

05203/2014

RG/238

\* 554914

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ, पश्चिम बंगाल WEST BENGAL

B 204414

B 204414



Mr. 1292845f

Handwritten notes: 11728/14, 29.4.14, West Bengal Registration Office, Kolkata

Certified that the Document is admitted to Registration. The Signatures and the endorsement sheets which are the document are the part of this Document.

Additional Registrar  
Kolkata  
6/5/14

Handwritten notes: No-1482/14, 250, 100, 350f

CONVEYANCE

- 1. Date: 29<sup>th</sup> April 2014
- 2. Place: Kolkata
- 3. Parties

A. Rahaman মোহাম্মদ  
সহকারী  
S. Rahaman বাজিয়া  
অফিস সহকারী

Handwritten signature

9/04

A. Rahaman মোহাম্মদ  
সহকারী  
S. Rahaman বাজিয়া  
অফিস সহকারী



21 APR 2014

SL. NO. 3052 DATE.....  
NAME.....  
ADD.....  
AMT..... 5000 (Five Thousand only)

Saha. & Ray Advocates.  
7c. K. S. Ray Rd.  
KOL-1



সোহাগ কুমার গুপ্ত,  
(Anil Kumar Ghosh)



e-3035

Mangalnayak Business Pvt. Ltd.

মৌসুমি গুপ্ত,  
(Anil Kumar Ghosh)  
Authorized Signatory



e-3028

*Mousumi Ghosh*  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

আব্দুল রহমান খান



e-3029

Abdul Rahman



e-3030

সাজিদুর রহমান



e-3031

Sajidur Rahman



e-3032

সাজিদুর রহমান

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
21 APR 2014





**Government Of West Bengal**  
**Office Of the A.R.A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 05549 of 2014**  
**(Serial No. 05203 of 2014 and Query No. 1902L000011778 of 2014)**

**On 29/04/2014**

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

Presented for registration at 15.32 hrs on :29/04/2014, at the Private residence by Sushil Kumar Agarwala ,Claimant.

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

Execution is admitted on 29/04/2014 by

1. Momena Khatun Alias Momenakhatun, wife of Late Md Ismail , Raigachi Ghat ( Munshi Para), Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Abdur Rahaman, son of Late Md Ismail , Raigachi, Rajarhat Gopalpur, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
3. Sajidur Rahaman, son of Late Md Ismail , Raigachi, Menshepara, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
4. Ruksana Khatun, wife of Late Abdul Halim , Raigachi, Munshi Para, Kol, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
5. Raziya Mondal Alias Rajia Khatun, wife of Rahim Mondal , Dakshin Panchghara, Musalman Para, Thana:-Baruipur, P.O. :-Subhasgram, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700147, By Caste Muslim, By Profession : Others
6. Taminara Bibi Alias Taminarabibi, wife of Sahidul Islam , Lauhati, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
7. Ranu Khatun Alias Ranu Bibi, wife of Md Rafic , Deyara Paschim Para, Thana:-Rajarhat, P.O. :-Deyara, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
8. Sushil Kumar Agarwala  
Authorised Signatory, Mangalnayak Business Pvt Ltd, 27, Biplabi Trailokya Maharaj Sarani, Kol, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, Pin :-700001,  
By Profession : Others

Identified By Asif Iqbal Mondal, son of Rahim Mondal, Subhasgram, Kol, Thana:-Baruipur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700147, By Caste Others, By Profession: Others.

**On 30/04/2014**



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II







**Government Of West Bengal**  
**Office Of the A.R.A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 05549 of 2014**  
**(Serial No. 05203 of 2014 and Query No. 1902L000011778 of 2014)**

**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.-12,92,845/-

Certified that the required stamp duty of this document is Rs.- 64662 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

**On 06/05/2014**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 14310/- is paid , by the draft number 297081, Draft Date 02/05/2014, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 06/05/2014

( Under Article : A(1) = 14212/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 06/05/2014 )

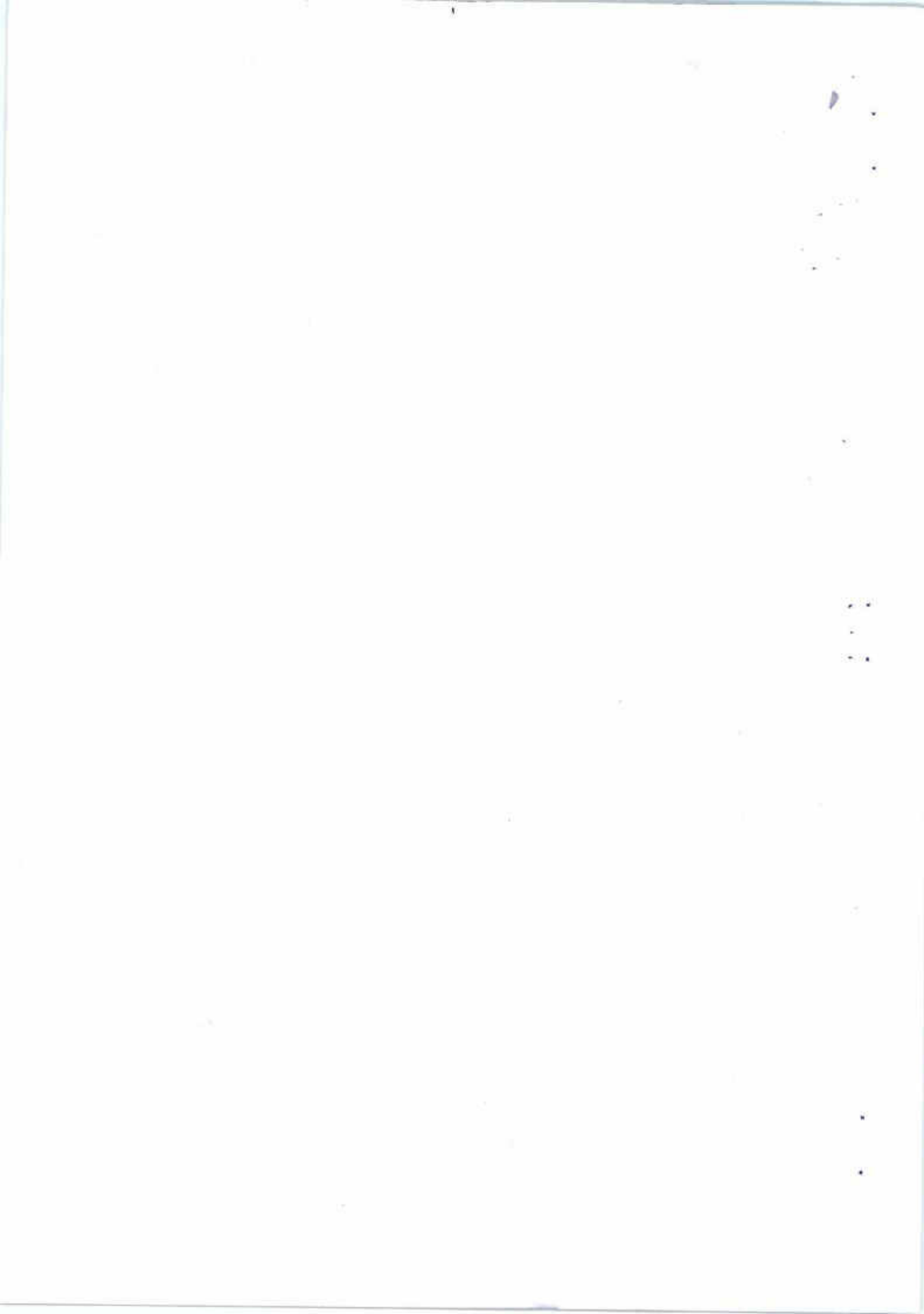
**Deficit stamp duty**

Deficit stamp duty Rs. 59662/- is paid , by the draft number 297080, Draft Date 02/05/2014, Bank : State Bank of India, DALHOUSIE SQUARE, received on 06/05/2014

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandraSaha )  
ADDL. REGISTRAR OF ASSURANCES-II



- 3.1 **Momena Khatun alias Momenakhatun**, wife of Late Md. Ismail *alias* Ismail, residing at Raigachi Ghat (Munshi Para), Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas
- 3.2 **Abdur Rahaman**, son of Late Md. Ismail *alias* Ismail, residing at Village Raigachi, Rajarhat Gopalpur, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN AOLPR1780H**)
- 3.3 **Sajidur Rahaman**, son of Late Md. Ismail *alias* Ismail, residing at Village Raigachi Menshepara, Post Office Rajarhat, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN ASZPR8129E**)
- 3.4 **Ruksana Khatun**, wife of Late Abdul Halim and daughter of Late Md. Ismail *alias* Ismail, residing at Village Raigachi Munshi Para, Post Office Rajarhat, Kolkata-700135, Police Station Rajarhat, District North 24 Parganas (**PAN BSYPK0369R**)
- 3.5 **Rajia Khatun alias Mondal Raziya**, wife of Rahim Mondal *alias* Rahim and daughter of Late Md. Ismail *alias* Ismail, residing at Dakshin Panchghara, Musalman Para, Post Office Subhasgram, PIN- 700147, Police Station Baruipur, District South 24 Parganas
- 3.6 **Taminara Bibi alias Taminarabibi**, wife of Sahidul Islam *alias* Sahidul and daughter of Late Md. Ismail *alias* Ismail, residing at Village Lauhati, Post Office Lauhati, PIN-700135, Police Station Rajarhat, District North 24 Parganas
- 3.7 **Ranu Khatun alias Ranu Bibi**, wife of Md. Rafic *alias* Rafik and daughter of Late Md. Ismail *alias* Ismail, residing at Village Deyara Paschim Para, Post Office Deyara, PIN-700135, Police Station Rajarhat, District North 24 Parganas (**PAN BMCPB6886Q**)

(collectively **Vendors**, includes successors-in-interest)

**And**

- 3.8 **Mangalnayak Business Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 27, Biplabi Trailakya Maharaj Sarani, Kolkata-700001, Police Station Hare Street (**PAN AAJCM0204E**), represented by its authorized signatory **Sushil Kumar Agarwala**, son of Late Gajanand Agarwala, of 3<sup>rd</sup> Floor, 1/133, Azadgarh, Kolkata-700040, Police Station Jadavpur

(**Purchaser**, includes successors-in-interest).

Vendors and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** (1) Land classified as *uli* (agricultural) measuring 0.5670 (zero point five six seven zero) decimal equivalent to 5 (five) *chittack* and 21.96 (twenty one point nine six) square feet, more or less [out of 45 (forty five) decimal equivalent to 1 (one)

বাজিয়া

A. Rahaman

S. Rahaman

আব্দুল হামিদ

স্বাক্ষরিত

A. Saha



c 3033

আসিফ জবাল মন্ডল

c - 3034

স্বাক্ষরিত

Asif Jabal Mondal,  
s/o Rahim Mondal  
Vill - Subhasgram  
P.S - Baraipara  
KOL - 700147  
Business



REGISTRAR  
OF ASSAM  
23 APR 2018



bigha 7 (seven) cottah 3 (three) chittaek and 26.93 (twenty six point nine three) square feet, more or less], being a portion of R.S./L.R. Dag No.603, recorded in L.R. Khatian No. 303, Mouza Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 Gram Panchayet (RBGP), Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Part I** of the **1<sup>st</sup> Schedule** below and the said Dag No.603 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon (**First Land**) **And (2)** land classified as *sah* (agricultural) measuring 0.0938 (zero point zero nine three eight) decimal equivalent to 40.82 (forty point eight two) square feet, more or less [out of 4 (four) decimal equivalent to 2 (two) cottah 6 (six) chittaek and 32.40 (thirty two point four zero) square feet, more or less], being a portion of R.S./L.R. Dag No.606, recorded in L.R. Khatian No. 303, Mouza Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Part II** of the **1<sup>st</sup> Schedule** below and the said Dag No.606 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon (**Second Land**) **And (3)** land classified as *sali* (agricultural) measuring 0.2552 (zero point two five five two) decimal equivalent to 2 (two) chittaek and 21.17 (twenty one point one seven) square feet, more or less [out of 2 (two) decimal equivalent to 1 (one) cottah 3 (three) chittaek and 16.20 (sixteen point two zero) square feet, more or less], being a portion of R.S./L.R. Dag No.610, recorded in L.R. Khatian No. 303, Mouza Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Part III** of the **1<sup>st</sup> Schedule** below and the said Dag No.610 is delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon (**Third Land**) **And (4)** land classified as *sali* (agricultural) measuring 0.3826 (zero point three eight two eight) decimal equivalent to 3 (three) chittaek and 31.75 (thirty one point seven five) square feet, more or less [out of 3 (three) decimal equivalent to 1 (one) cottah 13 (thirteen) chittaek and 1.80 (one point eight zero) square feet, more or less], being a portion of R.S./L.R. Dag No.612, recorded in L.R. Khatian No. 303, Mouza Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Part IV** of the **1<sup>st</sup> Schedule** below and the said Dag No.612 is delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon (**Fourth Land**) **And (5)** land classified as *sali* (agricultural) measuring 1.1484 (one point one four eight four) decimal equivalent to 11 (eleven) chittaek and 5.26 (five point two six) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) cottah 7 (seven) chittaek and 5.40 (five point four zero) square feet, more or less], being a portion of R.S./L.R. Dag No.628, recorded in L.R. Khatian No. 303, Mouza Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Part V** of the **1<sup>st</sup> Schedule** below and the said Dag No.628 is delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon (**Fifth Land**), the First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land are more fully and collectively described in the **2<sup>nd</sup> Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.

## 5. Background, Representations, Warranties and Covenants

- 5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendors represent and warrant to and covenant with the Purchaser regarding title as follows:

২৯ ২০২০  
A. Rahman  
S. Rahman বাজি ২৭

১৯/১১/২০

১৯/১১/২০  
১৯/১১/২০  
১৯/১১/২০

১৯/১১/২০



ADDITIONAL REGISTRAR  
OFFICE OF REGISTRATION  
K. D. ROAD, CALCUTTA



- 5.1.1 **Ownership of Mother Property:** Md. Ismail *alias* Ismail was the sole owner of *inter alia* (1) land classified as *sali* (agricultural) measuring 1.1340 (one point one three four zero) decimal equivalent to 10 (ten) *chittack* and 43.99 (forty three point nine nine) square feet, more or less, being a portion of R.S./L.R. *Dag* No.603, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Ismail's First Land**) **And** (2) land classified as *sali* (agricultural) measuring 0.1876 (zero point one eight seven six) decimal equivalent to 1 (one) *chittack* 36.72 (thirty six point seven two) square feet, more or less, being a portion of R.S./L.R. *Dag* No.606, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Ismail's Second Land**) **And** (3) land classified as *sali* (agricultural) measuring 0.5104 (zero point five one zero four) decimal equivalent to 4 (four) *chittack* and 42.34 (forty two point three four) square feet, more or less, being a portion of R.S./L.R. *Dag* No.610, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Ismail's Third Land**) **And** (4) land classified as *sali* (agricultural) measuring 0.7656 (zero point seven six five six) decimal equivalent to 7 (seven) *chittack* and 18.50 (eighteen point five zero) square feet, more or less, being a portion of R.S./L.R. *Dag* No.612, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Ismail's Fourth Land**) **And** (5) land classified as *sali* (agricultural) measuring 2.2968 (two point two nine six eight) decimal equivalent to 1 (one) *cottah* 6 (six) *chittack* and 10.51 (ten point five one) square feet, more or less, being a portion of R.S./L.R. *Dag* No.628, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas (**Ismail's Fifth Land**), the Ismail's First Land, the Ismail's Second Land, the Ismail's Third Land, the Ismail's Fourth Land and the Ismail's Fifth Land are collectively **Mother Property**.
- 5.1.2 **Mutation:** Md. Ismail *alias* Ismail got his name mutated in the records of the Block Land and Land Reforms Office at Rajarhat, in L.R. *Khatian* No.303, in respect of *inter alia* the entirety of the Mother Property.
- 5.1.3 **Demise of Md. Ismail alias Ismail:** Md. Ismail *alias* Ismail, a Muslim governed by the *Sunni* School of Mohammedan Law, died *intestate*, leaving behind him surviving his only wife, Momena Khatun *alias* Momenakhatun (the Vendor No. 3.1 herein) and his 2 (two) sons, namely, (1) Abdur Rahaman (the Vendor No. 3.2 herein) and (2) Sajidur Rahaman (the Vendor No. 3.3 herein) and his 4 (four) daughters, namely, (1) Ruksana Khatun (the Vendor No. 3.4 herein) (2) Rajia Khatun *alias* Mondal Raziya (the Vendor No. 3.5 herein) (3) Taminara Bibi *alias* Taminarabibi (the Vendor No. 3.6 herein) and (4) Ranu Khatun *alias* Ranu Bibi (the Vendor No. 3.7 herein), as his sole legal heiresses and heirs, who jointly inherited the right, title and interest of Late Md. Ismail *alias* Ismail in the Mother Property, each having diverse shares and/or interest therein.
- 5.1.4 **Absolute Ownership of Vendors:** In the abovementioned circumstances, the Vendors have become the joint and absolute owners of the Mother Property. The Said Property (defined in Clause 4.1 above) is a portion of the Mother Property and the Said Property is the subject matter of this Conveyance.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent and warrant to and covenant with the Purchaser regarding encumbrances as follows:

A. Rahaman  
 সাজিদুর  
 S. Rahaman

মোমেনা  
 মনিম  
 ৪

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 ১১  
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ADDITIONAL REGISTRAR  
REGISTRAR OF COMPANIES  
28 APR 2019



- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

- 6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *hues*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

A. Rahman  
 ২১ ২ ২০১৭  
 S. Rahman

৫  
 কাজিরা

স্বাক্ষরিত

ABR  
 কাজিরা  
 স্বাক্ষর  
 Saha



ADDITIONAL REGISTRAR  
GENERAL OF INDIA  
20 APR 1958



- 6.2 **Surrender of Rights by Ms. Vinita Jain:** Ms. Vinita Jain of 99A, Park Street, Kolkata-700016 has agreement and possessory right over the Said Property and the Purchaser agrees to settle all rights/claims of Ms. Vinita Jain at own cost and responsibility and confirms and assures that the Vendor shall have no responsibility or obligation in this regard.

## 7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **2<sup>nd</sup> Schedule** below, being **(1)** the First Land, i.e. land classified as *sali* (agricultural) measuring 0.5670 (zero point five six seven zero) decimal equivalent to 5 (five) *chittack* and 21.96 (twenty one point nine six) square feet, more or less [out of 45 (forty five) decimal equivalent to 1 (one) *bigha* 7 (seven) *cottah* 3 (three) *chittack* and 26.93 (twenty six point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.603, recorded in L.R. *Khatian* No. 303, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Part I** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.603 is delineated on **Plan A** annexed hereto and bordered in colour **Red** thereon **And (2)** the Second Land, i.e. land classified as *sali* (agricultural) measuring 0.0938 (zero point zero nine three eight) decimal equivalent to 40.82 (forty point eight two) square feet, more or less [out of 4 (four) decimal equivalent to 2 (two) *cottah* 6 (six) *chittack* and 32.40 (thirty two point four zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.606, recorded in L.R. *Khatian* No. 303, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Part II** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.606 is delineated on **Plan B** annexed hereto and bordered in colour **Red** thereon **And (3)** the Third Land, i.e. land classified as *sali* (agricultural) measuring 0.2552 (zero point two five five two) decimal equivalent to 2 (two) *chittack* and 21.17 (twenty one point one seven) square feet, more or less [out of 2 (two) decimal equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.20 (sixteen point two zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.610, recorded in L.R. *Khatian* No. 303, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Part III** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.610 is delineated on **Plan C** annexed hereto and bordered in colour **Red** thereon **And (4)** the Fourth Land, i.e. land classified as *sali* (agricultural) measuring 0.3828 (zero point three eight two eight) decimal equivalent to 3 (three) *chittack* and 31.75 (thirty one point seven five) square feet, more or less [out of 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.80 (one point eight zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.612, recorded in L.R. *Khatian* No. 303, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Part IV** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.612 is delineated on **Plan D** annexed hereto and bordered in colour **Red** thereon **And (5)** the Fifth Land, i.e. land classified as *sali* (agricultural) measuring 1.1484 (one point one four eight four) decimal equivalent to 11 (eleven) *chittack* and 5.26 (five point two six) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.40 (five point four zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.628, recorded in L.R. *Khatian* No. 303, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of

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ADDITIONAL REGISTRAR  
OF COMPANIES, CALCUTTA  
23 APR 1954



RBGP, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in the **Part V** of the **1<sup>st</sup> Schedule** below and the said *Dag* No.628 is delineated on **Plan E** annexed hereto and bordered in colour **Red** thereon **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,75,000/- (Rupees six lac and seventy five thousand) paid by the Purchaser to the Vendors, receipt of which the Vendors hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

### 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendors:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenants that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Vendors provided such claims or demands do not pertain to the period on and from the date of this Conveyance.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

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ADDITIONAL REGISTRAR  
OFFICE OF THE PUBLIC REGISTRAR, CALCUTTA  
29 APR 1948



- 8.3 **Delivery of Possession:** The Vendors have handed over *khas*, vacant, peaceful and physical possession of the Said Property to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors and it is further expressly and specifically covenanted, confirmed and declared by the Vendors that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendors, the Vendors shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the *Dag* (from which the Said Property has been carved out) is land-locked and do not have any public or private means of access and the Vendors hereby expressly waive, surrender and give up each and every one of the aforesaid rights.
- 8.6 **No Objection to Mutation:** The Vendors covenant, confirm and declare that (1) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendors hereby expressly (a) consent to the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (2) the Vendors are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendors hereby expressly (a) consent to the same, notwithstanding the nature of use and classification of the balance portion of the *Dag* (from which the Said Property has been carved out) being and remaining the same and (b) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Title Documents:** Simultaneously herewith, the Vendors have handed over all original title papers and documents in respect of the Said Property to the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every

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ADDITIONAL REGISTRAR  
OF AS 'MERCANTILE' COMPANIES  
29 APR 2018



request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**1<sup>st</sup> Schedule**  
**Part I**  
**(First Land)**

Land classified as *sahi* (agricultural) measuring 0.5670 (zero point five six seven zero) decimal equivalent to 5 (five) *chittack* and 21.96 (twenty one point nine six) square feet, more or less [out of 45 (forty five) decimal equivalent to 1 (one) *bigha* 7 (seven) *cottah* 3 (three) *chittack* and 26.93 (twenty six point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.603, recorded in L.R. *Khatian* No. 303, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and the said *Dag* No.603 is delineated and demarcated on **Plan A** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By land belonging to R.S./L.R. *Dag* Nos. 604, 605, 606 and P.W.D. Road  
**On the East** : By land belonging to R.S./L.R. *Dag* Nos. 558, 559, 560 and 561  
**On the South** : By land belonging to R.S./L.R. *Dag* No. 602  
**On the West** : By land belonging to R.S./L.R. *Dag* Nos. 607 and 608

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the First Land and appurtenances and inheritances for access and user thereof.

**Part II**  
**(Second Land)**

Land classified as *sahi* (agricultural) measuring 0.0938 (zero point zero nine three eight) decimal equivalent to 40.82 (forty point eight two) square feet, more or less [out of 4 (four) decimal equivalent to 2 (two) *cottah* 6 (six) *chittack* and 32.40 (thirty two point four zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.606, recorded in L.R. *Khatian* No.303, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat, District North 24 Parganas and the said *Dag* No.606 is delineated and demarcated on **Plan B** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By P.W.D. Road  
**On the East** : By land belonging to R.S./L.R. *Dag* No. 605  
**On the South** : By land belonging to R.S./L.R. *Dag* No. 603  
**On the West** : By land belonging to R.S./L.R. *Dag* No. 607

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Second Land and appurtenances and inheritances for access and user thereof.

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ADVISORY BOARD  
OF THE ARMY  
29 APR 1972

**Part III  
(Third Land)**

Land classified as *sali* (agricultural) measuring 0.2552 (zero point two five five two) decimal equivalent to 2 (two) *chittack* and 21.17 (twenty one point one seven) square feet, more or less [out of 2 (two) decimal equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.20 (sixteen point two zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.610, recorded in L.R. *Khatian* No.303, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat, District North 24 Parganas and the said *Dag* No.610 is delineated and demarcated on **Plan C** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By land belonging to R.S./L.R. *Dag* No. 609  
**On the East** : By land belonging to R.S./L.R. *Dag* No. 596  
**On the South** : By land belonging to R.S./L.R. *Dag* No. 596  
**On the West** : By land belonging to R.S./L.R. *Dag* No. 611

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Third Land and appurtenances and inheritances for access and user thereof.

**Part IV  
(Fourth Land)**

Land classified as *sali* (agricultural) measuring 0.3828 (zero point three eight two eight) decimal equivalent to 3 (three) *chittack* and 31.75 (thirty one point seven five) square feet, more or less [out of 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.80 (one point eight zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.612, recorded in L.R. *Khatian* No.303, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat, District North 24 Parganas and the said *Dag* No.612 is delineated and demarcated on **Plan D** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

- On the North** : By land belonging to R.S./L.R. *Dag* No. 611  
**On the East** : By land belonging to R.S./L.R. *Dag* No. 596  
**On the South** : By land belonging to R.S./L.R. *Dag* No. 595  
**On the West** : By land belonging to R.S./L.R. *Dag* No. 613

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Fourth Land and appurtenances and inheritances for access and user thereof.

**Part V  
(Fifth Land)**

Land classified as *sali* (agricultural) measuring 1.1484 (one point one four eight four) decimal equivalent to 11 (eleven) *chittack* and 5.26 (five point two six) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *cottah* 7 (seven) *chittack* and 5.40 (five

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ADDITIONAL REGISTRAR  
OF INDIA, CALCUTTA  
29 APR 2000

point four zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.628, recorded in L.R. *Khatian* No.303, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat, District North 24 Parganas and the said *Dag* No.628 is delineated and demarcated on **Plan E** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

<b>On the North</b>	: By land belonging to R.S./L.R. <i>Dag</i> No. 625
<b>On the East</b>	: By land belonging to R.S./L.R. <i>Dag</i> No. 625
<b>On the South</b>	: By land belonging to R.S./L.R. <i>Dag</i> No. 629
<b>On the West</b>	: By land belonging to R.S./L.R. <i>Dag</i> Nos. 627 and 629

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Fifth Land and appurtenances and inheritances for access and user thereof.

**2<sup>nd</sup> Schedule**  
(Said Property)  
[Subject Matter of Sale]

Land classified as *sali* (agricultural) measuring 0.5670 (zero point five six seven zero) decimal equivalent to 5 (five) *chittack* and 21.96 (twenty one point nine six) square feet, more or less [out of 45 (forty five) decimal equivalent to 1 (one) *bigha* 7 (seven) *cottah* 3 (three) *chittack* and 26.93 (twenty six point nine three) square feet, more or less], being a portion of R.S./L.R. *Dag* No.603, recorded in L.R. *Khatian* No. 303, *Mouza* Raigachi, J.L. No. 12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat (formerly Bidhannagar), District North 24 Parganas and more fully described in **Part I** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 0.0938 (zero point zero nine three eight) decimal equivalent to 40.82 (forty point eight two) square feet, more or less [out of 4 (four) decimal equivalent to 2 (two) *cottah* 6 (six) *chittack* and 32.40 (thirty two point four zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.606, recorded in L.R. *Khatian* No.303, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat, District North 24 Parganas and more fully described in **Part II** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 0.2552 (zero point two five five two) decimal equivalent to 2 (two) *chittack* and 21.17 (twenty one point one seven) square feet, more or less [out of 2 (two) decimal equivalent to 1 (one) *cottah* 3 (three) *chittack* and 16.20 (sixteen point two zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.610, recorded in L.R. *Khatian* No.303, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. 1 *Gram Panchayet*, Sub-Registration District Rajarhat, District North 24 Parganas and more fully described in **Part III** of the **1<sup>st</sup> Schedule** above

Land classified as *sali* (agricultural) measuring 0.3828 (zero point three eight two eight) decimal equivalent to 3 (three) *chittack* and 31.75 (thirty one point seven five) square feet, more or less [out of 3 (three) decimal equivalent to 1 (one) *cottah* 13 (thirteen) *chittack* and 1.80 (one point eight zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.612, recorded in L.R. *Khatian* No.303, *Mouza* Raigachi, J.L. No.12, Police Station

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ADDL REGISTRAR OF COMPANIES  
CALCUTTA  
29 APR 1958



Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat, District North 24 Parganas and more fully described in **Part IV** of the **1<sup>st</sup> Schedule** above.

Land classified as *sali* (agricultural) measuring 1.1484 (one point one four eight four) decimal equivalent to 11 (eleven) *chittack* and 5.26 (five point two six) square feet, more or less [out of 9 (nine) decimal equivalent to 5 (five) *rotah* 7 (seven) *chittack* and 5.40 (five point four zero) square feet, more or less], being a portion of R.S./L.R. *Dag* No.628, recorded in L.R. *Khatian* No.303, *Mouza* Raigachi, J.L. No.12, Police Station Rajarhat, within the jurisdiction of Rajarhat-Bishnupur No. I *Gram Panchayet*, Sub-Registration District Rajarhat, District North 24 Parganas and more fully described in **Part V** of the **1<sup>st</sup> Schedule** above.

**Together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendors in the Said Property and appurtenances and inheritances for access and user thereof.


The details of the Said Property are tabulated below:

<i>Mouza</i>	R.S./ L.R. <i>Dag</i> No.	R.S./ L.R. <i>Khatian</i> No.	Nature of Land	Total Area of <i>Dag</i> (In Decimal)	Total Area Sold (In Decimal)	Name of Recorded Owner
Raigachi	603	303	<i>Sali</i>	45	0.5670	Md. Ismail <i>alias</i> Ismail
Raigachi	606	303	<i>Sali</i>	4	0.0938	Md. Ismail <i>alias</i> Ismail
Raigachi	610	303	<i>Sali</i>	2	0.2552	Md. Ismail <i>alias</i> Ismail
Raigachi	612	303	<i>Sali</i>	3	0.3828	Md. Ismail <i>alias</i> Ismail
Raigachi	628	303	<i>Sali</i>	9	1.1484	Md. Ismail <i>alias</i> Ismail
<b>Total Area of Land Sold:</b>					<b>2.4472</b>	

9. **Execution and Delivery**

9.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

  
 Momina Khatun *alias* Momenakhatun

  
 Abdur Rahaman

  
 Sajidur Rahaman

  
 Ruksana Khatun

A. Rahaman



ADDITIONAL SECRETARY  
OFFICE OF THE ASIATIC SOCIETY  
23 APR 1910

রাজিয়া খাতুন

তামিনারা বিবি

**Rajia Khatun alias Mondal Raziya****Taminara Bibi alias Taminarabibi**

রানু বিবি

**Ranu Khatun alias Ranu Bibi****[Vendors]**

Read over and explained the contents of this document by me to the Vendors in Bengali language, who after understanding the meaning and purport of this document, put their LTI/signatures in my presence.

Signature Asif Iqbal Mondal**Mangalnayak Business Private Limited**

Sicci Kumar

**Authorized Signatory****[Purchaser]****Drafted by:**Shuvadip Chakraborty -  
Shuvadip Chakraborty, Advocate**Witnesses:**Signature Asif Iqbal MondalSignature সি: কুমারName Asif Iqbal MondalName সি: কুমারFather's Name Rahim MondalFather's Name মোহাম্মদ হারুন আলAddress Vill - SubhagramAddress পে: পি: দেয়াড়P.S. Barisipura, 801-700147মোলা - মাহিগাও28 Cross (4)





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OF THIS DOCUMENT  
ARE PROHIBITED

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs.6,75,000/- (Rupees six lac and seventy five thousand) towards full and final payment of the consideration for sale of the Said Property described in the **2<sup>nd</sup> Schedule** above, in the following manner:

Mode	Date	Bank	Amount	Favouring
Cash	29.04.2014	Not Applicable	75,000/-	Momena Khatun alias Momenakhatun
Demand Draft No. 017827	26.04.2014	ICICI Bank, Portuguese Church Street, Kolkata.	Rs.1,50,000/-	Abdur Rahaman
Demand Draft No. 017830	26.04.2014	ICICI Bank, Portuguese Church Street, Kolkata.	Rs.1,50,000/-	Sajidur Rahaman
Demand Draft No. 017826	26.04.2014	ICICI Bank, Portuguese Church Street, Kolkata.	Rs.75,000/-	Ruksana Khatun
Demand Draft No. 017829	26.04.2014	ICICI Bank, Portuguese Church Street, Kolkata.	Rs.75,000/-	Rajia Khatun alias Mondal Raziya
Demand Draft No. 017831	26.04.2014	ICICI Bank, Portuguese Church Street, Kolkata.	Rs.75,000/-	Taminara Bibi alias Taminarabibi
Demand Draft No. 017828	26.04.2014	ICICI Bank, Portuguese Church Street, Kolkata.	Rs.75,000/-	Ranu Khatun alias Ranu Bibi
<b>Total:</b>			<b>Rs. 6,75,000/-</b>	

মোমেনা খাতুন

**Momena Khatun alias Momenakhatun**

Abdur Rahaman

**Abdur Rahaman**

Sajidur Rahaman

**Sajidur Rahaman**

রুক্সানা খাতুন

**Ruksana Khatun**

রাজিয়া মন্ডল

**Rajia Khatun alias Mondal Raziya**

তামিনারা বিবি

**Taminara Bibi alias Taminarabibi**

রানু বিবি

**Ranu Khatun alias Ranu Bibi**

**[Vendors]**

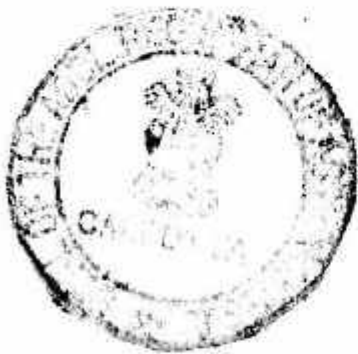
Read over and explained the contents of this document by me to the Vendors in Bengali language, who after understanding the meaning and purport of this document, put their LTI/signatures in my presence.

Signature Asif Iqbal Mondal

**Witnesses:**

Signature Asif Iqbal Mondal, Signature ডাঃ. সফিক

Name Asif Iqbal Mondal, Name ডাঃ. সফিক



APR 29 1968  
29 APR 1968



Plan A

SITE PLAN OF R.S./L.R. DAG NO.- 603, L.R. KHATIAN NO.-303, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 603 is 45 DECIMAL

N



N.T.S.



বাহাতি মাহমুদ  
 মোহাম্মদ মাহমুদ  
 Abdur Rahman

সাজিদুল হক  
 Sajidul Rahaman  
 জমিদার, বিবি

স্বাক্ষরিত

Mangalnayak Business Pvt Ltd.

Sachin Kumar Oll.  
 For/Authorised

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.5670 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 45 DECIMAL OF R.S./L.R. DAG NO.- 603 .

SHOWN THUS :-



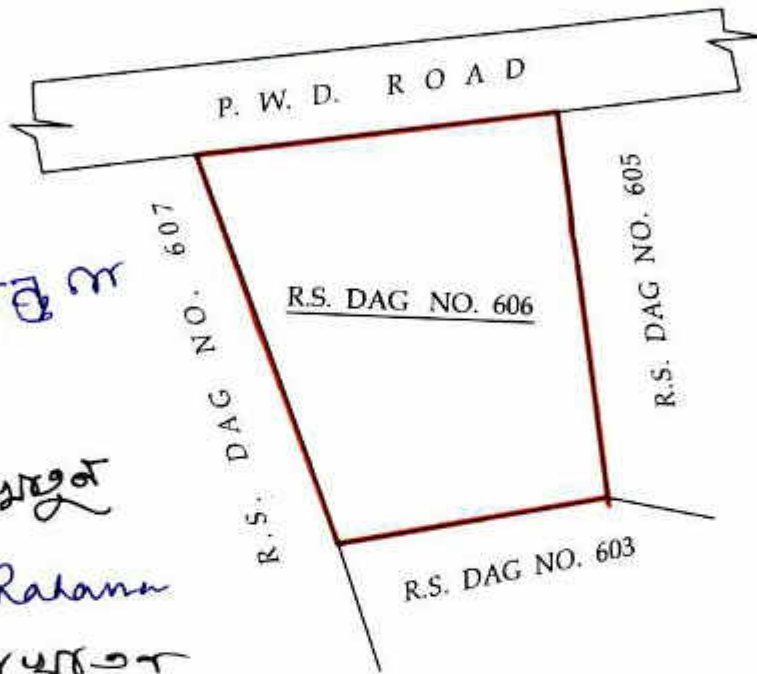


ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 08/10/2001 BY 9803/STW

Plan B

SITE PLAN OF R.S./L.R. DAG NO.- 606, L.R. KHATIAN NO.-745, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 606 is 4 DECIMAL



বাড়ি বাসভূমি

মোহাম্মদ আব্দুল

Abdullah Rahman

সহস্বামী

Sajidul Rahman

এসি এম বি

স্বাক্ষর

Mangalnayak Business Pvt. Ltd.

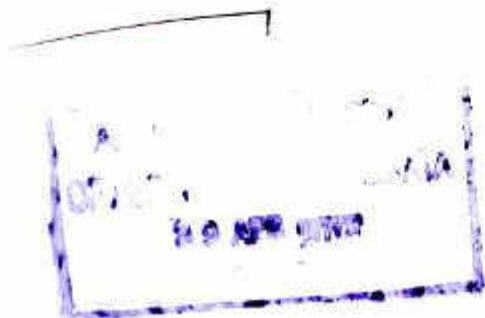
Sajidul Rahman  
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.0938 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 4 DECIMAL OF R.S./L.R. DAG NO.- 606 .

SHOWN THUS :-





Plan C

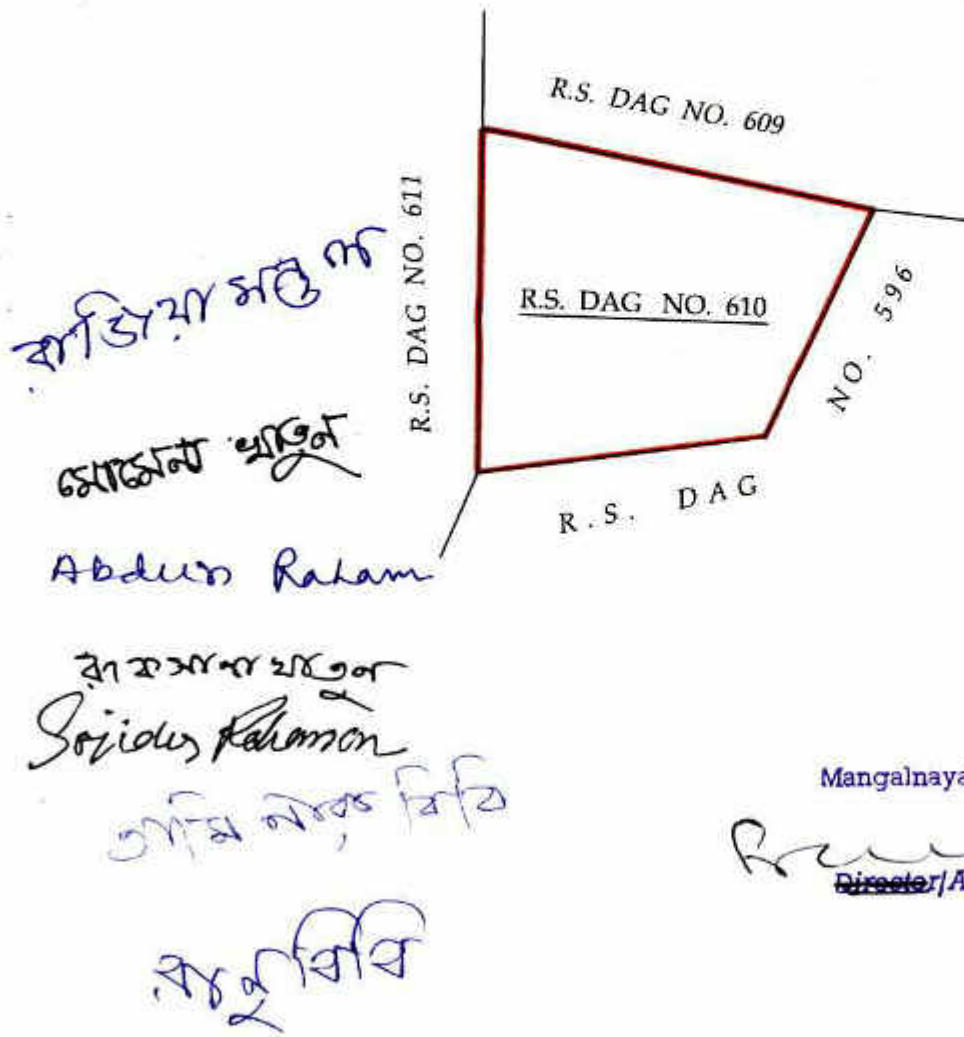
SITE PLAN OF R.S./L.R. DAG NO.- 610, L.R. KHATIAN NO.-303, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

N



N.T.S.

TOTAL AREA OF DAG NO. 610 is 2 DECIMAL



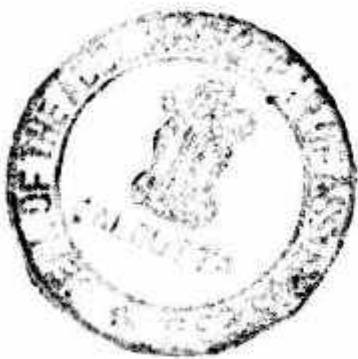
Mangalnayak Business Pvt. Ltd.

*Ravi Kumar*  
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.2552 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 2 DECIMAL OF R.S./L.R. DAG NO.- 610 .

SHOWN THUS :-



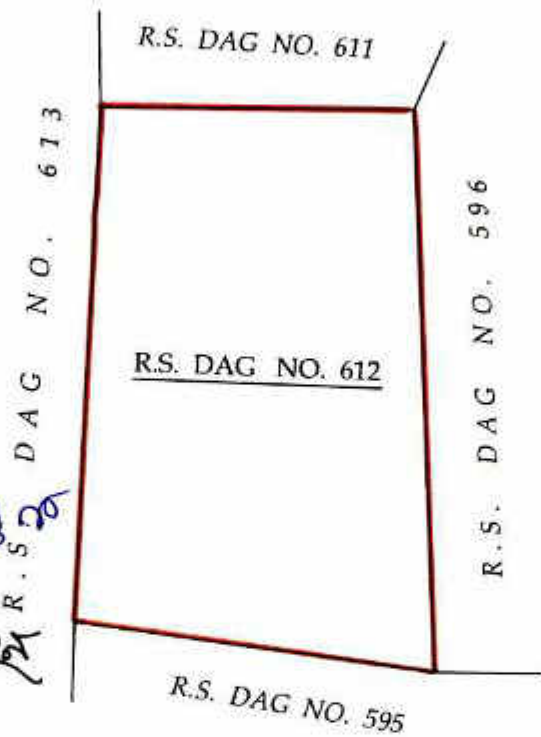
1957  
MAY 15 1957  
MADHYA PRADESH  
GOVT. PRINTING WORKS



Plan D

SITE PLAN OF R.S./L.R. DAG NO.- 612, L.R. KHATIAN NO.-303, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 612 is 3 DECIMAL



Handwritten text in Bengali: 'বাড়ি মালিক' (House owner) and 'মোহনলা খান' (Mohanla Khan).

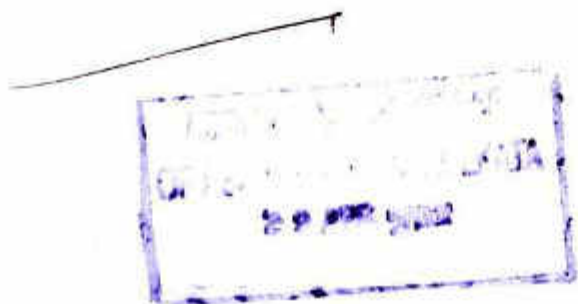
Abdun Rahame  
মহম্মদ আলী  
Sajidur Rahman  
মহম্মদ আলী  
মহম্মদ আলী

Mangalnayak Business Pvt. Ltd.  
Signature  
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 0.3828 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 3 DECIMAL OF R.S./L.R. DAG NO.- 612.

SHOWN THUS :-



Plan E

SITE PLAN OF R.S./L.R. DAG NO.- 628, L.R. KHATIAN NO.-303, MOUZA - RAIGACHI, J.L. NO.-12, P.S.- RAJARHAT, DIST. NORTH24 PARGANAS, UNDER RAJARHAT BISHNUPUR 1 NO. GRAM PANCHAYET.

TOTAL AREA OF DAG NO. 628 is 9 DECIMAL



Handwritten Bengali text: 'স্বাধীনতা সড়ক' and 'মোস্তফা খান'.

Abdus Rahem  
স্বাধীনতা সড়ক  
Mangal Rakham  
স্বাধীনতা সড়ক  
স্বাক্ষরিত

Mangalnayak Business Pvt. Ltd.  
Signature  
Director/Authorised Signatory

NAME & SIGNATURE OF THE VENDOR/S :

LEGEND : 1.1484 DECIMAL UNDIVIDED SHARE OF SALI LAND OUT OF 9 DECIMAL OF R.S./L.R. DAG NO.- 628.


































SHOWN THUS :-

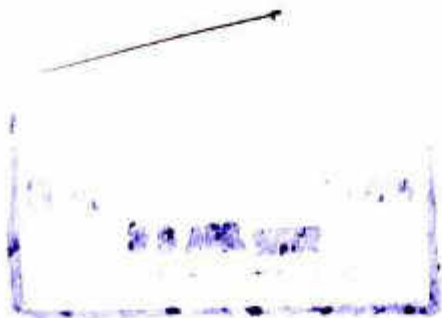




20 APR 2014


































## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
	 <i>Soumi Kumar</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>சோமசுந்தரி</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 <i>Abdus Rahamu</i>					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little





## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentant's					
	 Sajjad. Rehman					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 Sajida Begum					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 Sajida Begum					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



29 APR 1973

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No. Signature of the executants and/or purchaser Presentants



ਪ੍ਰਮੋ ਕੀਰਤ  
ਸਿਰਿ

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



ਸ਼੍ਰੀਮਤੀ

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

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





ALPHA  
OF ASIA  
29 APR 1970

17. 10. 1920

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17. 10. 1920

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17. 10. 1920

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17. 10. 1920

Dated this 29<sup>th</sup> day of April, 2014

**Between**

**Momena Khatun *alias* Momenakhatun & Ors.  
... Vendors**

**And**

**Mangalnayak Business Pvt. Ltd.  
... Purchaser**

**CONVEYANCE**

2.4472 (two point four four seven two) decimal  
Portions of  
R.S./L.R. *Dag* Nos.603, 606, 610, 612 & 628  
*Mouza* Raigachi  
Police Station Rajarbat  
District North 24 Parganas

**Saha & Ray**

Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001





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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 26  
Page from 1647 to 1673  
being No 05549 for the year 2014.



(Dulal chandraSaha) 14-May-2014  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal