



127709
2.8.07

~~Registered by Registrar~~ Sold to Kanai Lal
~~Dehri Registration~~ Address 6. N. P. St. Aln
~~5/10/07~~ HP
By Atomari Mandal
IN END.

14 JAN 07

L. S. VENDOR,
NEW COURT, ALN

आलोमरी मंडल



285

5-1-07

Atomari Mandal
to Surit Mandal
at vill. Bahapuruz,
P.O. Bahke P.S. Haro
dist. north 24. 198.

आलोमरी मंडल

Abdul Kadir Molla
Sto - Lala - Omar Ali Molla
vill. Bogdoba
P.S. - Rajarhat
24 Pgs (N)
Cultivation

A. K. Molla
Sto Lala Omar Ali Molla
of vill - Bogdoba
P.S. Rajarhat 24 Pgs (N)
cultivation

~~Registered by Registrar~~

5-1-07

Floor, Kolkata - 700 059, hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors, successors in interest and assigns) of the ONE PART;

AND

ALOMANI MONDAL wife of Sunil Mondal residing at Village Aathpukur, P. O. Raikha, P. S. Haroa in the District of North 24 Parganas hereinafter jointly referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, representatives, administrators, agents and assigns) of the OTHER PART;

WHEREAS:

A. The Vendor herein has held out, represented and assured to the Purchaser that:

- i) At all material times, one Adra Chandra Biswas was the absolute owner of various plots of land situated in the District of 24 Parganas (North) including those recorded vide Khatian No. 9 of Mouza Bazetaraf;
- ii) The said Adra Chandra Biswas died intestate leaving behind surviving him his wife Atar Bala Biswas, four sons namely Rabin Biswas, Niranjan Biswas, Manoranjan Biswas and Pradip Biswas and three daughters, namely Aloka Rai, Alomani Mondal (the Vendor herein) and _____ Mondal as his only legal heirs;

- iii) The Chandpur Gram Panchayat has by a Certificate dated 9th July, 2001 recorded and confirmed inter alia that the abovementioned were the only legal heirs of the said late Adra Chandra Biswas at the time of his death;
- iv) The said Adra Chandra Biswas had died intestate and for the reason of convenience, by an oral family partition, the heirs partitioned the estate of the said late Adra Chandra Biswas into 8 parts and each of the heir was allotted one divided and demarcated share in the entire estate of the said Adra Chandra Biswas and each of the heir was delivered khas vacant and actual physical possession of their respective share in the said estate.
- v) Amongst other properties, the said late Adra Chandra Biswas was the absolute and is still the recorded owner of ALL THOSE the pieces and parcels of land measuring 333.465 Satak as per recorded share equivalent to 325.00 Satak as per recorded area comprised in or forming part of L. R. Dag Nos. 2, 3, 4, 11, 12, 13, 16, 28, 34, 44, 48, 49, 50, 52, 53, 54, 60, 61, 62, 66, 67, 70, 75, 76, 80, 81, 86, 87, 88, 93, 94, 98, 103, 104, 113, 117, 121, 122, 127, 128, 129, 131, 139, 161, 198, 202, 204, 213, 216, 224, 227, 231, 512, 561, 564, 566, 572, 573, 593, 594, 599, 600, 604, 620, 630, 680, 682, 684, 685, 716, 719 and 783 recorded vide L. R. Khatian No. 9 in Mouzá Bazetaraf under P. S. Rajarhat in the district of 24 Parganas (North) and upon the said oral partition of the estate, the Vendor herein became the owner of 1/8th share in the said 333.465 Satak as per recorded share

assign unto and in favour of the purchaser the said land free from all encumbrances charges claims demands acquisitions requisitions mortgages lispendens absolutely and forever for the consideration and on the terms and conditions mutually agreed upon by the parties hereto;

- C. The purchaser have further held out, represented and assured that the Vendor have, inspite of the oral partition being effected, approached and offered the said area of land to the other legal heirs, who are also the contiguous owners of the said area of land but they have refused to purchase the said land and upon such refusal the Vendor has now offered to sell the same to the Purchaser;
- D. The purchaser has at or before execution of this deed of sale paid to the Vendor the entire amount of the said mutually agreed consideration and has called upon the Vendor to grant this conveyance in its favour.

NOW THIS INDENTURE WITNESSETH as follows:

- I. Relying on the aforesaid representations and assurances amongst others made by the Vendor and believing the same to be true and fully relying thereon and in pursuance of the said offer of the Vendor to sell and the agreement arrived at between the Vendor and the Purchaser thereupon and in consideration of the total agreed sum of Rs. 11,61,318/- (Rupees Eleven Lacs Sixty One Thousand Three Hundred & Eighteen) only of the lawful money of the Union of India well and truly paid in hands to the Vendor by the Purchaser at or before the execution of these presents as per Memo of Consideration

described hereunder, the receipt whereof the Vendor and each one of them doth hereby as also by the receipt hereunder granted admit and acknowledge and of and from payment of the same and every part thereof hereby acquit, release and forever discharge the Purchaser and the said land hereby sold or so intended to be, the Vendor doth hereby sell, grant, transfer, convey, assign and assure unto and in favour of the Purchaser absolutely and forever free from all encumbrances, charges, claims, demands, liens, trusts, mortgages, lispensens, attachments, acquisitions and/or requisition the said land being ALL THOSE the pieces and parcels of land measuring about 41.656 (Forty One Point Six Five Six) Satak as per recorded share equivalent to 40.625 Satak as per recorded area comprised in or forming part of L. R. Dag Nos. 2, 3, 4, 11, 12, 13, 16, 28, 34, 44, 48, 49, 50, 52, 53, 54, 60, 61, 62, 66, 67, 70, 75, 76, 80, 81, 86, 87, 88, 93, 94, 98, 103, 104, 113, 117, 121, 122, 127, 128, 129, 131, 139, 161, 198, 202, 204, 213, 216, 224, 227, 231, 512, 561, 564, 566, 572, 573, 593, 594, 599, 600, 604, 620, 630, 680, 682, 684, 685, 716, 719 and 783 recorded vide L. R. Khatian No. 9 all lying and situate within Mouza Bazetaraf within the jurisdiction of the Chandpur Gram Panchayat under P. S. Rajarhat in the district of 24 Pargannas (North) more fully mentioned and described in the schedule hereunder written with all ownership rights to own possess use and enjoy the same AND ALSO TOGETHER WITH all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees standing crops walls water

water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances and other similar rights for the beneficial use and enjoyment of the said land whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith TO HAVE AND TO HOLD the said land and every part thereof more fully mentioned and described in the schedule written hereunder absolutely and forever without any hindrance, interruption, disturbance, claim or demand whatsoever from the Vendor or any person or persons lawfully or equitably claiming any estate, right, title and interest whatsoever from under through or in trust for the Vendor.

- II. **AND THAT** the Vendor doth hereby covenant that the interest which the Vendor profess to transfer, subsists and that the Vendor has good and marketable title, full right, power and absolute authority to grant, sell, transfer, convey, assign and assure unto the Purchaser the said land in the manner aforesaid.

- III. **AND THAT** the said land hereby transferred is free from all encumbrances, claims, demands, charges, mortgages, trusts, attachments, liens, lispendens, acquisitions or notice of acquisition and/or requisition whatsoever and howsoever made or suffered by the Vendor or her predecessors in interest and/or title or any person or persons lawfully and equitably claiming as aforesaid.

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- IV. **AND THAT** the Vendor doth hereby declare that the said land is under her own direct cultivation and that there is no Bargadar or Bhag Chasi in the said land.
- V. **AND THAT** the Vendor doth hereby indemnify and covenant to keep indemnified the Purchaser from and against all manners of rights, titles, interests, liens, charges and encumbrances whatsoever made, done, executed or occasioned or suffered by the Vendor.
- VI. **AND THAT** it shall be lawful for the Purchaser from time to time and at all times hereafter to enter into and to hold and enjoy the said land and every part thereof and to receive the rents issues and profits thereof without any interruption disturbance claim or demand whatsoever from or by the Vendor and freed and cleared from and against all manner of encumbrances trust liens and attachments whatsoever.
- VII. **AND THAT** the Vendor and all persons lawfully or equitably claiming any estate, right, title or interest whatsoever in the said land or any part thereof from, through, under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request of the Purchaser make, do, acknowledge and execute or cause to be done, made, acknowledged and executed all such further and other acts, deeds, matters, things and assuring the said land hereby sold, conveyed, assigned and assured and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as shall or may be reasonably be required by the Purchaser.

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VIII. **AND THAT** all the rates, taxes and other outgoings including the Land Revenue payable to the State of West Bengal through the Collector, North 24 Parganas District in respect of the said land have been paid by the Vendor till the date hereof and the Vendor doth hereby further indemnify and covenant to keep indemnified the Purchaser against all claims or demands arising in respect thereof.

IX. **AND THAT** the Vendor doth hereby further covenant that Vendor has not applied for mutation of her name in respect of the said land and the same is still recorded in the name of said Adra Chandra Mondal, since deceased which has been inherited by her and has further assured that she shall sign all papers and assist in all manners required by the Purchaser herein for having its name mutated in respect of the said land hereby sold.

X. **AND THAT** the Vendor has assured that inspite of the oral family partition being effected and physical delivery of possession being given to each of the allottees in terms of the said oral partition, she had offered the said land to the said other legal heir in terms the said partition who are also the contiguous owner of the said plot of land and that upon his refusal to purchase the same, the Vendor herein has approached and negotiated with the purchaser herein for the sale and transfer of the said land. The Vendor doth hereby further indemnify and covenant to keep indemnified the Purchaser herein against any claims, demands, injury, loss or any other

harmful action against the Purchaser by any person claiming his right on the said land.

THE SCHEDULE above referred to

ALL THOSE the pieces and parcels of land recorded as per details below:

L. R. DAG NO.	L. R. KHATIAN	TOTAL AREA (In Satak)	SHARE	AREA RECORDED AS PER SHARE (In Satak)	1/8TH SHARE OF THE VENDOR HEREBY SOLD (In Satak)
2	9	23	0.1667	3.834	0.479
3	9	12	0.1667	2.000	0.250
4	9	13	0.2000	2.600	0.325
11	9	24	0.1667	4.000	0.500
12	9	43	0.1667	7.168	0.896
13	9	17	0.1667	2.833	0.354
16	9	17	0.2000	3.400	0.425
28	9	6	0.1073	0.643	0.080
34	9	35	0.3334	11.669	1.458
44	9	8	0.2500	2.000	0.250
48	9	14	0.1667	2.333	0.291
49	9	13	0.1667	2.167	0.270
50	9	13	0.2000	2.600	0.325
52	9	21	0.1667	3.500	0.437
53	9	34	0.2083	7.082	0.885
54	9	14	0.1667	2.333	0.291
60	9	23	0.2000	4.600	0.575
61	9	34	0.1667	5.667	0.708
62	9	102	0.0727	7.415	0.926
66	9	9	0.1667	1.500	0.187
67	9	10	0.2083	2.083	0.260
70	9	58	0.1667	9.668	1.208
75	9	10	0.1667	1.667	0.208
76	9	12	0.2083	2.499	0.312
80	9	11	0.1667	1.833	0.229

81	9	16	0.2083	3.332	0.416
86	9	10	0.2000	2.000	0.250
87	9	11	0.1667	1.833	0.229
88	9	23	0.1667	3.834	0.479
93	9	21	0.2083	4.374	0.546
94	9	22	0.1667	3.667	0.458
98	9	24	0.1667	4.000	0.500
103	9	61	0.2083	12.706	1.588
104	9	56	0.1667	9.335	1.166
113	9	18	0.1667	3.000	0.375
117	9	18	0.1667	3.000	0.375
121	9	30	0.0917	2.751	0.343
122	9	65	0.2083	13.539	1.692
127	9	29	0.1667	4.834	0.604
128	9	19	0.1667	3.167	0.395
129	9	27	0.2083	5.624	0.703
131	9	4	0.1667	0.666	0.083
139	9	7	0.0833	0.583	0.072
161	9	152	0.0417	6.338	0.792
198	9	15	0.1667	2.500	0.312
202	9	25	0.0417	1.042	0.130
204	9	32	0.1667	5.334	0.666
213	9	13	0.1667	2.167	0.270
216	9	10	0.2083	2.083	0.260
224	9	16	0.6667	10.667	1.333
227	9	24	0.1667	4.000	0.500
231	9	7	0.1667	1.166	0.145
512	9	11	0.2083	2.291	0.286
561	9	99	0.1667	16.503	2.062
564	9	25	0.2083	5.207	0.650
566	9	24	0.1667	4.000	0.500
572	9	15	0.2083	3.124	0.390
573	9	9	0.2083	1.874	0.234
593	9	60	0.1667	10.002	1.250
594	9	37	0.1667	6.167	0.770
599	9	41	0.2083	8.540	1.067
600	9	36	0.1667	6.001	0.750
604	9	30	0.2083	6.249	0.781
620	9	41	0.2083	8.540	1.067
630	9	34	0.2083	7.082	0.885
680	9	54	0.2083	11.248	1.406
682	9	9	0.1667	1.500	0.187

684	9	22	0.1667	3.667	0.458
685	9	11	0.1667	1.833	0.229
716	9	25	0.1667	4.167	0.520
719	9	14	0.1667	2.333	0.291
783	9	51	0.1667	8.501	1.062
TOTAL AREA					41.656

in total the recorded area of land measuring **41.656 Satak** all within Chandpur Gram Panchayat in Mouza Bazetaraf, J. L. No. 50, P. S. Rajarhat in the district of 24 Pargannas (North) or howsoever otherwise the same are is was or were heretofore butted bounded known numbered described called or distinguished.

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the within named Purchaser at Kolkata in presence of:

Dr Annat He,
of Bogdoba,

SIGNED SEALED AND DELIVERED by the within named Vendor at Kolkata in presence of:

Dr Annat He,
of Bogdoba,


Abdul Kadir Molla
of Bogdoba

আব্দুল কাদের মল্লিক











Received over and
explicit by me in
verbal and
under Hand
Dr Annat He

Signature of the
 Accutant and/or
 Purchaser / Presentants


SPECIMEN FORM FOR TEN FINGER PRINTS













Lawrence Sharma

				
LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

2.



अशुभा मणि मणि

				
LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

3.

LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND				
THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND				

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the sum of Rs. 11,61,318/- (Rupees Eleven Lacs Sixty One Thousand Three Hundred & Eighteen) only being the entire sum of money payable for and towards the price or value and consideration for sale of the said land mentioned in the Schedule written hereinabove as per memo below: .

hereinabove as per

By Cash

Rs. 11,61,318-00

Rs. 11,61,318-00

(Rupees Eleven Lacs Sixty One Thousand Three Hundred & Eighteen)

(Rupees Eleven

Eighteen)

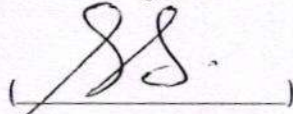
Witnesses:

1. Dr Innat K
of Bogdoba

আব্দুল মনি মল্লিক

2. Abdul Kadir Malla
of Bogdoba

Drafted by me.

()

Advocate.

DATED 5th day of January, 2007

BOOK No I

Volume No I

Page 14016

Being No - 00092

Year 2007

ALOMANI MONDAL

- VENDOR

AND

Crystal. M. PRIVATE LIMITED
- PURCHASER

DEED OF CONVEYANCE

In respect of an area of land
measuring 41.656 Satak
Mouza Bazetaraf,
24 Parganas (North)

KANODIA & CO.,

Solicitors & Advocates,
6, Old Post Office Street,
KOLKATA - 700001.
Off: 22307298/22109532
Fax: 22480035
Res.: 26557108/0151
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[VVE-045con1]