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# AND -

PRAVEEN BEGUM Sife of Zahid Hossain both by faith Muslim by Occupation Business and Housewife respectively both residing at 84/5, Narkeldanga North Road, P.S. Narkeldanga, Calcutta-700 Oll hereinafter called and referred to as the PURCHASERS ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

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WHEREAS Mibaran Chandra Mazi, Gour Chandra Mazi, and Netal Chandra Mazi were seized and possessed of 4.63 decimals of land situate and lying at Mouza Dasadron, P.S. Rajarhat, in the District of North 24 Parganas comprised in J.L. No.4, Touji No. 2998, C.S. Khatian N. 105, C.S. Dag Nos. 226, 227, 228, 229 and 225 under the Zaminder Khatra Gopal Roy and Gopi Jiban Roy.

AND WHEREAS the said Zaminders filed a suit in the lst Munsiff Court at Sealdah against the said Proja Nibaran Ch. Mazi & Ors. for recovery of arrears of rent which was registered and numbered as Rent Suit No. 391 of 1930.

AND WHEREAS the said rent suit was decreed in favour of the Zaminders who were put the said degree for execution in the same court and which was registered and numbered as rent Degree Execution No. 948 of 1933.

AND WHEREAS on 8.1.34 one Surendra Nath Roy purchased the said entire land measuring 4.63 decimals by auction sale according to the order passed in Rent Decree Execution No.948 of 1933 arising out of Rent suit no. 391 of 1930 by or through the Court of the 1st Munsiff Sealdah.

AND WHEREAS after purchasing the entire aforesaid land measuring 4.63 decimals by auction sale said Surendra Nath Roy became the absolute sixteen annas owner of full right,



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title Interest and his name has been duly recorded at the time of Revisional Settlement as R.S. Khatian No.187 and also recorded at the time of B.L.R. Settlement as Krishi Settlement No.470, comprised in R.S. Dag Nos. 89, 90, 91, 109 and 88 of Mouza Dasodron J.L. No.4, P.S. Rajarhat and seized and possessed of the same as Rayati under state of West Bengal till his life time.

and enjoyment of the said property measuring 4.63 decimals situate and lying at Mouza Dasodron P.S. Rajarhat within the District 24 Pgs. (N) comprised in the R.S. Khatian No.187 and Krishi Khatian No. 470 and R.S. Dag Nos. 89, 90, 91, 109 and 88 said Surendra Nath Roy died intested leaving behind him only one son Sri Prodip Kumar Roy and Two daughters namely Smt. Reba Maity Smt. Rekha Mondal and Widown Smt. Nirmala Roy as his legal heirs and successors.

AND WHEREAS the said Prodip Kumar Roy and 3 others became the absolute sixteen annas owners of the saidproperty by virtue of inheritence, seized and possessed of 4.63 decimals of land situate and lying at Mouza - Dasodron, P.S. Rajarhat, in the District of 24 Pgs (N) comprised in J.L. No.4, Touzi No.2998, R.S. Khatian No.187, Krishi Khatian No. 470 and R.S. Dag Nos. 89, 90, 91, 109 and 88 at a yearly rent of B. 43/- only.



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AND WHEREAS the said Prodip Kumar Roy & 3 others sold and tmansferred and conveyed from aforesaid land measuring 1.31 decimals of land situate and lying at Mouza-Dasodron, P.S. Rajarhat, in the District 24 Pgs(N) comprised in J.L. No.4, R.S. No.150, Touzi No.2998, C.S. Khatian No.105, R.S. Khatian No. 187 and Krishi Khatian No. 470 and C.S. DagNos. 220, 228 corresponding to R.S. Dag Nos. 109 & 91 by a deed of sale registered at ADSR, Office Bidhannagar, Salt Lake City, in Book No.1 being No. 8621 for the year 1989 to the then purchaser Sri Shambu Nath Naji.

AND WHEREAS the said Prodip Kumar Roy & 3 others sold and transferred and conveyed from the rest of their land measuring 1.75 decimals of land situate and lying at Mouza Dasodron B.S. Rajarhat, in the District of 24 Pgs.(N) in J.L. No. 4, R.S. No. 150 Touji No. 2998, C.S. Khatian No. 105 R.S. Khatian No. 187 and Krishi Khatian No. 470 and C.S. Dag Nos. 226, 227 R.S. Dag Nos. 89 & 90 by a deed of sale registered at ADSR Office Bidhannager, Salt Lake City in Book No. 1, Being No. 4313 to the then Purchaser Sri Tarak Nath Maji.

AND WHEREAS the said Pradeep Kumar Roy & 3 others sold and transferred and conveyed the rest of their land measuring 1.57 decimals situate and lying at Mouza Dasodron 9.5. Rajarhat in the District 24 Pgs. (N) in J.L. No.4, R.S.



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No. 150, Touzi No. 2998 C.S. Khatian No. 105 R.S. Khatian No. 187 and Krishi Khatian No. 470 C.S. Dag No. 225 R.S. Dag No. 88 by a deed of sale Registered at ADSR Office, Bidhan Nagar, Salt Lake City in Book No. I, being No. 4312 to the then Purchaser Sri Biswanath Maji.

AND WHEREAS the said Prodeep Kumar Roy & 3 others sold and transferred entire 4.63 decimals of their land of the aforesaid plots to Sri Tarak Nath Maji, Biswanath Maji and Sambhu Nath Maji by the aforesaid three different deeds of sale and gave-up the possession and absolute right, title anx interest in favour of them thereto.

AND WHEREAS the said Tarak Nath Maji was absolute owner and seized and possessed of 1.75 decimals or land situate and lying at Moujā Dasodron, P.S. Rajarhat, in the District 24 Pgs. (N) comprised in J.L. No.4, R.S. No.150, Touji No.2998, C.S. Khatian No. 105, R.S. Khatian No. 187 and Krishi Khatian No. 470 and C.S. Dag Nos. 226, 227 R.S. Dag Nos. 89 & 90 by virtue of his purchase deed and said Tarak Nath Maji sold, transferred and conveyed the abovementioned land measuring 1.75 decimal more or less by two Deeds of sale registered at the ADSR Office, Bidhannagar Salt Lake City recorded in Book No.I, Being Nos. 4317 for the year 1989 and Book No.I, Being No. 1559 for the year 1990 to M/s. Banga Lakshmi Abasan Parsad.



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AND WHEREAS the said Biswanath Maji was absolute owner and smized and possessed of 1.57 decimals of land situated and lying at Mouja Dasodron, P.S., Rajarhat in the District 24 Pgs. (N) comprised in J.L. No.4, R.S. No.150, Touji No.2998, CsS. Kh. No. 105, R.S. Kh. No. 187, and Krishi Kh. No. 470 and C.S. Dag No. 225, R.S. Dag No.88 by virtue of his purchase deed and the said Biswanath Maji sold, transferred and conveyed the 1.05 decimals and .3550 decimals of land out of 1.57 decimals of the above mentioned land by Two Deeds of sale registered at A.D.S.R.Office, Bidhan Nagar, Salt Lake City, recorded in Book No.I, Being No. 4316, for the year 1989 and Book No.I, Being No. 3351 for the year 1989 and Book No.I, Being No. 3351 for the year 1990 to said M/s. Banga Lakshmi Abasan Parsad.

AND WHEREAS the said Sambhu Nath Maji was absolute owner and seized and possessed of 1.31 decimals of land situate and lying at Mouja Dasodron, P.S. Rajarhat, in the District 24 Parganas (N) comprised in J.L. No.4, R.S. No.150, Touzi No.2998, C.S. Kh. No.105, R.S. Kh. No. 187 and Krishi Kh. No. 470 and C.S. Dag No. 229, 228 and R.S. Dag No. 109 & 91 by virtue of his purchase deed and said Sambhu Nath Maji sold, transferred and conveyed the .87 decimals out of 1.31 decimals by a Deed of Sale registered at the ADSR Office, Bidhan Nagar Salt Lake City recorded in Book No.I, Being No. 8629 for the year 1989 to the said M/s. Banga Lakshmi Abasan Parsad.



Bidharingas (State Bakes)

AND WHEREAS said Sambhu Nath Maji again sold, transferred and conveyed to M/s. Banga Lakshim Abasan Parsad. ALL THAT piece or percel of land measuring .4070 decimal more or less comprised in R.S. Dag No.109, under R.S. Khatian No.187 Krishi Khatian No. 470 of Mouza-Dashadrone J.L. No.4 R.S. No.150 by a registered deed of sale registered at A.D.S.R.Office Bidhan Nagar recorded in Book No.1, Being No. 7794 for the year 1991.

AND WHEREAS the said M/s. Banga Lakshmi Abasan
Parsad having purchased the aforesaid land of R.S. Dag No.
89, 90, 91, 109 and 88 by different deeds of sale and the
said M/s. Bangalakshmi Abasan Parsad was absolute owner and
seized and possessed the same by paying taxes to the
competent authority like as Land Revenue and Panchayat
etc. and enjoying the said different plots of land into
one and/or intact.

AND WHEREAS the said Banga Lakshmi Abasan Parsad for better enjoyment splitted the said land into different small plots by preparing a Master Plan thereof, and also by showing thereof the Roads of 20°, 14° and 12° for egressing and ingressing of each of the plots mentioned in the said Master Plan.

AND WHEREAS by a Registered Deed of Agreement, being Registration No. 9098 dt. 15.12.89 in which it is agreed



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upon that the said 20° width Road has made its way of Rajarhat Bishnupur Road, by Adding another 20° width Road which is mentioned in the Master Plan of Mahindra Kanan, lying on the Eastern side of the entire plots of land.

AND WHEREAS the said 20' width Mahindra Kanan's Road shall be considered at the "Approached Raad" AND for the said M/s. Banga Lakshmi Abasan Parsad.

AND WHEREAS said M/s. Banga Lakshmi Abasan Parsad was absolute owner by virtue of Purchase of above mentioned different deeds of sale and well sezzed and possessed of said land comprised in R.S. Dag No. 89, 90, 91, 109 and 88 under R.S. Khatian No. 187 Krishi Khatian No. 470 of Mouza- Dashadrone J.L. No.4, Touji No. 2998, R.S. No.150 P.S. Rajarhat.

AND WHEREAS by a deed of sale executed on 22.2.1993 made between Sri Tapas Kumar Panti, Motiar Rahaman Mondal, and Sri Mrinal Banerjee on behalf of said M/s. Banga Lakshmi Abasan Parsad registered Office at 617, Jessore Road, Calcutta.74 therein referred to as the Vendor and Sri Kusholess Roy Chowdhury and Sri Karuness Roy Chowdhury (Vendors herein) therein referred to as the purchasers, registered at the A.D.S.R.Office Bidhan Nagar



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regorded in Book No. I, Volume No. 27, Pages 63 to 74

Being No. 1245 for the year 1993. ALL THAT piece or

percel of land measuring 2 (Two) Cottahs 9 (Mine) Chittacks

27 (Swenty Seven) Sq.ft. more or less in the plan plot No.

85 comprised in R.S. Dag No. 90 under R.S. Khatian No. 187

Kri. Khatian No. 470 of Mouza Dashadrone J.L. No. 4, R.S.

No. 150, P.S. Rajarhat.

AND WHE-REAS said Sri Kusholess Roy Chowdhuty and Sri Karuness Roy Chowdhury ( Vendors herein) became the absolute owner and possessor of the said plot of land measuring 2 (two) Cottahs 9 (Nine) Chittacks 27 (Twenty seven) sq.ft. by virtue of purchase and paid usual taxes and rents to the proper authority and well seized and possessed of the said plot of land comprised in R.S. Dag No. 90, under R. S. Khatian No. 187 Kri. Khatian No. 479 of Mouza-Dashadrone, J.L. No. 4, R.S. No. 15, Touji No. 2998 P.S. Rajarhat. The Vendors (herein) are fully enjoying the same with good right title interest, and entitled to free from all encumbrances more fully and particularly described in the schedule hereunder written and shown in the site plan annexed hereto and the vendors have absolute power of ownership and have every right to transfer to any body by any way.

AND WHEREAS since then the Vendors herein is in peaceful uninterrupted possession and enjoyment of the said plot of land with unfettered right, title and interest thereto and free from all charges liens lispendens, encumbrances and attachments whatsoever.



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AND WHEREAS the Vendors have agreed to sale and the purchasers have agreed to purchase an area of shall land measuring 2 (two) cottahs 9 (Nine) Chittacks 27 (Twenty seven) Sq.ft. more or less described in the schedule hereunder for a total highest consideration of R.1,56,000/- (Rupees One Lac Fifty six Thousand) only and the Vendors herein considering the said price resonable and acceptable also agreed to sell the said area of land more fully described in the schedule being a portion of R.S. Dag No.90 under R.S. Khatian No. 187 Kri-Khatian No. 479 of Mouza Dashadrone, J.L.No.4, P.S. Rajarhat.

# NOW THIS DEED OF ABSOLUTE SALE WITNESSETH as follows:-

In pursuance of the said agreement and in consideration of the said sum of No. 1,56,000/- (Rupees One Lac Fifty six thousand) only paid by the Purchasers to the Vendors or before the execution of these presents the receipt whereof Vendors doth hereby as well as by the receipt hereunder in the Memo of Consideration admit and acknowledge and of and from the same for ever acquit release discharge and exonerate the Purchasers as well as the said land intended to be hereby granted and conveyed, the Vendors doth as the absolute owners and being in use, occupation, possession and enjoyments of the said land measuring as area of 2 (two) Cottahs 9 (nine) Chittacks 27 (Twenty seven) sq.ft. of land grant convey transfer assign and



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assure unto the Purchasers ALL THAT piece and parcel of land and measuring an area of 2 (Two) Cottahs 9 (Nine) Chittacks 27 (Twenty seven) Sq.ft. more or less situated in Mouza. Dasodron, P.S. Rajarhat, Addl. District Sub-Registration Office Bidhan Nagar ( Salt Lake City), in the District of North 24-Pgs. comprised in R.S. Dag No. 90 under R.S. Khatian No. 187 more fully described in the schedule hereunder written full benefit of passage way, Electric/Gas Line, drainage system, water ways, Rights liberties, privileges all manner or easements and appurtenances belonging and all the estates rights title and interest property claim and demand whatsoever of the Vendors into out of upon he and the said piece and parcel of land hereby conveyed unto the Purchasers.

IN FURTHER Pursuance of the said agreement and consideration TO HAVE AND TO HOLD the said piece or parcel of land herein comprised and hereby granted, conveyed, transferred and assigned on or intended to be so unto the Purchasers absolutely and forever free from all encumbrances the Vendors doth hereby conveyed with Purchasers as follows:

a) The interest which the Vendors profess to transfer subsist and they have good right full power absolute authority indefeasible title to grant convey transfer assign and assure said piece or percel of land hereby sold and transferred unto the Purchasers in manner as aforesaid.



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- b) The said piece and parcel of land shall quietly and peaceably entered into and held and enjoyed and possessed absolutely and the rents issued and profits received therefrom by the Purchasers without interruption claim and demand by the Vendors and without any lawful eviction, distrubance or interruption by any other person or persons whomseover.
- c) The said piece and parcel of land hereby conveyed and transferred unto the Purchasers is free and discharged from or otherwise by the Vendors, sufficiently indemnified against all and all manner of encumbrances claims and demands whatsoever producessor in interest of any person or persons whomsoever.
- ming an estate right title and interest into or upon
  the said piece and parcel of land hereby sold conveyed
  and transferred unto the Purchasers or any part thereof
  shall and will at all times hereinafter upon reasonably
  request and perfect all perfect all such further and
  other lawful and reasonable acts deeds assurance
  matters and things whatsoever for the further better
  and more perfectly assuring the said piece or parcel
  of land unto the Purchasers in manners as shall or
  may be reasonable required.



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- f) If it transpires that the said piece and parcel of land hereby said conveyed, transferred by the Vendors are not free from all encumbrances as hereinbefore convenanted the Vendors will be liable both in Civil, Criminal Actions by the Purchasers and the Vendors will be further bound to make good any loss to be sustained by the Purchasers.
  - g) The Purchaser will be entitled to mutate his/her name in respect of the said piece or parcel of land with the authorities concerned.
  - Deed shall have every right of easement to all the roads connecting all the plots, of land as shown in the Master Plan, even the Purchasers shall be entitled to get electric lines, water pipes, gas line pipes, Telephone connections etc. under and/or above the said roads. The Purchaser cannot use it any other way.



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SITE PLAN OF RS. DAG NO-90, RS. KHATIAN NO-187, MOUZA-DASADRONE, J.L. NO-4, RS. NO-150, TOUZI NO-2998, PS

RAJARHAT, DIST-24 PGS(N), WARD NO-11, UNDER RAJARHAT-GOPALPUR MUNICIPALITY

SCALE: 20-0-1-1-1

SOLD TO = 2 PERVEEN BEGUM

SOLD BY= 1/KUSHALESH ROYCHOUDHURY.



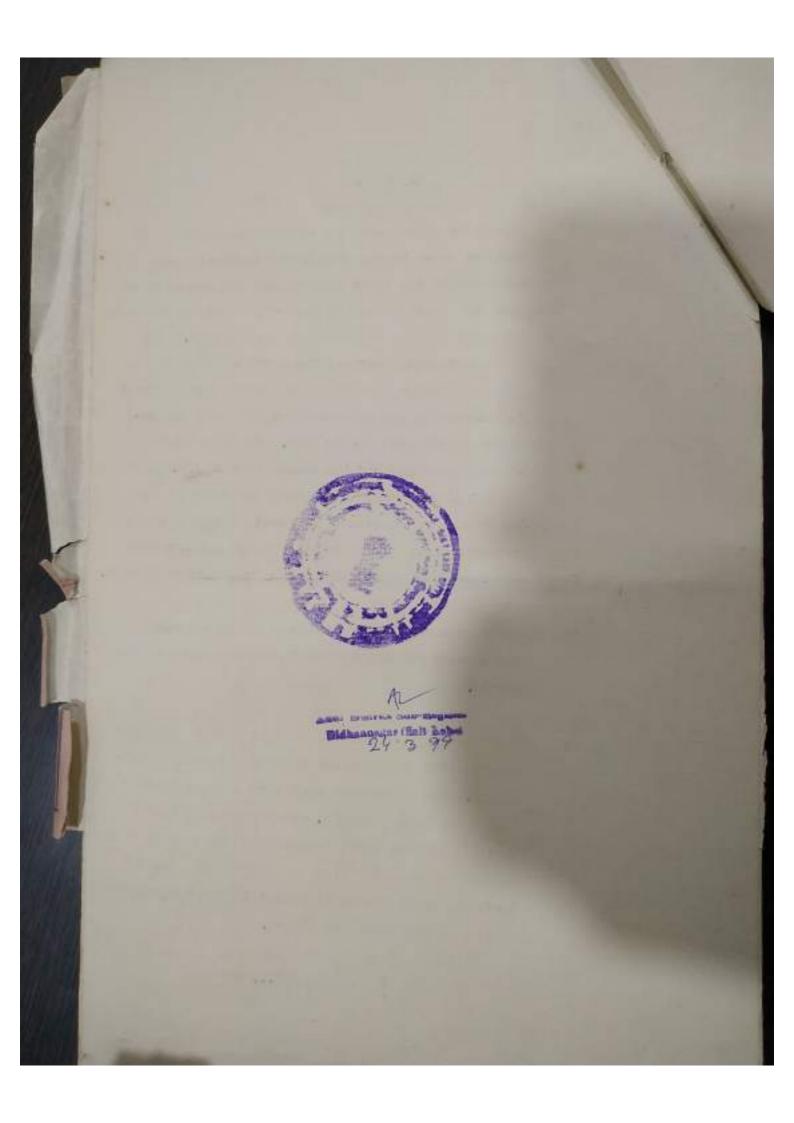
SIG OF VENDORS.



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- roads as shown in Master Plan for ingressing and egreesing to the plots of any other Dag number which have not shown in Master Plan and/or they cannot have any right to make any personal use the same. The purchasers shall only use the roads as shown in the aforesaid Master Plan of Banga Lakshmi Abasan Parsad for ingressing and eggressing to the plots as mentioned in the said Master Plan. Only the Landlords of Mahindra Kanan and the authorities of M/s. Banga Lakshmi Abasan Parsad shall have the right to go beyond the Demarcation of the said Master Plan for more eggressing and ingressing to and for necessary development of the plots as well as the roads thereto.
  - j) The Purchasers shall have the right to use only those roads which are shown in the site plan annexed hereto.
  - the Purchasers, shall have to make Housing Building construction as per rules corporated by the Municipality. The purchasers shall have to make their respective House Building constructions by having at least 1 feet width land on the back side of their respective purchased plots of for making common drain and shall use their respective purchased plots of land as per their own choice.



ALL the terms and conditions of this Deed shall be binding upon all the Purchasers and/or intending Purchasers.

#### THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of 'Sali' land measuring an area 2 (Two) Cottahs 9 (Nine) Chittacks 27 (Twenty Seven) Sft. in plan plot Nos. 85 comprised in R.S. Dag No. 90 under R.S. Khatian No. 187, Kri. Khatian No. 470 Addl. District Sub-Registry Office at Bidhan Nagar (Salt Lake Gity) Pargana Kalikata, situated lying at Mouza - Dasodron, J.L. No. 4, R.S. No. 150, Touzi No. 2998, present Touzi No. 10, P.S. Rajarhat within the Raharhat Gopalpur Municipality in the Ward No. 11 in the District of North 24-Parganas. Annual proportionate rent is .44 paise being plan plot Nos. 85 annexed hereto and butted and bounded as follows:-

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### BOUNDARIES:

ON THE NORTH BY: Plot No. 84.

ON THE SOUTH BY: R.S. Dag No. 410 & 92.

ON THE WEST BY: Plot No. 83.

ON THE EAST BY: 12' Feet wide road and Plot No. 85A.



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

In presence of :

#### WITNESSES:

1. P.965 Block A 2. tom Cl-89.

2. Mation Releman Mondal (1) Kwindosh Roy Crowthing,
Paskadion : As.

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SIGNAGURE OF THE VENDORS.

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Paid by coch of R. S. NOTE on US 100x1560 fee = Rs 1,560001-Ruper one Lac Fifty six tourned only.

# WITNESSES:

1. Atokoh for Singl - P-96

P-965 Block A O Knowled Ray howelling

J. Cown Col-89.

2. Maria Releven Model

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2. Maria Releven Model

2. Deskarden Model

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SIGNATURE OF THE VENDORS.

Drafted by :-

Sudhir Kumar Naskar, Shekharpur, Rajarhat, District 24 Pgs. (N) Licence No. bw xv/-74

Typed by :-K.S.ha. (K. Saha.) 29-4-99