

08487

1-06218/10



Q NO - 15953/08 M/V 2420000/-

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

246923

admissible under Rule 21 & section 6 of the W. B. L. R. Act 1984
 duly stamp under the India Stamp Act 1899 Subsequently amended Schedule I.A. No. 1000
 Taxes Paid.

Certified that the document is admitted to registration. The signature sheet/sheet's and the endorsement sheet/sheet's attached with this document are the part of the document.

Signature of I (R)
 North 24-Parganas
 23 & 2-23

District Sub-Registrar - II
 North 24 Parganas
 Barasat

THIS DEED OF CONVEYANCE made on this 23rd day of July, 2008
BETWEEN MD. SAFIAR RAHAMAN, son of Lutfar Rahaman, by faith Islam, by occupation Business, by Nationality Indian, residing at Raigachi,

Deficit Stamp duty of Rs. 49,000/-
 has been realised of 23-7-08
 as per Bankers Cheque 490201- + 490201- + 18020
 Bank Draft No. 207270, 207269, 207268
 Date 23/7/08 of Lutfar Mune (R)

D. S. R. - II
 Barasat, North 24-Parganas

23/7/08

1-50
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 7-08
 5000/-
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 18020
 Sale 121020
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2420000

A 26609
 E 7
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26648

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 (R)

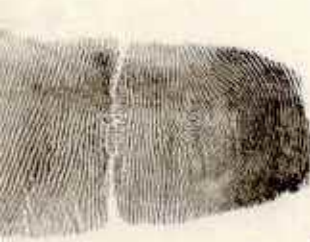
नं - 4827
 की नं - 2008
 तारीख - 22/7/08
 प्रमाणित किया -
 SANJIB KUMAR SARKAR
 Advocate, Barasat Court
 फीस - 500/-
 उद्देश्य - विवाह का प्रमाणित
 बताना - जेठ 28 1996
 तारांकित साक्षी - 31912001
 कलम का - 200000
 बाकी शुल्क -



Registered in Registration at... A.M.P.
 on the... day of... 2008
 of the Sadaq Registration
 Office at Barasat by...
 one of the Recutant / Claimant.

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

Md. Hanuman 
 Registrar of Sadaqs
 North 24-Parganas
 A.M.P.
 12096 23 JUL 2008



Md. Hanuman

Amit kr Das
 S/o D. Das
 1/ - Barasat Room No. 13-9
 Row Chak

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

 Registrar of Sadaqs
 North 24-Parganas
 A.M.P.

23 JUL 2008

P. O. & P. S. Rajarhat, District 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 heirs, executors, administrators, representatives, nominees and assigns) of the **ONE PART AND (1) AJNA COMMERCIAL PRIVATE LIMITED, (2) CORNET VANIJYA PRIVATE LIMITED,** all (Nos. 1 to 2) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (3) **AZURITE BUILDERS PRIVATE LIMITED,** (4) **CRESCENT TIE-UP PRIVATE LIMITED,** (5) **DIVINE VINIMAY PRIVATE LIMITED,** all (Nos. 3 to 5) being Companies incorporated under the Companies Act, 1956 having their registered office at 67/40, Strand Road, Kolkata 700006, (6) **EXCEL SALES PRIVATE LIMITED,** (7) **HARAPPA NIRMAN PRIVATE LIMITED,** (8) **REGAL VINIMAY PRIVATE LIMITED,** all (Nos. 6 to 8) being Companies incorporated under the Companies Act, 1956 having their registered office at 7C, Sir Hari Ram Goenka Street, Kolkata 700 007, (9) **VEGA COMMERCIAL PRIVATE LIMITED,** (10) **ENERGY COMMERCIAL PRIVATE LIMITED,** all (Nos. 9 to 10) being Companies incorporated under the Companies Act, 1956 having their registered office at 67/40, Strand Road, Kolkata 700006, (11) **DURGAVATI PROMOTERS PRIVATE LIMITED,** (12) **ANNAPURNA APARTMENTS PRIVATE LIMITED,** (13) **SUBHAM PROMOTERS PRIVATE LIMITED,** (14) **SARBANI PROPERTIES PRIVATE LIMITED,** (15) **STYLISH VANIJYA PRIVATE LIMITED,** (16) **BAUL BUILDCON PRIVATE LIMITED,** (17) **MOHENJADARO ESTATE PRIVATE LIMITED,** all (Nos. 11 to 17) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (18) **MORNING TOWERS PRIVATE LIMITED,** the Company incorporated under the Companies Act, 1956 having their registered office at 30, Maharshi Devendra Road, Third Floor, Kolkata 700007, (19) **GREEN DEVCON PRIVATE LIMITED,** (20) **GREEN PROMOTERS PRIVATE LIMITED,** (21) **GREEN CONBUILD PRIVATE LIMITED,** (22) **VISTA TOWERS PRIVATE LIMITED,** (23) **GREEN MANSION PRIVATE LIMITED,** (24) **GREEN TOWERS PRIVATE LIMITED,** (25) **LOHARUKA DEVELOPERS PRIVATE LIMITED,** all (Nos. 19 to 25) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, (26) **SHRIJA PROPERTIES PRIVATE LIMITED,** the Company incorporated under the Companies Act, 1956 having their registered office at 30, Maharshi Devendra Road, 3rd Floor, Kolkata 700 007, (27) **MONOPOLY ENCLAVE PRIVATE LIMITED,** (28) **MELODY ENCLAVE PRIVATE LIMITED,** (29) **CAPRICON ENCLAVE PRIVATE**

LIMITED, (30) ACCORD ENCLAVE PRIVATE LIMITED, all (Nos. 27 to 30) being Companies incorporated under the Companies Act, 1956 having their registered office at "Loharuka Niket Dc-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, hereinafter jointly and/or collectively referred to as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**:

WHEREAS one **JITENDRA NATH CHAKRABORTY**, acquired All That piece and parcel of land measuring 8 (Eight) Decimal (Satak), more or less, comprised in C. S. Dag No. 915 corresponding to R.S. Dag No.918/1534, under C. S. Khatian No. 35 of Mouza Raigachi, Touzi No. 160, J. L. No. 12, R. S. No. 194, under P. S. Rajarhat, District North 24 Parganas, from Protush Guha vide deed no. 212 for the year 1944, registered before the office of Sub-registrar, Cossipur and also recorded his name in the Records Of Rights, vide R.S. Khatian No. 42.

AND WHEREAS by virtue of the said deed, while the said **JITENDRA NATH CHAKRABORTY** became the absolute owner and possessor in respect of said property, he transferred all his right, title and interest in respect of the said land measuring 8 (Eight) Decimal (Satak), more or less, at Mouza Raigachi, comprised in R.S. Dag No.918/1534, under R. S. Khatian No. 42, by way of a bengali Deed in favour of **RADHA RANI CHAKRABORTY**, which was registered before the office of Alipore Sadar Registry Office and recorded as Deed No. 3785 for the year 1958.

AND WHEREAS said **RADHA RANI CHAKRABORTY** by virtue of the aforesaid deed became the absolute owner and possessor in respect of the said land measuring 8 (Eight) Decimal (Satak), more or less, at Mouza Raigachi, comprised in R.S. Dag No.918/1534, under R. S. Khatian No. 42, hereafter called "the **SAID PROPERTY**", she transferred all her right, title and interest in respect of the Said Property, by way of bengali Deed of Kobala on 24.02.1961, in favour of (1) **KETAB ALI MONDAL** and (2) **JABBAR ALI MONDAL**, and the said Deed of Kobala was registered before the office of Cossipore, Dum Dum Sub Registry Office and recorded in Book No. I, Volume No. 24, Pages 233 to 236 being Deed No. 1609 for the year 1961.

AND WHEREAS after the said purchase while the said (1) **Ketab Ali Mondal** and (2) **Jabbar Ali Mondal** became the absolute owners in respect of the said property, it was found that one **Hachimuddin Middya**, son of Late Kader Baux Middya of Raigachi was in possession of the aforesaid property and claimed the right, title and interest of the said property by virtue of his possession.

AND WHEREAS in order to avoid the ambiguity and casting cloud over the right, title and possession of the aforesaid property, the said (1) **Ketab Ali Mondal** and (2) **Jabbar Ali Mondal** had decided to purchase the said property from **Hachimuddin Middya** and accordingly on 13.11.1961 the said **Hachimuddin Middya** transferred his possessory right alongwith his alleged right, title and interest in favour of (1) **Ketab Ali Mondal** and (2) **Jabbar Ali Mondal**, which was registered before the office of S.R., Cossipore, Dum Dum and recorded in Book No. I, Volume No. 129, Pages 1 to 3, being Deed No. 8459 for the year 1961.

AND WHEREAS by virtue of aforesaid two bengali Deed of sale, while the said (1) **Ketab Ali Mondal** and (2) **Jabbar Ali Mondal** became the absolute owners and possessors in respect of the said property, they transferred their right, title and interest in respect of 4 (four) Sataks of land out of 8 (eight) Sataks of land contained in the Said Property, alongwith other lands in Mouza Raigachi, in favour of **Abdul Gofur Middya**, son of late Hachimuddin Middya, by virtue of a bengali Deed of Kobala, which was executed on 13.11.1961 before the office of S. R. Cossipore, Dum Dum and recorded in Book No. 1, Volume No. 129, Pages 4 to 5, being Deed No. 8460 for the year 1961.

AND WHEREAS by virtue of the aforesaid deed while the said **ABDUL GOFUR MIDDYA** was absolute owner of aforesaid 4 (Four) Sataks of land contained in R.S./L.R. Dag No.918/1534, at Mouza Raigachi as aforesaid, he executed and registered a Deed of Gift in favour of his sons namely (1) **JALLAUDDIN MIDDYA** and (2) **SALAUDDIN MIDDYA** in respect of 2 (Two) Sataks of land out of the aforesaid 4 (Four) Sataks of land on 04.11.1992 which was registered before the office of A.D.S.R, Bidhan Nagar and recorded in Book No. I, being Deed No. 9604, for the year 1992.

AND WHEREAS the said **Abdul Gofur Middya** died on 04.01.2004, leaving behind his wife namely (1) **Rabijan Bibi**, three sons namely (2) **Allauddin**

Middya, (3) **Jallauddin Middya**, and (4) **Salauddin Middya**, and four daughters namely (5) **Saleha Bibi**, (6) **Aleya Bibi**, (7) **Monoyara Bibi** and (8) **Sanoyara Bibi**, as his only legal heirs and successors-in-interest.

AND WHEREAS thus, the said (1) **Rabijan Bibi**, (2) **Allauddin Middya**, (3) **Jallauddin Middya**, (4) **Salauddin Middya**, (5) **Saleha Bibi**, (6) **Aleya Bibi**, (7) **Monoyara Bibi** and (8) **Sanoyara Bibi**, became the joint absolute owners and possessors by way of inheritance, in respect of remaining land measuring more or less 2 (Two) Sataks out of 4 (Four) Sataks in Mouza Raigachi, Dag No. 918/1534.

AND WHEREAS the said (1) **RABIJAN BIBI**, (2) **ALLAUDDIN MIDDYA**, (3) **JALLAUDDIN MIDDYA**, (4) **SALAUDDIN MIDDYA**, (5) **SALEHA BIBI**, (6) **ALEYA BIBI**, (7) **MONOYARA BIBI** and (8) **SANOYARA BIBI**, jointly transferred their right, title and interest in respect of aforesaid 2 (two) Sataks of land at Mouza Raigachi, comprised in R.S. Dag No.918/1534, under R. S. Khatian No. 42, in favour of **MD. SAFIAR RAHAMAN**, the Vendor herein, by virtue of a registered bengali Deed of Kobala dated 17th May, 2007, which was executed and registered before the office of D.S.R.-II, North 24 Parganas, Barasat and recorded in Book No. I, Volume No. 14, Pages from 5034 to 5058, being Deed No. 07415 for the year 2007.

AND WHEREAS in course of enjoyment and partly sale of the plot of land, measuring 8 (Eight) Decimal (Satak), more or less, at Mouza Raigachi, comprised in R.S. Dag No.918/1534, under R. S. Khatian No. 42, by (1) **Ketab Ali Mondal** and (2) **Jabbar Ali Mondal** as aforesaid, the name of **Mohor Ali Middya** and **Ujir Ali Middya**, both son of Late Hachim Uddin Midda, were recorded wrongly in present settlement record under Present Settlement Khatian No. 1072 and 318, which was erroneous, as in fact the said (1) **Ketab Ali Mondal** and (2) **Jabbar Ali Mondal** both were absolute Purchasers and well seized and possessed the aforesaid property.

AND WHEREAS Said **JABBAR ALI MONDAL** died on 20.11.1991, leaving behind his five sons, namely (1) **Gaffar Ali**, (2) **Ansar Ali**, (3) **Akar Ali**, (4) **Muslim Ali**, and (5) **Nasim Ali** and two daughters, namely (6) **Taslina Bibi** and (7) **Salima Bibi**, as his only legal heirs towards the property left by him. In the span of time **NASIR ALI**, one son of **Jabbar Ali Mondal**, also died leaving behind his wife (1) **Anwara Bibi**, one son (2) **Sahajuddin**, and one

daughter (3) **Khadija Khatoon**, as only legal heirs towards his undivided share in the property left by Jabbar Ali Mondal.

AND WHEREAS Said **KETAB ALI MONDAL** also died on 03.03.2006, leaving behind her wife (1) **Mazida Bibi** and five sons namely (2) **Hasem Ali**, (3) **Husain Ali**, (4) **Iman Ali**, (5) **Amir Ali** and (6) **Momin Ali** and four daughters namely (7) **Hasina Bibi**, (8) **Chakina Bibi**, (9) **Akina Bibi**, (10) **Halima Bibi**, as his only legal heirs towards the property left by him.

AND WHEREAS the said legal heirs and successors of **Ketab Ali Mondal** and **Jabbar Ali Mondal** by virtue of inheritance acquired absolute right, title and interest in respect of the land measuring 4 [Four] Satak, more or less, out of 8 [Eight] Satak of land at Mouza Raigachi, contained in R.S./L.R. Dag No. 918/1574, under R.S. Khatian No. 42, P.S. Rajarhat, hereinbefore and after called and referred as 'Said Property' and in course of enjoyment of the aforesaid land, except one **Muslim Ali**, said legal heirs (1) **Gaffar Ali**, (2) **Ansar Ali**, (3) **Akar Ali**, (4) **Taslima Bibi** (5) **Salima Bibi**. (6) **Anwara Bibi**, (7) **Sahajuddin**, (8) **Khadija Khatoon**, (9) **Mazida Bibi** (10) **Hasem Ali**, (11) **Husain Ali**, (12) **Iman Ali**, (13) **Amir Ali** (14) **Momin Ali** (15) **Hasina Bibi**, (16) **Chakina Bibi**, (17) **Akina Bibi**, (18) **Halima Bibi**, sold out entirety of their share in the Said Property in favour of one **SALMA BIBI** wife of Sirajuddin Sah, by virtue of a Bengali Deed of Kobala Registered on 17th April, 2007 before the office of D.R. Barasat and recorded in Book No. I, Deed No. 3117, for the year 2007.

AND WHEREAS subsequently the said **MUSLIM ALI** on 26th April, 2007 executed and Registered a Bengali Deed of Kobala in respect of sale and transfer of his entirety of the share in the aforesaid property in favour of said **SALMA BIBI** which was Registered before the office of D.R. Barasat and recorded in Book No. I, Being Deed No. 3407 for the year 2007.

AND WHEREAS By virtue of the aforesaid Two deeds the said **SALMA BIBI** became the absolute owner and possessor in respect of 4 [Four] Sataks of land, contained in Mouza Raigachi, comprised in R.S. Dag No. 918/1534, under R.S. Khatian No. 42.

AND WHEREAS the current L.R. Records in respect of lands measuring 8 [Eight] Satak, more or less, in Mouza Raigachi, comprised in R.S. Dag No.

918/1534, under R.S. Khatian No. 42, is in the name of (1) **UJIR ALI MIDDYA**, L.R. khatian No.318, Area 3 satak, (2) **MOHOR ALI MIDDYA**, L.R. khatian No.1072, Area 3 satak, which is totally erroneous and remaining of the area is in the name of (3) **JALALUDDIN MIDDYA**, L.R. khatian No.1719, Area 1 satak, and (4) **SALAUDDIN MIDDYA**, L.R. khatian No.1720, Area 1 satak, which is correct as they have received the same as GIFT vide deed no.9604 for the year 1992, from their father **Abdul Gafur Middy**, who in turn had purchased the same from (1) **Ketab Ali Mondal** and (2) **Jabbar Ali Mondal** vide deed no.8460 dated 13.11.1961.

AND WHEREAS while the name of the said (1) **UJIR ALI MIDDYA**, (2) **MOHOR ALI MIDDYA**, (3) **JALALUDDIN MIDDYA**, AND (4) **SALAUDDIN MIDDYA**, was recorded in L.R. Records, in respect of lands measuring 8 [Eight] Satak, more or less, in Mouza Raigachi, comprised in R.S. Dag No. 918/1534, under R.S. Khatian No. 42, they all on 19.01.1993, jointly sold and transferred 2 (Two) Cottah and 8 (Eight) Chittack of land out of the aforesaid 8 (Eight) decimal of land, in favour of (1) **MAFIZ ALI MANDAL**, and (2) **MURTAZA ALI MANDAL**, which was Registered before the office of A.D.S.R. Bidhannagar and recorded in Book No. I, Volume No. 7, Pages 113 to 118, Being No. 294, for the year 2003.

AND WHEREAS while the name of the said (1) **UJIR ALI MIDDYA**, (2) **MOHOR ALI MIDDYA**, (3) **JALALUDDIN MIDDYA**, AND (4) **SALAUDDIN MIDDYA**, was recorded in L.R. Records, in respect of lands measuring 8 [Eight] Satak, more or less, in Mouza Raigachi, comprised in R.S. Dag No. 918/1534, under R.S. Khatian No. 42, they all on 19.01.1993, jointly sold and transferred 1 [One] Cottah 10 [Ten] Chittacks of land out of the aforesaid 8 (Eight) decimal of land, in favour of **MAZID ALI MOLLA** alias **Palan Ali Molla**, son of Late Nur Ali Molla, which was Registered before the office of A.D.S.R. Bidhannagar and recorded in Book No. I, Volume No. 7, Pages 119 to 124, Being No. 295, for the year 2003.

AND WHEREAS by virtue of the aforesaid purchase while the said (1) **MAFIZ ALI MANDAL**, and (2) **MURTAZA ALI MANDAL** were in possession of 2 (Two) Cottah and 8 (Eight) Chittack of land contained in R.S./L.R. Dag No. 918/1534, Mouza Raigachi as aforesaid, they sold and transferred the same through a Deed of sale on dated 22.09.2005 in favour of **SIRAJUDDIN SAH**, which was registered before the office of A.D.S.R, Bidhan Nagar, Salt

Lake City and recorded in Book No. I, Volume No.128, Pages 18 to 30, Being No. 2079 for the year 2006.

AND WHEREAS after the aforesaid purchase of 2 (Two) Cottah and 8 (Eight) Chittack of land, contained in R.S./L.R. Dag No. 918/1534, Mouza Raigachi **Sirajuddin Sah**, in the span of time realised it that L.R. Records, relying on which he had purchased the aforesaid plot of land was partly correct. Thus, out of his total purchase only 1 (One) satak of land purchase (land recorded in the name of **JALALUDDIN MIDDYA**, AND **SALAUDDIN MIDDYA**) was correct.

AND WHEREAS by virtue of a deed of sale dated 07.05.2007, said (1) **SALMA BIBI** and (2) **SIRAJUDDIN SAH**, sold and transferred their entire actual right, title and interest in respect of 5 [Five] Sataks of land at Mouza Raigachi, contained in R.S./L.R. Dag No. 918/1534 under R.S. Khatian No. 42 corresponding to L.R. Khatian 318, 1072, 1719 and 1720, in favour of **MD. SAFIAR RAHAMAN**, the Vendor herein, which was registered before the Office of A.D.S.R. Bidhannagar and recorded in Book No. I, CD Volume No. 1, Pages from 18635 to 18650, Being No. 2582 for the year 2007. In the said deed **Sirajuddin Sah** also declared that rest of the purchase made by him in the said R.S./L.R. Dag No. 918/1534 is false and invalid and after this sale to **Md. Safiar Rahaman**, he has no right, title and interest on any part or portion of the said R.S./L.R. Dag No. 918/1534.

AND WHEREAS by virtue of a deed of sale dated 17.05.2007, said **MAZID ALI MOLLA** alias **Palan Ali Molla**, sold and transferred their entire actual right, title and interest in respect of 1 [One] Cottah 10 [Ten] Chittacks of land at Mouza Raigachi, contained in R.S./L.R. Dag No. 918/1534 under R.S. Khatian No. 42 corresponding to L.R. Khatian 318, 1072, 1719 and 1720, in favour of **MD. SAFIAR RAHAMAN**, the Vendor herein, which was registered before the Office of A.D.S.R. Bidhannagar and recorded in Book No. I, CD Volume No. 14, Pages from 4863 to 4874, Being No. 07404 for the year 2007.

AND WHEREAS by virtue of the aforesaid three Deeds, Md. Safiar Rahaman, the Vendor herein, although made total purchase of land area more than 8 [Eight] Satak in R.S./L.R. Dag No. 918/1534, the total area of land available in R.S./L.R. Dag No. 918/1534 is only 8 (Eight) satak. Thus, as a matter of fact rest of the purchase made by him in the said R.S./L.R.

Dag No. 918/1534 is false and invalid and after this sale and transfer of the Said Property to the Purchasers herein, he has no right, title and interest on any part or portion of the said R.S./L.R. Dag No. 918/1534.

AND WHEREAS the Vendor, by virtue of the aforesaid purchases, has acquired full right, title and interest in the land measuring 8 [Eight] Sataks, more or less, at Mouza Raigachi, contained in R.S. /L.R. Dag No. 918/1534, R.S. Khatian No. 42, comprised in L.R. Khatian No. 318, 1072, 1719 & 1720, J.L. No. 12, R.S. No. 194, under P.S. Rajarhat, within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayat, District North 24 Parganas, more fully and particularly described in the **SCHEDULE** hereunder written.

AND WHEREAS the Vendor herein, due to paucity of fund, expressed his desire to sale out the Said Property, i.e. land measuring 8 [Eight] Sataks, more or less, at Mouza Raigachi, contained in R.S./L.R. Dag No. 918/1534, R.S. Khatian No. 42, comprised in L.R. Khatian No. 318, 1072, 1719 & 1720, more fully and particularly described in the **SCHEDULE** hereunder written at a total consideration of Rs.24,20,000/- [Rupees Twenty Four Lac And Twenty Thousand] only and the Purchasers herein, is agreed to purchase the Said Property at the aforesaid consideration on the basis of the declaration and representation made by the Vendor prior to execute and register the aforesaid deed.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of the sum of Rs.24,20,000/- [Rupees Twenty Four Lac And Twenty Thousand] only, duly paid by the Purchasers to the Vendor only at or before the execution of this instruments (the receipt whereof the Vendor doth hereby as well as by the receipt and memo hereunder written admit and acknowledge and of and from the payment of the same or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendor doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece and parcel of Sali land measuring 8 [Eight] Decimal (Satak), more or less, at Mouza Raigachi, contained in R.S./L.R. Dag No. 918/1534, under R.S. Khatian No. 42, comprised in L.R. Khatian No. 318, 1072, 1719 and 1720, J.L. No. 12, R.S. No. 194, Touzi No. 160 under P.S. Rajarhat, District 24-Parganas

[North], within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayat, more fully and particularly described in the schedule hereunder written and delineated on the map or plan annexed hereto and bordered **RED** thereon and which is hereinbefore as well as hereinafter referred to as "the **Said Property**" **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendor unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendor or any other person or persons from the Vendor and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, lispends, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. **THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS:**

- 1) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendor or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendor is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate or inheritance without any manner or condition, use, trust or other thing whatsoever to

alter or make void the same; and

- II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- III) **THAT** the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the vendors or any person or persons whatsoever; and
- IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispendences and attachments whatsoever; and
- V) **THAT** further the Vendor and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendor and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- VI) **THAT** the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in

Rights, as well as in the records of local authority;

- XIV) **THAT** simultaneously with the execution of this deed, the Vendor has handed over all original documents of title relating to the Said Property, unto the Purchasers.

THE SCHEDULE

(the Said Property)

ALL THAT piece and parcel of Sali land measuring 8 [Eight] Decimal (Satak), more or less, at Mouza Raigachi, contained in R.S./L.R. Dag No. 918/1534, under R.S. Khatian No. 42, comprised in L.R. Khatian No. 318, 1072, 1719 and 1720, J.L. No. 12, R.S. No. 194, Touzi No. 160 under P.S. Rajarhat, District 24-Parganas [North], within the local limits of Rajarhat Bishnupur 1 No. Gram Panchayat, under A.D.S.R.O. Bidhannagar, Salt Lake City, **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto, more fully shown and butted and bounded in the plan, attached herewith with **RED** colour border, which shall be treated as part of this indenture.

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

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata
in the presence of :

Mr. Lakshman

Amit k. Dm
Bunt Cent

RECEIVED from the within named Purchasers
the within mentioned sum towards full and
final Payment of the Total Consideration of
the Said Property.....

Rs. 24,20,000/-

(Rupees Twenty Four Lac And Twenty Thousand only)

MEMO OF CONSIDERATION

Date	Amount (Rs.)	Banker's cheque No.	Bank/Branch	Issued In favour of
23.07.2008	24,20,000/-	023128	AXIS Bank Ltd. Lake Town, Kolkata	Md. Safiar Rahaman
Total:	24,20,000/-	Rupees Twenty Four Lac And Twenty Thousand only		

Witnesses:



Md. Safiar Rahaman
.....

Signature of the Vendor

*Amit W Dm
Barasat. Cerl-
Dist. Nandya 24/08*

Drafted & Prepared by :

SANJIB KUMAR SARKAR

Advocate, Barasat.

Sanjib Kumar Sarkar
Adv.

SITE PLAN OF LAND C.S. DAG NO.- 915,
CORRESPONDING TO R.S./ L.R. DAG NO.-
918/1534, J.L. NO.- 12, R.S. NO.- 194,
C.S. KH. NO.- 35, CORRESPONDING TO R.S.
KH. NO. 42 ~~42~~, COMPRISED IN L.R. KH.
NO. - 318, 1072, 467, 1719 & 1720 MOUZA-
RAIGACHI, P.S. RAJARHAT, DIST. 24
PGS.(N.).

AREA OF LAND DEMARCATED BY RED
OUTLINE= 8 DECIMAL

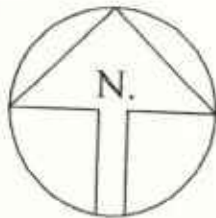
NAME OF VENDOR:- MD. SAFIAR RAHAMAN









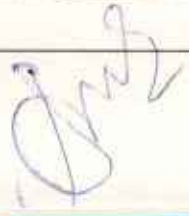











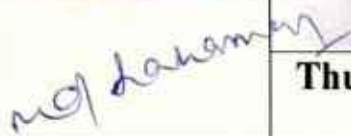






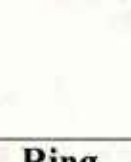








md safiar rahaman
SIGN. OF VENDOR.

R.S. DAG NO.- 928

SITE PLAN
NOT TO SCALE



FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 06218 of 2010
(Serial No. 08487 of 2008)

On 23/07/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 26609/- ,H = 28/- ,M(b) = 4/- on 23/07/2008

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 207270, Draft Date 23/07/2008, Bank Name STATE BANK OF INDIA, Colony More Barasat, received on 23/07/2008
2. Rs. 49000/- is paid, by the draft number 207269, Draft Date 23/07/2008, Bank Name STATE BANK OF INDIA, Colony More Barasat, received on 23/07/2008
3. Rs. 18020/- is paid, by the draft number 207268, Draft Date 23/07/2008, Bank Name STATE BANK OF INDIA, Colony More Barasat, received on 23/07/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 11.00 hrs on :23/07/2008, at the Office of the D.S.R.-II NORTH 24-PARGANAS by Md. Safuar Rahaman ,Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 23/07/2008 by

1. Md. Safuar Rahaman, son of Litfar Rahaman , Raigachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat , By Caste Muslim, By Profession : Business
Identified By Amit Kr Das, son of D Das, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Barasat , By Caste: Hindu, By Profession: Law Clerk.

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 08/09/2008

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2420000/-

Certified that the required stamp duty of this document is Rs.- 121000 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 16/06/2010

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)


(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

16/06/2010 05:56:00 P

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 06218 of 2010

(Serial No. 08487 of 2008)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II



Digitally signed by Dinabandhu Roy
DN: cn=Dinabandhu Roy, o=District Sub-Registrar-II, North 24 Parganas

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 1680 to 1699
being No 06218 for the year 2010.



DR

(Dinabandhu Roy) 22-June-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal