim Bux Mondal and 2 (two) wives named, (1) Must. Jobeda Khatun and (2) Must. Hurannessa Bibi,

as

Abul Khayer

48

1000Rs.



4.

Abul Khayez
as his heirs, under the Mohammedan Law by which he was governed. And the said Rahim Bux Mondal, Must. Jobeda Khatun, Must, Hurannessa Bibi and they were seized and possessed well and sufficiently entitled the said total land jointly as per Farayez of Muslim Law.

D. C. P. Freshly
man 21

AND WHEREAS after the death of one Belayet Ali Mondal, his wife Must. Jamila Khatun Bibi and 3 (three) daughters named, (1) Must. Lalmannessa Bibi, (2) Must. Joharnessa Bibi and (3) Must. Airannessa Bibi, heirs of Belayet Ali Mondal, since deceased, granted, sold, transferred and conveyed their $\frac{2}{3}$ rd (two third) Share of Land owned by inheritance to Rahim Bux Mondal, by a Deed of Sale, Registered at the Office of the Sub - Registrar - Cossipore Dum Dum and Recorder in Book No. 1, being Deed No. 4152, for the year 1949.

AND WHEREAS

Abul Khayez

500Rs.



5.

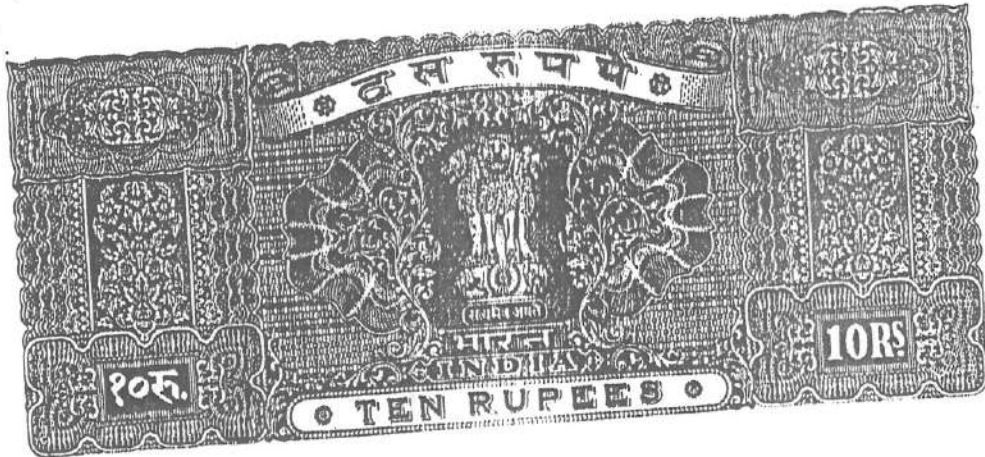
AND WHEREAS by a Deed of Sale, Registered with the Sub - Registrar - Gossipore Dum Dum and Recorded in Book No. 1, being Deed No. 604, for the year 1958, Abdul Latif and others, granted, sold, transferred and conveyed their land to Rahim Bux Mondal.

AND WHEREAS by an another Deed of Sale, Registered with the Sub - Registrar - Gossipore Dum Dum and Recorded in Book No. 1, being Deed No. 3496, for the year 1959, Abdul Aij Khan, granted, sold, transferred and conveyed his land to Rahim Bux Mondal.

AND WHEREAS by virtue of the abovementioned Sale Deeds the said Rahim Bux Mondal, was seized and possessed the land by way abovementioned purchase Deeds alongwith the Lands owned

Abul Khayr by

10RS.



6.

by inheritance jointly with Must. Jobeda Khatun and Must. Hurannessa Bibi, as heirs of Bux Mondal, since deceased and their names were recorded in the Record of Revisional Settlement Record.

*D. C. de
Falkh...*

AND WHEREAS the said Rahim Bux Mondal, died leaving behind him his wife Must. Fatema Bibi and 4 (four) sons named, (1) Abul Kasem, (2) Abul Hasem, (3) Abul Khayer and (4) Abul Kalam and 2 (two) daughters named, (1) Halima Khatun and (2) Tashlima Khatun, as his legal heirs, by whom he was governed under the Mohammedan Law and they seized and possessed the land jointly according to Muslim Farayej left by Rahim Bux Mondal, since deceased.

AND WHEREAS

Abul Khayer

D. C. S.
Fakhannu.

AND WHEREAS Must. Hurannessa Bibi, wife of Late Bux Mondal, died without any issue and according to Mohammedan Law, her brother's sons named, (1) Khelayat Hossain and (2) Sadat Hossain and only sister Must. Sanatan Bibi, became the absolute owners of 1 (one) Anna Share of Land of Must. Hurannessa Bibi, since deceased, owned by her by inheritance of her husband as fully mentioned hereinabove.

Abul Khayer

AND WHEREAS by 2 (two) Seperate Deeds of Sale, Registered at the Office of the Sub - Registry, Cossipore Dum Dum and Recorded in Book No. 1, being Deed Nos. 6516 & 7452, for the year 1974, the said Khelayat Hossain, Sadat Hossain and Must. Sanatan Bibi, jointly granted, sold, transferred and conveyed there one (1) Anna share of land to Abul Kasem at a consideration mentioned therein.

AND WHEREAS by a Deed of Heba - Bel - Ewoaj, i.e. Gift Deed, Registered at the Office of the Sub - Registrar - Cossipore Dum Dum and Recorded in Book No. 1, being Deed No. 6470, for the year 1973, the said Jobeda Khatun Bibi, granted, transferred and conveyed her 1 (one) Anna Share of land to her sons Abul Kasem, Abul Hasem, Abul Khayer and Abul Kalam, out of her love and affection.

AND WHEREAS

Abul Khayer

AND WHEREAS by Separate 2 (two) Sale Deeds, Registered at the Office of the Sub - Registrar - Cossipore Dum Dum and Recorded in Book No. 1, being Deed No. 6183, for the year 1966 and Deed No. 4350, for the year 1967, one Must. Halima Bibi, daughter of Rahim Bux Mondal, granted, sold, transferred and conveyed her 5 (five) Gandas Shares of land to Abul Kasem at a consideration mentioned in the abovementioned 2 (two) Sale Deeds.

Abul AND WHEREAS the said Abul Kasem, was seized and possessed this purchased land alongwith the land owned by inheritance jointly with other Co-sharers. And the said Abul Kasem was unmarried and he died leaving behind him his mother Must. Fatema Bibi and 3 (three) Brothers named, (1) Abul Hasem, (2) Abul Khayer and (3) Abul Kalam and also 2 (two) sisters, (1) Must. Halima Khatun and (2) Must. Tashlima Khatun, as his legal heirs, under Mohammedan Law, by whom he was governed. D.C.
F.A. 1/3/67

AND WHEREAS the said Abul Hasem, Abul Khayer, Abul Kalam, Must. Fatema Bibi, Must. Halima Khatun and Must. Tashlima Khatun, were seized and possessed 7.52 - 2/3rd (seven point five two - two third) Acres of Land of different Khatians and Dags as mentioned in Schedule - ' KA ', of the Partition Deed, dated the 17th day of August, 1982,

Abul Khayer

lying

lying and situated at Mouza - GOPALPUR, Police Station - Rajarhat, at present - Airport, in the Dist. of 24 - Parganas, at present - North 24 - Parganas, at present within the Jurisdiction of Addl. Dist. Sub - Registry Office at - Bidhannagar (Salt Lake City) and at present within the Limits of Rajarhat - Gopalpur Municipality, Pargana - Kalikata, comprised in Collectorate Touzi Nos. 125B/1 & 2998, J.L. No. 2, R.S. No. 140. And the said Land were in their khas possession and they mutually and amicably demarcated their individual share according to Mohammedan Law, by a Deed of Partition dated the 17th day of August, 1982 Registered at the Office of the Dist. Registrar North 24 - Parganas at - Barasat and Recorded in Book No. 1, Being No. 3251, for the year 1982.

AND WHEREAS the land allotted to Abul Khayer, being R.S. Khatian No. 1756 and R.S. Dag No. 3344 and the lands of other Khatians and Dags as mentioned in Schedule - 'GA' of the said Partition Deed, dated the 17th day of August, 1982 measuring an area of .61 (point six one) Decimal of ' Sali ' Agricultural Land, within Mouza - GOPALPUR, for - merly Police Station - Rajarhat, in the Dist. of 24 - Parganas, at present Police Station - Airport, in the Dist. of North 24 - Parganas, J.L. No. 2, Pargana - Kalikata, R.S. No. 140, Touzi Nos. 125B/1 & 2998, at present within the limits of Rajarhat - Gopalpur Municipality, Additional

District

Abul Khayer

District Sub - Registry Office at - Bidhannagar (Salt
Lake City).

Abul
AND WHEREAS the said Abul Khayer, the Vendor of these
presents is now seized and possessed well and sufficiently
entitled to the said land mentioned hereinabove free from
all encumbrances.

AND WHEREAS the said Abul Khayer, the Vendor of these
presents is seized and possessed or otherwise well and
sufficiently entitled to the said land as fully mentioned
hereinabove to be intended to be granted and conveyed .61
(point six one) Decimal of land, morefully mentioned and
described in the Schedule hereunder written and shown
delineated and demarcated and marked in ' R.E.D ' Border
on the Plan or Map annexed hereto 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 Vendor hath contracted with the Purchaser
for the absolute Sale the said Land hereinafter more parti -
cularly mentioned and described in the Schedule written
hereunder free from all encumbrances at or for the price of
Rs. 8,50,000/- (Rupees Eight Lac and Fifty Thousand) only.

NOW THIS

Abul Khayer

NOW THIS INDENTURE WITNESSETH THAT, in pursuance of the contract and consideration of the sum of Rs. 8,60,000/- (Rupees Eight Lac and Fifty Thousand) only, to the Vendor paid by the Purchaser at or immediately before the execution of these presents (the Receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereinafter written) and of and from the same and every part 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, he the Vendor doth by these presents indefeasibly grant, sell, convey and transfer unto the Purchaser its successors and / or successors - in - office, administrators and assigns ALL THAT the said land fully mentioned and described in the Schedule hereto OR HOWSOEVER otherwise the said land now are or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH all easements, right of common passages and benefit and advantages of ancient and other rights, liberties, privileges and appurtenances 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 appurtenant thereof.

AND

Ahul Khayal

A N D the reversion and / or reversions, remainder and / or remainders, 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 equity of the Vendor into and upon the said land and every part thereof.

AND ALL deeds, pattahs, muniments, writings and evidences of title which in 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 Vendor his heirs, executors, administrators, representatives and assigns or any persons from whom he or they can or may procure the same without action Suit at Law or in equity.

TO HAVE AND TO HOLD the said land hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances into and to the use of the Purchaser its successors and / or successors - in - office administrators and assigns for ever. And the Vendor doth hereby for himself his heirs, executors, administrators, representatives and assigns covenant with the Purchaser its successors and / or successors - in - office, administrators and assigns THAT NOTWITHSTANDING any act, deed or thing whatsoever by the Vendor or by any of his predecessors and ancestors in title done or executed or knowingly suffered to

the

Abul Khayr

the contrary, he the Vendor now hath good right, full power, absolute authority and indefeasible 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 successors and / or successors - in - office, administrators and assigns in manner aforesaid.

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

AND

Abul Khayr

AND FURTHER THAT the Vendor 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 him, the Vendor or from or under any of his predecessors - or - ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser its Successors and / or Successors - in - office, administrators, assigns do and execute or cause to be done executed all such acts, deeds and things whatsoever for further better and more perfectly 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 Vendor and all his heirs, executors, and administrators shall at all times hereafter indemnify 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 of the Vendor or at any breach of the covenants hereunder contained.

THE

Abul Khayr

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of Rayati Dhakhali Sali (Agricultural) Land, admeasuring .61 (point six one) Decimal of Land be the same a little more or less lying and situate at Mouza - GOPALPUR, Police Station - Rajarhat, District 24 - Parganas, at present Police Station - Airport, in the Dist. of North 24 - Parganas, Pargana - Kalikata, Additional District Sub - Registrar Office at - Bidhannagar (Salt Lake City), within the Limits of Rajarhat - Gopalpur Municipality, comprised in J.L. No. 2, R.S. No. 140, Touzi Nos. 125B/1 & 2998, C.S. Khatian No. 1659, R.S. Khatian No. 1756, C.S. Dag No. 5136, R.S. Dag No. 3344, which is shown, delineated and demarcated and Marked in ' R E D ' Border on the Map or Plan annexed hereto and which will be a part and parcel of this Deed.

The Land is demarcated as follows :-

On the North	11	162' Feet.
On the South	11	130' Feet.
On the East	11	190' Feet.
On the West	11	162' Feet.

Together with the easement right of Common Passage.

An

Abul Khayr

An yearly Rent of Rs. 4,43 Paise is payable to the Collector of North 24 - Parganas, for and on behalf of the Governor of the State of West Bengal and the Land is butted and bounded as follows :-

ON THE NORTH BY :: Land of R.S. Dag Nos.
3322 & 3332.

ON THE SOUTH BY :: Land of R.S. Dag Nos.
3345 & 3342.

ON THE EAST BY :: Land of R.S. Dag No.
3343.

ON THE WEST BY :: Land of R.S. Dag No.
3347.

IN

Abul Khayal

IN WITNESS HEREOF the VENDOR has hereunto set and subscribed his Hand and Seal the Day, Month and Year first above written.

SIGNED SEALED AND DELIVERED

by the VENDOR at Kolkata
in the presence of :-

1. Abhupal Ranjan (Att. Secy) 142, Green Park, Suburb N, Kolkata 700055.

2. Pradip Ghosh
P.O. R. Gopal Puri
P.S. AIRPORT
24 P.G.M.S. (N)

Abul Khayer

Signature of the Vendor.

Prepared by :-

S. Roy Chowdhury,
(S. ROY CHOWDHURY),
Advocate,
Kolkata High Court,
Kolkata - 700001.

Typed by :-

(RAMENDU HUI),
Kankurgachhi 2nd Lane,
Kolkata - 700054.

MEMO

Abul Khayer

18.

MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASER the sum of Rs. 8,50,000/- (Rupees Eight Lacs and Fifty Thousand) only, as full Consideration Money as per Memo Below :-

M E M O

Paid in / by Bank of India
having a/c 152311 dated
20.10.07 for Rs. 4,50,000/-
and 152310 dated 20.10.07
for Rs. 4,00,000/- drawn
on State Bank of India
Commercial Bank
20.10.07

Rs. 8,50,000.00

Total : Rs. 8,50,000.00
=====

(Rupees Eight Lac and Fifty Thousand) only.

Witnesses :-

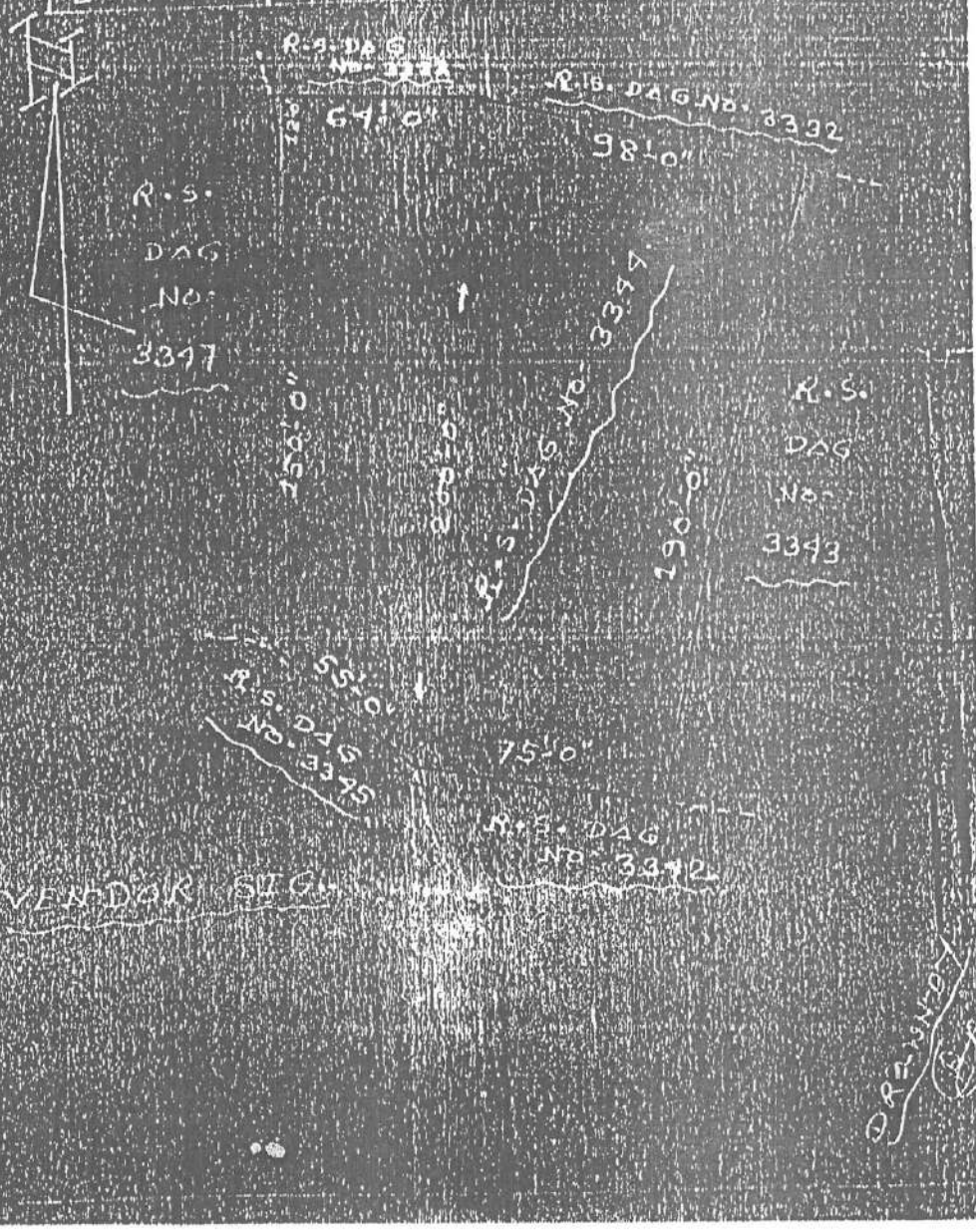
1. Rampal Ramjan Chakrabarti

2. Pradip Ghosh

Abul Khyer
Signature of the Vendor.

SITE PLAN OF R.S. DAG NO. 3344.
 R.S. NO. 140 .. MOUZA GOPALPUR .. J.L. NO. 2.
 P.S. AIR PORT .. DIST. 24 PARGANAS (N).
 SCALE - 40'-0" = 1" (INCH)

R.S. DAG No.	NAME OF VENDOR	AREA
3344		61 Sataak





Dr. H. Dharma Sub-N...
KEMENTERIAN KESEHATAN REPUBLIK INDONESIA

22 OCT 2001

... I 406
... 215
... 07628
... 2001