

requisitions and trusts of whatsoever nature at and for the consideration of Rs. 1,05,87,500/- (Rupees One Crore Five Lacs Eighty Seven Thousand and Five Hundred only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 1,05,87,500/- (Rupees One Crore Five Lacs Eighty Seven Thousand and Five Hundred only) of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchasers and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchasers **ALL THAT** the piece and parcel of land containing an area of **35 Sataks** be the same a little more or less out of the said first and second plots of land situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur in the District South 24-Parganas comprised in :-

Touji Nos.	R.S.Dag Nos.	R.S. Khatian Nos.	L.R.Dag Nos.	L.R. Khatian Nos.	Area (In Sataks)
256	463	1412	487	181 & 225	16
260	464	637	488	225	6
-do-	466	637	490	181 & 225	4
256 & 259	472	636 & 1412	496	-do-	3
256	479	1412	503	-do-	6
				TOTAL :	35 Sataks

more fully and particularly described in the **First Schedule** hereunder written and shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter collectively referred to as **the said land**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appurtenant thereto or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom they may procure the same without any actor or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchasers absolutely and forever and the Vendors do and each of them

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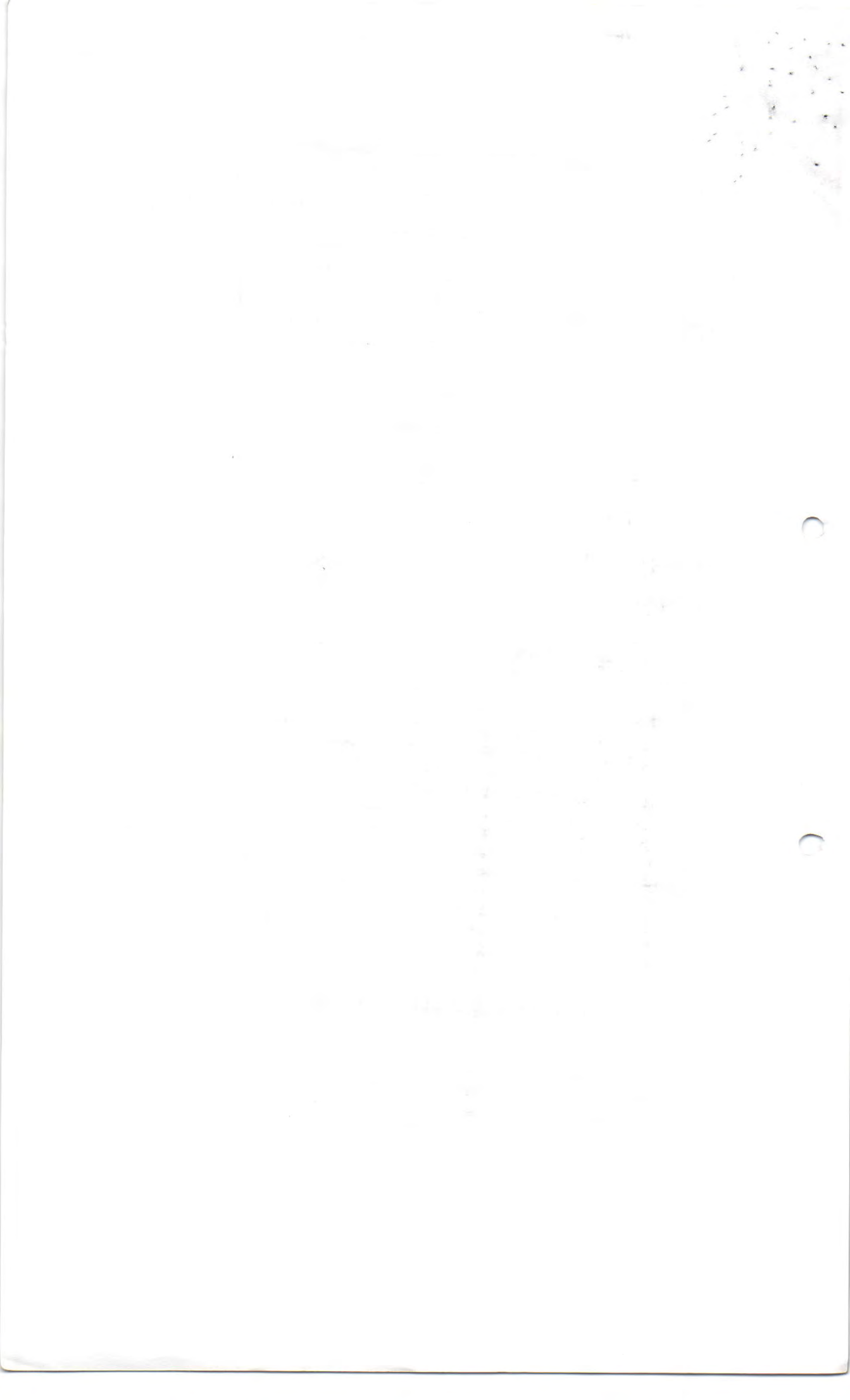
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doth hereby covenant with the Purchasers **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their predecessors-in-title done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid **AND** the Purchasers 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 Vendors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person 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 the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and 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 Purchasers in manner aforesaid as shall or may be reasonably required **AND** the Vendors do and each of them doth hereby covenant with the Purchasers that the Vendors shall and will at all times hereafter at the request and costs of the Purchasers produce or cause to be produced to the Purchasers or their agents the documents of title in respect of the said land more fully and particularly mentioned in the **Second Schedule** hereunder written and shall likewise give inspection of the same to the Purchasers or their nominee or nominees or anybody claiming through or under them **AND** the Vendors further declare that they shall in the meantime keep the said title deeds and documents safe harmless and unobliterated.

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece and parcel of land containing an area of 35 **Sataks** be the same a little more or less out of the said first and second plots of land situate lying at Mouja Kumrakhali J.L. No.48 Revenue Survey No.131 Police Station Sonarpur in the District South 24-Parganas comprised in :-



Touji Nos.	R.S. Dag Nos.	R.S. Khatian Nos.	L.R. Dag Nos.	L.R. Khatian Nos.	Classification	Area (In Sataks)
256	463	1412	487	181 & 225	Danga	16 ✓
260	464	637	488	225	Bagan	6 ✓
-do-	466	637	490	181 & 225	Danga	4 ✓
256 & 259	472	636 & 1412	496	-do-	-do-	3 ✓
256	479	1412	503	-do-	-do-	6 ✓
				TOTAL :		35 Sataks

and butted and bounded in the manner following :-

- ON THE NORTH** : By R.S. Dag Nos. 470 & 471;
- ON THE EAST** : By 20' Municipal Road;
- ON THE SOUTH** : By R.S. Dag No. 460 and
- ON THE WEST** : By R.S. Dag Nos. 480 & 458.

THE SECOND SCHEDULE ABOVE REFERRED TO :

A] Final Decree passed by the Court of Learned 2nd Sub-Ordinate Judge 24 Parganas at Alipore on the 22nd day of August 1939 in T.S. No.45 of 1939 (Faziran Bibi & Ors. -vs- Gandha Sardar & Ors.).

B] Bontanama (Deed of Partition) dated the 20th day of November, 1945 made between the said Gandha Sardar therein referred to as the party to the One Part and the said Abdul Motaleb Sardar therein referred to as the party to the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Being No.5226 for the year 1945.

C] Bengali Kobala (Deed of Sale) dated the 26th day of July 1948 made between the said Khotejan Bibi therein referred to as the Vendor of the One Part and one Abul Basar Sardar then being minor represented by his natural guardian father Golap Rabbani Sardar therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar Baruipur in Book No.I Volume No.45 Pages 227 to 238 Being No.4035.

D] Bondobstopatra/Paribarik Babostapatra (Deed of Settlement/ Family Settlement) dated the 3rd day of November, 1983 made between the said Golap Rabbani Sardar therein referred to as the Settlor of the One Part and the said Abul Basar Sardar and Abul Kalam Sardar, therein jointly referred to as the Settles of the Other Part and registered with the Sub-Registry Office of Sonarpur in Book No.I Volume No.117 Pages 310 to 324 Being No.5599 for the year 1986.



IN WITNESS WHEREOF the vendors have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED and DELIVERED
by the **VENDORS** at Kolkata
in the presence of :

Susil. Sen.
6. alil Pan. abhi. 8.
Kolkata - 700001

Arjun Prakashan Sarda
A-0-Nandapuri -
N. K. S. Sarda
Kolkata - 700001

Abul Basar Sarda
Abul Basar Sarda
Abul Basar Sarda
Abul Basar Sarda

Drafted by :

S. Anubandya

Suprabhat Bandyopadhyay
Advocate.

C/o. Victor Moses & Co.,
Solicitors & Advocates,
6, Old Post Office Street,
Kolkata-700 001.

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RECEIVED of and from the within-named Purchasers the within-mentioned sum of Rs. 1,05,87,500/- (Rupees One Crore Five Lacs Eighty Seven Thousand and Five Hundred only) being the full consideration money as per Memo below:-

MEMO OF CONSIDERATION

<u>DATE</u>	<u>CHEQUE NO.</u>	<u>BANK/BRANCH</u>	<u>AMOUNT</u>
10.04.10	029152	Punjab & Sind Bank, 59B, Chowringhee Road, Kolkata-700 020.	14,88,867.00
10.04.10	029153	- do -	11,58,007.00
12.04.10	359993	Indian Bank, Sarat Bose Road Branch, Kolkata.	11,58,007.00
12.04.10	359996	- do -	14,88,867.00
12.04.10	359992	- do -	11,58,008.00
12.04.10	359995	- do -	14,88,868.00
12.04.10	359991	- do -	11,58,008.00
12.04.10	359994	- do -	14,88,868.00
		TOTAL: RS.	1,05,87,500.00 =====

(Rupees One Crore Five Lacs Eighty Seven Thousand and Five Hundred only).

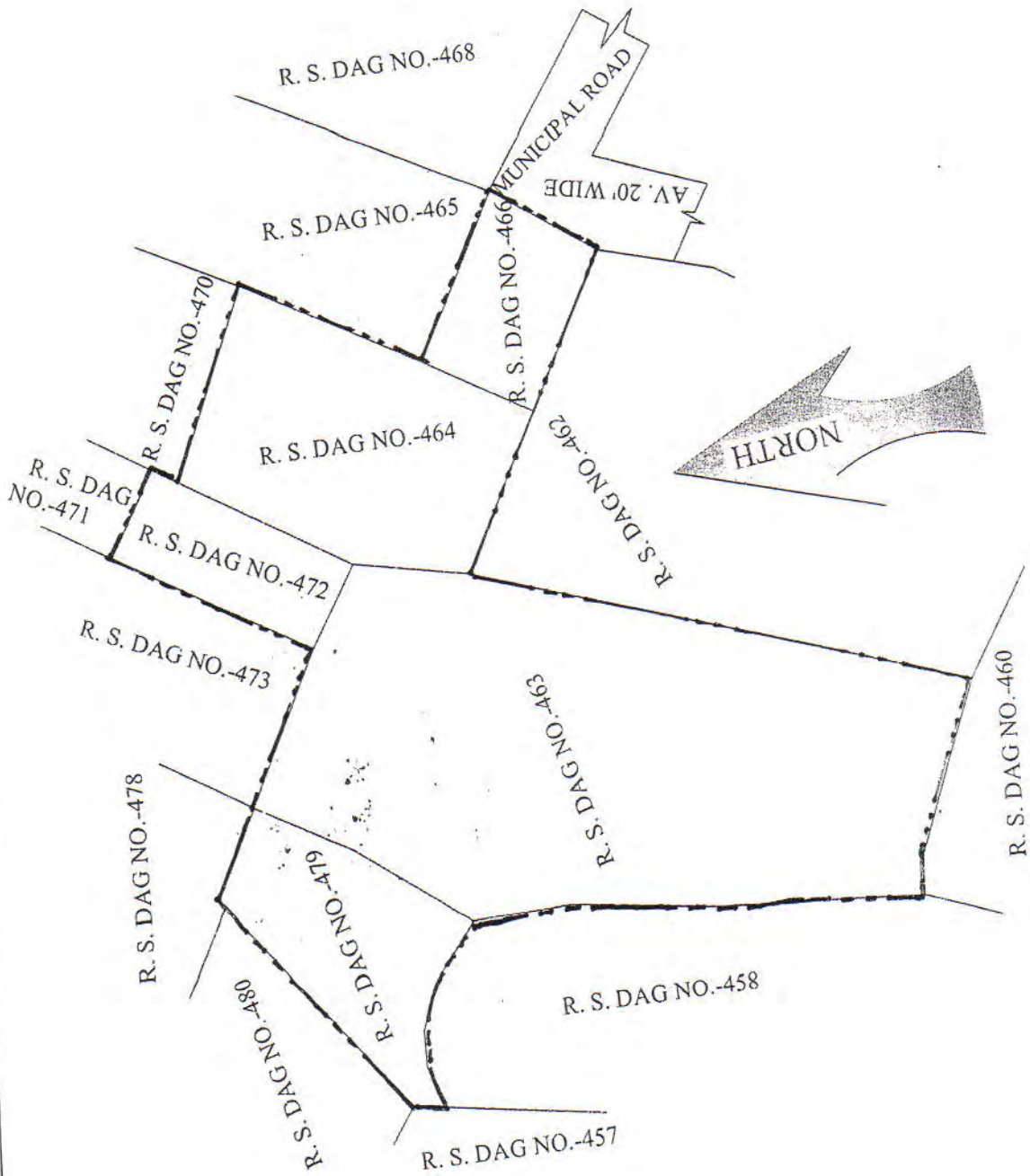
WITNESSES :

Susil. Ray
Amir Barham Bader.

Abul Bazzar Sardar
Alio Abdul Bazzar Sardar
Abul Kalim Sarder
Alio. Abdul Kalim Sarder

SITE PLAN OF R. S. DAG NO.- 463, 464, 466, 472 & 479 AT MOUZA- KUMRAKHALI, J. L. NO.-48,
 UNDER L. R. KHATIAN NO.- 181,206 & 225 . P. S. SONARPUR, WARD NO.-27,
 RAJPUR SONARPUR MUNICIPALITY
 AREA 35 SATAKS AS SHOWN WITH RED BORDER

NOT TO SCALE -
 ALL DIMENSION ARE FEET AND IN INCHES



Abul Boraz Sardar
Alio Abdul Boraz Sardar

Abul Kalim Sardar
Alio Abdul Kalim Sardar

SIGNATURE OF THE VENDORS

SIGNATURE OF THE PURCHASERS

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SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				












Name... Kanak Lata Dugar

Signature... Kanak Lata Dugar

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name... Gaurav Dugar

Signature... Gaurav Dugar

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name... Pratiti Chopra

Signature... Pratiti Chopra

100

100












100

100

100

100

SPECIMEN FORM FOR TEN FINGER PRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name.....

Signature... *Anita Agawal*

PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name.....























Signature.....

PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name.....

Signature.....

SPECIMEN FORM FOR TEN FINGERPRINTS

1.						
		Little	Ring	Middle (left)	Fore Hand)	Thumb
	<i>Abdul Kalam Sarda</i> <i>Ali: Abdul Kalam Sarda</i>					
		Thumb	Fore	Middle (right)	Ring Hand)	Little
						
		Little	Ring	Middle (left)	Fore Hand)	Thumb
	<i>Abdul Basir Sarda</i> <i>Ali: Abdul Basir Sarda</i>					
		Thumb	Fore	Middle (right)	Ring Hand)	Little
3.						
		Little	Ring	Middle (left)	Fore Hand)	Thumb
		Thumb	Fore	Middle (right)	Ring Hand)	Little
4.						
		Little	Ring	Middle (left)	Fore Hand)	Thumb
		Thumb	Fore	Middle (right)	Ring Hand)	Little

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 4960 to 4980
being No 03774 for the year 2010.



(Dulal Chandra Saha) 17-May-2010
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

