

01245/2010

109

16/11

भारतीय नैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल WEST BENGAL



मंडल 3257/10 513833  
म. र. 810,000

Additional Registrar of Assurances  
Calcutta  
13.2.10

Additional Registrar  
of Assurances-17, Kolkata

13-2-10

THIS INDENTURE MADE this the 13<sup>th</sup> day of FEBRUARY, 2010

(Two Thousand and Ten) BETWEEN (1) ABDUL BARI MONDAL son of Late Rahim Baksh, (2) MD. ALI son of late Salam Bari Mondal, (3) JULFIQUER ALI, (4) EJAJUL ALI both sons of ~~late~~ Abdul Bari Mondal (5) RAHIMA BIBI wife of Late

No. 4545 Rs. 500/- Date 12/02/10

Name.....

Address.....

Vendor Sit. Subhan/Kar 0648  
Alipur Collectory  
24 Parganas South

**J. ALI**  
Advocate  
High Court, Cal

**SUBHANKAR DAS**  
STAMP - VENDOR  
Alipore Police Court  
Kolkata-700027

Sudip Bose  
Advocate  
7, Red Cross Place  
Kolkata-700001



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 4

Page from 6946 to 6965

being No 01611 for the year 2010.



Tarak Baran Mukherjee 13-February-2010  
DDL REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal



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

**Endorsement For Deed Number : I - 01611 of 2010**  
**(Serial No. 01245 of 2010)**

**on 13/02/2010**

**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:**

Fee Paid in rupees under article : A(1) = 8899/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 13/02/2010

**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.-810000/-

Certified that the required stamp duty of this document is Rs.- 48610 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 43630/- is paid 21778712/02/2010 State Bank Of India, KOLKATA, received on 13/02/2010

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

Presented for registration at 11.51 hrs on :13/02/2010, at the Office of the A. R. A. - II KOLKATA by Sufia Bibi, one of the Executants.

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

Execution is admitted on 13/02/2010 by

Julfiquer Ali, son of Abdul Bari Mondal, Uttar Baluria, , Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession: Business

Ejajul Ali, son of Abdul Bari Mondal, Uttar Baluria, , Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession: Business

Identified By Sudip Basu, son of - , 7, Red Cross Place, Kolkata, District:-Kolkata, WEST BENGAL, India. P.O. :- Pin -700001, By Caste: Hindu, By Profession: Advocate.

**Executed by Attorney**

Execution by



( Tarak Baran Mukherjee )

**ADDL. REGISTRAR OF ASSURANCES-II**

13/2/10



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

Endorsement For Deed Number : I - 01611 of 2010  
(Serial No. 01245 of 2010)

Sufia Bibi, wife of Md. Ayub Ali, Madhya Baluria, Naba Pally, , Thana:-Barasat, District:-North  
24-Parganas, WEST BENGAL, India, By Caste Muslim By Profession: House wife as the constituted  
attorney of 1. Abdul Bari Mondal 2. Md. Azibar 3. Nachiman Bibi 4. Masaraf Gazi 5. Masud Gazi 6.  
Kamaluddin Gazi 7. Esmetara Bibi 8. Raima Bibi 9. Faraque Hasan 10. Farida Bibi 11. Mabia Bibi 12.  
Md. Ali 13. Sabera Bibi 14. Nilima Bibi 15. Rabla Bibi 16. Ali Hossain 17. Jafar Ali 18. Manjura Bibi 19.  
Maskura Bibi 20. Sabita Bibi 21. Raima Bibi 22. Md. Asraf Ali 23. Rahima Bibi 24. Md. Sahar Ali 25.  
Aklima Bibi 26. Ayesa Bibi 27. Hazira Bibi 28. Jobeda Bibi 29. Fatema Bibi 30. Alamgir Mondal 31.  
Aherina Khatoon 32. Jabed Ali is admitted by him.

Identified By Sudip Basu, son of - , 7, Red Cross Place, Kolkata, District:-Kolkata, WEST BENGAL,  
India, P.O. :- Pin :-700001, By Caste: Hindu, By Profession: Advocate.

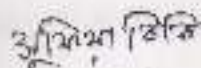
(Tarak Baran Mukherjee)  
ADDL. REGISTRAR OF ASSURANCES-II

**Government of West Bengal**



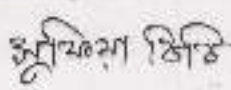


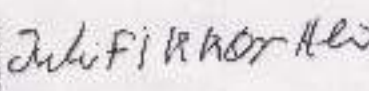


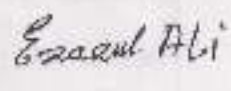
**Department of Finance (Revenue), Directorate of Registration and Stamp Revenue**

**Office of the A. R. A. - II KOLKATA, District- Kolkata**

Signature / LTI Sheet of Serial No. 01245 / 2010, Deed No. (Book - I , 01611/2010)  
Signature of the Presentant

Name of the Presentant	Signature with date
Sufia Bibi	 13.02.2010

Signature of the person(s) admitting the Execution at Office.

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
	Sufia Bibi Address -Madhya Balunia, Naba Pally, , , Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India,	Attorney	 13/02/2010	 LTI 13/02/2010	
	Julfiquer Ali Address -Uttar Baluria, , , Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India,	Self	 13/02/2010	 LTI 13/02/2010	
	Fajul Ali Address -Uttar Baluria, , , Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India,	Self	 13/02/2010	 LTI 13/02/2010	

**Signature of Identifier of above Person(s)**

Basu  
1 Cross Place, Kolkata, District:-Kolkata, WEST  
BENGAL, India, P.O. :- Pin :-700001

**Signature of Identifier with Date**

Sudip Bhowmik 13/2/10



(Tarak Baran Mukherjee)

**ADDL. REGISTRAR OF ASSURANCES-II**  
Office of the A. R. A. - II KOLKATA

13/2/10

Salam Bari Mondal, all residing at Uttar Baluria, Police Station Barasat, District 24-Parganas (North), (6) HAZIRA BIBI wife of Md. Sabed Ali, residing at Ranmohal, Police Station-Amdanga, District 24-Parganas (North), (7) JOBEDA BIBI wife of Abu Teleb, residing at Napara, Police Station-Barasat, District 24-Parganas (North), (8) FATEMA BIBI wife of late Ahmed Ali (9) ALAMGIR MONDAL (Minor), (10) AHERINA KHATOON (minor) both son and daughter of late Ahmed Ali, both are represented by their mother and natural guardian FATEMA BIBI, the vendor No.8 herein, all residing at Uttar Baluria, Police Station-Barasat, District 24-Parganas (North), (11) JABED ALI, (12) MD. AZIBAR both sons of Late Jadav Mondal, (13) NACHIMAN BIBI wife of Nour Ali Singh, all residing at Uttar Baluria, Nabapally, Police Station-Barasat, 24 Parganas (North), (14) MASARAF GAZI son of Late Hossain Gazi, (15) MASUD GAZI, (16) KAMALUDDIN GAZI, (17) ESMETARA BIBI all sons and daughter of Masaraf Gazi, all residing at Dunga, Bodai, Police Station Amdanga, 24 -Parganas (North), (18) RAIMA BIBI wife of Late Gulam Bari Mondal, (19) FARAQUE HASAN, (20) FARIDA BIBI both son and daughter of Late Gulam Bari Mondal, (21) MABIA BIBI wife of Late Latif Tarafdar, all residing at Bura, Police Station-Barasat, 24 Parganas (North), (22) SABERA BIBI wife of Salam Bari, residing at Badu, Police Station-Barasat, 24 Parganas (North), (23) NILIMA BIBI wife of Abdul Kalam, residing at Sonatikari, Police Station-Barasat, 24 Parganas (North), (24) RABIA BIBI wife of Late Anwar Ali, (25) ALI HOSSAIN, (26) JAFAR ALI both sons of wife of Late Anwar Ali, all residing at Uttar Baluria, Nabapally, Police Station-Barasat, 24 Parganas (North), (27) MANJURA BIBI wife of Nasir Ali, residing at Kathuria, Police Station-Barasat, 24 Parganas (North), (28) MASKURA BIBI wife of Jainul Rahman, residing at Uttar Baluria, Nabapally, Police Station-Barasat, 24 Parganas (North), (29) SABITA BIBI wife of Mansur Ali, Chapuria, Police Station-Barasat, 24 Parganas (North), (30) RAIMA BIBI wife of Asgar Ali, all residing at Doharia, Mathupara, Police Station-Barasat, 24 Parganas (North), (31) MD. ASRAF ALI, (32) MD. SAIAR ALI both sons of Late Mansur Ali, (33) AKLIMA BIBI wife of Md. Siraj, all residing at Mainagadi, Police Station-Barasat, 24 Parganas (North) and (34)

Salam Bari Mondal, all residing at Uttar Baluria, Police Station Barasat, District 24-Parganas (North), (6) HAZIRA BIBI wife of Md. Sabed Ali, residing at Ramnolai, Police Station-Amdanga, District 24-Parganas (North), (7) JOBEDA BIBI wife of Abu Taleb, residing at Napara, Police Station-Barasat, District 24-Parganas (North), (8) FATEMA BIBI wife of late Ahmed Ali (9) ALAMGIR MONDAL (Minor), (10) AHERINA KHATOON (minor) both son and daughter of late Ahmed Ali, both are represented by their mother and natural guardian FATEMA BIBI, the vendor No.8 herein, all residing at Uttar Baluria, Police Station-Barasat, District 24-Parganas (North), (11) JABED ALI, (12) MD. AZIBAR both sons of Late Jadav Mondal, (13) NACHIMAN BIBI wife of Noor Ali Singh, all residing at Uttar Baluria, Nabapally, Police Station-Barasat, 24 Parganas (North), (14) MASARAF GAZI son of Late Hussain Gazi, (15) MASUD GAZI, (16) KAMALUDDIN GAZI, (17) ESMETARA BIBI all sons and daughter of Masaraf Gazi, all residing at Danga, Bodai, Police Station Amdanga, 24 -Parganas (North), (18) RAIMA BIBI wife of Late Golam Bari Mondal, (19) FARAQUE HASAN, (20) FARIDA BIBI both son and daughter of Late Golam Bari Mondal, (21) MABIA BIBI wife of Late Latif Tarafdar, all residing at Bara, Police Station-Barasat, 24 Parganas (North), (22) SABERA BIBI wife of Salam Bari, residing at Badu, Police Station-Barasat, 24 Parganas (North), (23) NILIMA BIBI wife of Abdul Kalam, residing at Sonatikuri, Police Station-Barasat, 24 Parganas (North), (24) RABIA BIBI wife of Late Anwar Ali, (25) ALI HOSSAIN, (26) JAFAR ALI both sons of wife of Late Anwar Ali, all residing at Uttar Baluria, Nabapally, Police Station-Barasat, 24 Parganas (North), (27) MANJURA BIBI wife of Nasir Ali, residing at Kathuria, Police Station-Barasat, 24 Parganas (North), (28) MASKURA BIBI wife of Jairul Rahman, residing at Uttar Baluria, Nabapally, Police Station-Barasat, 24 Parganas (North), (29) SABITA BIBI wife of Mansur Ali, Chapuria, Police Station-Barasat, 24 Parganas (North), (30) RAIMA BIBI wife of Asgar Ali, all residing at Doharia, Mathopara, Police Station-Barasat, 24 Parganas (North), (31) MD. ASRAF ALI, (32) MD. SAILAR ALI both sons of Late Mansur Ali, (33) AKLIMA BIBI wife of Md. Siruj, all residing at Mainagadi, Police Station-Barasat, 24 Parganas (North) and (34)

AYESA BIBI wife of Late Ramjan Ali, residing at Mathgram, P.O. Badu, Police Station-Barasat, 24-Parganas (North), all by faith Muslim, by Nationality Indian, by occupation cultivation and housewife, hereinafter jointly and collectively called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART :- The Vendors Nos. 1 to 2 and 5 to 34 are being represented by their lawful constituted attorney namely SUFIA BIBI wife of Md. Ayub Ali, by faith Muslim, by Nationality Indian, by occupation Business, residing at Madhya Baluria, Naba Pally, Police Station-Barasat, District 24-Parganas (North), by and under a General Power of attorney, registered at the office of the District Sub- Registrar-II at Barasat, District 24-Parganas (North) and recorded in Book No. IV, Being No.00128 for the year 2010 and the same are in still in full force.

A N D

MESSRS LARICA ESTATES LIMITED, a Company within the meaning of the Companies Act, 1956 having its' Project Office at 7, Red Cross Place, Kolkata 700001, Police Station Hare Street, represented by its one of the Directors, MR. SATISH CHANDRA LAKHOTIA son of Mr. R.N. Lakhotia, by faith Hindu, by Nationality Indian, by occupation Business, residing at 7/1, Guru Suday Road, Police Station Karaya, Kolkata 700019, hereinafter called and referred to as the PURCHASER ( which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office, administrators, legal representatives and assigns) of the OTHER PART :-

WHEREAS One Rahim Baksh Mondal and Jadav Mondal were the joint recorded owner in respect of ALL THAT piece and parcel of land measuring an area 15 Decimals more

or less comprised in R.S. Dag No.109 under the R.S. Khatian No.7 at Mouza Baluria, J.L. No. 37, P.S. Barasat, District 24-Parganas now 24-Parganas (North).

AND WHEREAS while being seized and possessed of the aforesaid property said Rahim Baksh Mondal died intestate leaving behind him surviving his wife Jarina Bibi and two sons and two daughters namely Abdul Bari Mondal, Salam Bari Mondal, Rabia Bibi and Achiya Bibi to inherit the undivided share or interest in the said property, left by said Rahim Baksh Mondal, since deceased.

AND WHEREAS by virtue of the aforesaid inheritance said Jarina Bibi, Abdul Bari Mondal, Salam Bari Mondal, Rabia Bibi and Achiya Bibi became the rightful joint owners of ALL THAT land comprised in R.S. Dag No.109 under the R.S. Khatian No.7 at Mouza Baluria, J.L. No. 37, P.S. Barasat, District 24-Parganas now 24-Parganas (North) and as such lawful joint owners they got their names mutated in the L.R. Record vide L.R. Khatian No.493/1, 893,483, 1234 and 134, L.R. Dag No.109 at Mouza Baluria, J.L. No.37, P.S. Barasat, District 24-Parganas (North).

AND WHEREAS thereafter said Jarina Bibi died intestate leaving behind surviving her two sons and two daughters namely Abdul Bari Mondal, Salam Bari Mondal, Rabia Bibi and Achiya Bibi respectively to inherit the undivided share or interest in the said property left by their mother said Jarina Bibi, since deceased and by virtue of the said inheritance the said Abdul Bari Mondal, Salam Bari Mondal, Rabia Bibi and Achiya Bibi became the joint owners of the share or interest of Rahim Baksh Mondal, since deceased.

AND WHEREAS while being seized and possessed of the aforesaid property said Achiya Bibi died intestate leaving behind surviving her husband, sons and daughters namely Monsab Ali, Asraf Ali, Sahar Ali, Ruhima Bibi and Aklima Bibi to inherit the

property left by the said Achiya Bibi, since deceased and thereafter the said Monsub Ali also died intestate leaving behind surviving his sons and daughters namely Asraf Ali, Sahar Ali, Rahima Bibi and Aklima Bibi to inherit the property left by the said Monsub Ali, since deceased.

**AND WHEREAS** in the mean time said Rabia Bibi, by and under a Bengali deed of Kobala dated 17.10.95 sold, transferred and conveyed ALL THAT piece and parcel of land measuring an area  $3/4^{\text{th}}$  Sataks/Decimals being her entire share or interest in the land comprised in R.S. & L.R. Dag No.109 under the R.S. Khatian No.7, L.R. Khatian No. 1234 at Mouza Baturia, J.L. No. 37, P.S. Barasat, District 24-Parganas (North) along with other property unto and in favour of Md. Ali, Ahmed Ali, Julfiquer Ali and Ejajul Ali and the said deed was duly registered in the Office of the A.D.S.R. Barasat and recorded in Book No.1, Volume No.50, Pages 101-108, being No. 3628 for the year 1995.

**AND WHEREAS** while being seized and possessed of the aforesaid property, said Salam Bari Mondal, died intestate leaving behind him surviving his wife and two sons and two daughters namely Rahima Bibi, Md. Ali, Ahmed Ali, Ilazira Bibi and Jobeda Bibi to inherit the share or interest in the said property, left by said Salam Bari Mondal, since deceased.

**AND WHEREAS** while was enjoying and possessing his share or interest in the said property (acquired by inheritance and purchase) said Ahamed Ali died intestate leaving behind surviving his wife Fatma Bibi and minor son and daughter Alamgir Mondal and Ahefina Khatoon to inherit the property left by the said Ahmed Ali.

**AND WHEREAS** Jadv Mandal while being seized and possessed of the aforesaid property, died intestate leaving behind surviving his wife Begum Bibi, four sons Javed

Ali, Ajibar Rahman, Md. Golam Bari Mondal, Anwar Ali and three daughters Nachuman Bibi, Ayesa Bibi and Aleya Bibi to inherit the said property left by the said Jadav Mandal, since deceased.

**AND WHEREAS** by virtue of the aforesaid inheritance said Begum Bibi, Javed Ali, Ajibar Rahman, Md. Golam Bari Mondal, Anwar Ali, Nachuman Bibi, Ayesa Bibi and Aleya Bibi became the joint owners in respect of their respective share or interest in the said property, comprised in R.S. Dag No.109 under R.S. Khatian No.7 at Mouza Baluria, J.L. No. 37, P.S. Barasat 24-Pargunas (North) and as such lawful joint owners they got mutated their names in the L.R. record vide L.R. Khatian Nos. 964, 551, 143, 423, 158, 670, 192 and 162 respectively in L.R. Dag No. 109 at Mouza Baluria, J.L.No. 37 and had been possessing and enjoying the same on paying rates and taxes to the authority concern.

**AND WHEREAS** thereafter the said Begum Bibi died intestate leaving behind surviving her sons and daughters namely Javed Ali, Ajibar Rahman, Md. Golam Bari Mondal, Anwar Ali, Nachuman Bibi, Ayesa Bibi and Aleya Bibi to inherit the share or interest in the aforesaid property left by the said Begum Bibi, since deceased.

**AND WHEREAS** while had been possessing and enjoying the aforesaid property in equali, said Md. Golam Bari Mondal died intestate leaving behind surviving his wife Rahima Bibi, son Faruk Hassan and four daughters Mabia Bibi, Sabera Bibi, Farida Bibi and Nilima Bibi to inherit the share or interest in the said property, left by the said Md. Golam Bari Mondal, since deceased.

**AND WHEREAS** said Anwar Ali also died intestate leaving behind surviving his wife Rubia Bibi two sons Ali Hassan and Jafar Ali and three daughters Sabita Bibi, Munjura

Bibi, Maskura Bibi to inherit the property left by the said Anwar Ali since deceased and said Aleya Bibi died intestate leaving behind surviving her husband Musaraf Gaji, two sons Masud Gaji and Kamaluddin Gaji and one daughter Esmatera Bibi to inherit the share or interest in the aforesaid property, left by the said Aleya Bibi, since deceased and none else.

**AND WHEREAS** in the premises the aforesaid Abdul Bari Mondal, Ashraf Ali, Sahar Ali, Rahima Bibi, Aklima Bibi, Md. Ali, Julfikar Ali, Ejajul Ali, Rahima Bibi, Hazira Bibi, Joboda Bibi, Fatema Bibi, Alamgir Mondal (Minor), Aherina Khatoon (Minor), Nachiman Bibi, Md. Azibar, Javed Ali, Aeysa Bibi, Rahima Bibi, Furuk Hassan, Mabia Bibi, Sabera Bibi, Farida Bibi, Nilima Bibi, Rabia Bibi, Ali Hassan, Jafar Ali, Sabita Bibi, Munjura Bibi, Maskura Bibi, Musaraf Gaji, Masud Gaji, Kamaluddin Gaji, Esmatera Bibi became the rightful joint owners of ALL THAT piece and parcel of land measuring 15 Decimals comprised in R.S. and L.R. Dag No. 109 under R.S. Khatian No. 7, L.R. Khatian Nos. 493/1, 1234, 670, 134, 892, 483, 964, 423, 158, 145, 551, 192 and 162 at Mouza Bahuria, J.L. No. 37, P.S. Barasat, Dist. North 24 -Parganas and they have been possessing and enjoying the aforesaid property on paying rates and taxes to the authority concern, without any interruption free from all encumbrances and attachments whatsoever.

**AND WHEREAS** the Vendors herein in urgent need of money and other Lawful reasons jointly offered to sell, transfer and convey ALL THAT piece and parcel of land measuring an area 15 Decimals more or less, comprised in R.S. & L.R. Dag No. 109 under R.S Khatian No. 7 Corresponding to L.R. Khatian Nos. 493/1, 1234, 670, 134, 892, 483, 964, 423, 158, 145, 551, 192 and 162 at Mouza Bahuria, J.L. No. 37, Police Station Barasat, District 24-Parganas (North) at present within the municipal limits of Barasat Municipality, more fully mentioned and described in the Schedule hereunder written at or for the total price and/or consideration of Rs.4,54,000.00 (Rupees Four lakhs Fifty

four Thousand) only and the Purchaser herein has agreed to purchase the said property at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

**NOW THIS INDENTURE WITNESSES as follows:-**

In pursuance of the said agreement and in consideration of the said sum of Rs.4,54,000.00 (Rupees Four lakhs Fifty four Thousand) only in full paid to the vendors by the purchaser (the receipt where of the constituted attorney on behalf of the Vendors doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the vendors do hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser ALL THAT piece and parcel of land measuring an area 15 Decimals more or less comprised in R.S. & L.R. Dag No.109 under R.S Khatian No. 7 Corresponding to L.R. Khatian Nos. 493/1, 1234, 670, 134, 892, 483, 964, 423, 158, 145, 551, 192 and 162 at Mouza Baluria, J.L. No.37, Police Station Barasat, District 24-Parganas (North) at present within the municipal limits of Barasat Municipality more fully mentioned and described in the Schedule hereunder written and more particularly shown and delineated in the site map or plan annexed hereto OR HOWSOEVER OTHER WISE the same is or was situated better described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever both at law and in equity of the vendors into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title

four Thousand) only and the Purchaser herein has agreed to purchase the said property or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

**NOW THIS INDENTURE WITNESSES as follows:-**

In pursuance of the said agreement and in consideration of the said sum of Rs.4,54,000.00 (Rupees Four lakhs Fifty four Thousand) only in full paid to the vendors by the purchaser (the receipt where of the constituted attorney on behalf of the Vendors doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the vendors do hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser **ALL THAT** piece and parcel of land measuring an area 15 Decimals more or less comprised in R.S. & L.R. Dag No.109 under R.S Khatian No. 7 Corresponding to L.R. Khatian Nos. 493/1, 1234, 670, 134, 892, 483, 964, 423, 158, 145, 551, 192 and 162 at Mouza Baluria, J.L. No.37, Police Station Barasat, District 24-Parganas (North) at present within the municipal limits of Barasat Municipality more fully mentioned and described in the **Schedule** hereunder written and more particularly shown and delineated in the site map of plan annexed hereto **OR HOWSOEVER OTHER WISE** the same is or was situated butted described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever both at law and in equity of the vendors into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds partahs muniments writings and evidences of title

whatsoever in anywise exclusively relating to or concerning the said property TO HAVE AND TO HOLD the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges lien, lispendens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:-

- a) Notwithstanding any act deed matter or thing whatsoever by the vendors or their predecessor in title or interest done or executed or knowingly suffered to the contrary the vendors are lawfully and absolutely entitled to the said land and that the vendors have a good valid title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.
- b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendors.
- c) The vendors shall keep the purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens lispendens

debts, hypothecations attachments and encumbrances whatsoever made or suffered by the vendors or any person or persons lawfully or equitably claiming from under or in trust for the vendors as aforesaid.

d) The vendors having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required.

E) That the vendors on this day with the execution of this Deed handover and deliver the peaceful khas possession of the property hereby conveyed unto and to the Purchaser and the Vendors also deliver the title Deed, link deeds, and other documents and writings in respect of the said property in favour of the Purchaser herein.

F) That the vendors do hereby accorded their consent to the purchaser for mutation of the said property in the Municipal records and all Government and/or Semi Government and/or other statutory body and/or authority

#### SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring an area 15 ( Fifteen ) Decimals more or less (Recorded as "Sali") comprised in R.S. & L.R. Dag No. 109 under R.S Khatian No. 7 Corresponding to L.R. Khatian Nos. 493/1, 1234, 670, 134, 893, 483, 964, 423, 158, 145, 551, 192 and 162 at Mouza Baluria, J.L. No. 37, Police Station Barasat, District 24-Parganas (North) at present within the municipal limits of Barasat Municipality at Ward No. 26, A.D.S.R.O. Kadmbagachi TOGETHER WITH all sorts of easement rights and all other benefits, facilities and advantages attached therein or thereto and more

particularly shown and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this Indenture and the entire property is butted and bounded in the manner following :-

ON THE NORTH :- Part of Dag Nos. 99 & 96.

ON THE SOUTH :- Dag No. 110.

ON THE EAST :- Dag No. 111.

ON THE WEST :- Part of Dag Nos. 108 & 191.

IN WITNESS WHEREOF the vendors hereunto have set and subscribed their respective hands through their constituted attorney on the day, month and year first above written.

SIGNED SEALED & DELIVERED  
IN THE PRESENCE OF  
WITNESSES:-

Abdul Ghid Barkar  
Advocate  
7, Red Cross Place  
Kolkata-700001

Sudip Barua  
Advocate  
7, Red Cross Place  
KOL-700001

Abdul Bari Mondal, Md Ali, Rahima Bibi,  
Nazirabibi, Jobada bibi, Fatema bibi,  
Alamgir Mondal, Aherina Khatun,  
Jabul Ali, Md Azizur, Nachiman  
bibi, Masarag Gazi, Masud Gazi,  
Kamaluddin Gazi, Esmatun Bibi,  
Rahima bibi, Faragur Hasan, Farida  
bibi, Mabia bibi, Sabera bibi,  
Nilima bibi, Rabia bibi, Ali Hossain  
Jafar Ali, Manjura bibi, Masuma  
bibi, Sabila Bibi, Md Asif Ali  
Md Sahar Ali, Rahima bibi,  
Aklima bibi & Ayasa Bibi.

Juli Fikhor Ali  
Excess Ali

SIGNATURE OF THE VENDORS

RECEIVED from the within named purchaser the within mentioned sum of Rs.4,54,000.00 (Rupees Four lakhs Fifty four Thousand) only being full and final consideration amount as per Memo below :-

MEMO OF CONSIDERATION

Paid by cash in RBI notes ..... Rs. 4,54,000.00

Total ..... Rs. 4,54,000.00

(RUPEES FOUR LAKHS FIFTY FOUR THOUSAND ) Only

WITNESSES :-

Abdul Khid Burnas  
Advocate  
7, Red cross place  
Kolkata - 700001

31/03/2019  
Basant Ali  
Juli Fikhor Ali

Sudip Bandy  
Advocate

SIGNATURE OF THE VENDORS












Drafted, Prepared, read over  
& explained by me  
at my office.

Juli

JARAT ALI ],

Advocate

Calcutta High Court  
Office: Larica Business Centre,  
7, Red Cross Place, Room No. 1,  
Ground floor, Kolkata 700001

		Thumb	1 <sup>st</sup> Finger	Middle finger	Ring finger	Small finger
	LEFT HAND					
	RIGHT HAND					

Name \_\_\_\_\_

Signature *[Signature]*

		Thumb	1 <sup>st</sup> Finger	Middle finger	Ring finger	Small finger
	LEFT HAND					
	RIGHT HAND					

Name \_\_\_\_\_

Signature *[Signature]*

3955/10

112

4898

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

सत्यमेव जयते  
INDIA

पश्चिम बंगाल WEST BENGAL

777846

मि. अ. न. न.  
9172/10

मि. 22.09.13



*[Handwritten signature]*  
 22.9.13

Certified that the Document is admitted to  
 Registration. The Signature Sheet and the  
 endorsement sheet attached to this document  
 are the part of this Document.

Additional Registrar  
 of Assurances-II, Kolkata

24.4.10

THIS INDENTURE OF CONVEYANCE is made this the 24<sup>th</sup> day of APRIL, 2010  
 (Two Thousand and Ten) B E T W E E N BADEOJAMAN son of Late Bakht Ali

7084 5000 20.04.10.  
No. Rs. Date.

Name.....

Address.....

Vender Sri. Subhankar Das

Alipar Collectory  
24 Parganas (South)

J. ALI  
Advocate  
High Court, Cal

SUBHANKAR DAS  
STAMP - VENDOR  
Alipore Police Court  
Kolkata-700027

Abdul Khid. Sanna  
Advocate  
7.R.C. Place  
Kolkata-700001



Additional Registrar of  
Assurances, B. B.  
24 APR 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 2071 to 2086  
being No 04898 for the year 2010.



(Tarak Baran Mukherjee) 26-April-2010  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal

## I. Signature of the Presentant

Name of the Presentant	Signature with date
Bacholaman	Bacholaman 24/4/10

## II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Bacholaman Address: Uttar Balaraj, Kachchali, Thana: Barasat, District: North 24-Parganas, WEST BENGAL, India, P.O. :-	Self			Bacholaman 24/04/2010

## Name of Identifier of above Person(s)

Abdul Aziz Sarker  
A. R. A. Place, District: Kolkata, WEST BENGAL, India,  
P.O. :- Pin - 700001

## Signature of Identifier with Date

Abdul Aziz Sarker  
24/4/10



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

Endorsement For Deed Number : I - 04898 of 2010  
(Serial No. 03955 of 2010)

On 24/04/2010

**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:**

Fee Paid in rupees under article : A(1) = 24299/- E = 7/- J = 55/- M(a) = 25/- M(b) = 4/- on 24/04/2010

**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.-2209113/-

Certified that the required stamp duty of this document is Rs.- 32557/- and the Stamp duty paid as Impresive Rs.-5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid 22304622/04/2010 State Bank of India, ALIPORE COURT TREASURY BR. received on 24/04/2010
2. Rs. 49000/- is paid 22307072/04/2010 State Bank of India, ALIPORE COURT TREASURY BR. received on 24/04/2010
3. Rs. 28800/- is paid 22305322/04/2010 State Bank of India, ALIPORE COURT TREASURY BR. received on 24/04/2010

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

Presented for registration at 13.46 hrs. on 24/04/2010, at the Office of the A. R. A. - II KOLKATA by Badeojaman, Executant.

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

Execution is admitted on 24/04/2010 by

1. Badeojaman, son of Lt. Baktiar Ali Mondal, Uttar Beluria, Nandapally, Thana Barasat, District North 24-Parganas, WEST BENGAL, India, P.O. : , By Caste Muslim, By Profession, Cultivator.

Identified By Abdul Ahad Serkar, son of , 7, R. C. Place, District Kolkata, WEST BENGAL, India, P.O. : Pin-700001, By Caste Hindu, By Profession, Advocate.

(Tarak Baran Mukherjee)  
ADDL. REGISTRAR OF ASSURANCES-II

(Tarak Baran Mukherjee)  
ADDL. REGISTRAR OF ASSURANCES-II  
24-4-10  
Endorsement Page 1 of 1

24/04/2010 14:31:00

Mondal, by faith Muslim, by Nationality Indian, by occupation cultivation, residing at Uttar Baluria, P.O. Nabapally, Police Station-Barasat, District-24 Parganas (North), hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART:-**

**A       N       D**

**MESSERS LARICA ESTATES LIMITED**, a Company within the meaning of the Companies Act, 1956 having its' Project Office at 7, Red Cross Place, Kolkata 700001, Police Station Hare Street, represented by its one of the Directors, **MR. SATISH CHANDRA LAKHOTIA** son of Mr. R.N. Lakhotia, by faith Hindu, by Nationality Indian, by occupation Business, residing at 7/1, Guru Saday Road, Police Station Karaya, Kolkata 700019, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office, administrators, legal representatives and assigns) of the **OTHER PART:-**

**WHEREAS** one Baktier Ali Mondal son of Late Moharak Mondal was the recorded owner of **ALL THAT** piece and parcel of land measuring an area 96 Decimal more or less, comprised in C.S. Dag No.112 at Mouza Baluria, J.L. No.37, Police Station-Barasat, District 24-Parganas now 24-Parganas (North) along with other property and while had been possessing and enjoying the same the said Baktier Ali Mondal died intestate leaving behind surviving his mother Chapura Khatun Bibi, two wives Sonatan Bibi @ Rubiman Bibi and AnOwara Bibi @ Khatun, two sons Badrujaman and Badoojaman and one daughter Rowsanara Bibi to inherit the aforesaid property left by said Baktier Ali Mondal, since deceased.

**AND WHEREAS** by virtue of the aforesaid inheritance the said Chapura Khatun Bibi, Sonatan Bibi @ Rahiman Bibi, AnOwara Bibi @ Khatun, Badrujaman, Badeojaman and Rowsanara Bibi became the lawful joint owners, each having respective share or interest in accordance with the provision of the Mohamadan Law of Succession and as such lawful owners they got their names mutated in the office of the B.L. & L.R.O. in respect of land measuring an area 96 Decimals vide R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37, Police Station Barasat, District 24-Parganas now 24-Parganas (North) along with other property.

**AND WHEREAS** while had been possessing and enjoying the same the said Sonatan Bibi @ Rahiman Bibi, by and under Bengali Kobala sold, transferred and conveyed her share i.e. 06 Decimals more or less comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 along with other property or properties unto and in favour of Santi Ranjan Chattapadhyay, Ajit Kumar Chattapadhyay and Binoy Kumar Mitra and the said deed was duly registered at the Office of the S.R. Barasat and recorded in Book No.1, being No.9272 for the year 1957 and thereafter the said Santi Ranjan Chattapadhyay, Ajit Kumar Chattapadhyay and Binoy Kumar Mitra by and under a registered deed of Kobala dated 04<sup>th</sup> December 1957 sold, transferred and conveyed the aforesaid property unto and in favour of Badrujaman and Badeojaman both sons of late Baktiar Ali Mondal and the said deed was duly registered at the office of the S.R. Barasat and recorded in Book No.1, Volume No.99, Pages 27-34, Being No.9742 for the year 1957.

**AND WHEREAS** the said Chapura Khatun Bibi, while being seized and possessed of her share or interest of the aforesaid property measuring an area 16 Decimals more or less comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 along with other property or properties, gifted the same by and under a deed of Heba dated 13<sup>th</sup> August 1978 unto and in favour of her grandson Badeojaman and the said deed was

duly registered at the office of the S.R. Barasat and recorded in Book No.1, Volume No.51, Pages 29-34, being No.2592 for the year 1978.

**AND WHEREAS** in the premises the said Badeojaman, Badrujaman, Anowara Bibi @ Khatun and Rowsanara Bibi became the absolutely joint owners of the aforesaid property and while being seized and possessed of the same the said Badrujaman died intestate as bachelor leaving behind surviving his mother, brother and sister to inherit his share or interest as aforesaid.

**AND WHEREAS** by virtue of the aforesaid inheritance said Rowsanara Bibi became the owner of ALL THAT piece and parcel of land measuring an area 22 decimals more or less comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 and while being seized and possessed of the same, said Rowsanara Bibi, by and under a Bengali Kobala dated 30<sup>th</sup> July 1988 sold, transferred and conveyed her share of land in the said property along with other property or properties unto and in favour of her brother Badeojaman and the said deed was duly registered at the office of the ADSR Barasat and recorded in Book No.1, being No.6762 for the year 1988.

**AND WHEREAS** by virtue of aforesaid inheritance and purchase said Badeojaman became the owner of ALL THAT piece and parcel of undivided plot of land measuring an area 90 Decimals more or less comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 along with other property or properties and as such lawful and absolute owner said Badeojaman got mutated the said property in his name in the L.R. Record vide L.R. Khatian No. 881, L.R. Dag No.112 at Mouza Baluria, J.L. No.37 and has been possessing and enjoying the same without any interruption free from all encumbrances and attachments whatsoever.

5

AND WHEREAS similarly by virtue of inheritance the aforesaid Anowara Bibi @ Khatun became the lawful owner of ALL THAT piece and parcel of undivided plot of land measuring an area 06 Decimals more or less out of 96 decimals of land comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 along with other property and as such lawful owner she got mutated the said property in her name in the L.R. Record vide L.R. Khatian No.161, L.R. Dag No.112 at Mouza Baluria, J.L. No.37 and has been possessing and enjoying the same on paying the rates and taxes to the authority concern, free from all encumbrances and attachment whatsoever.

AND WHEREAS said Badcojaman, the vendor herein, in urgent need of money and other lawful reason offered to sell, transfer and convey ALL THAT piece and parcel of undivided plot of land measuring an area 30 decimals more or less out of entire plot of land measuring an area 96 Decimals more or less comprised in R.S. & L.R. Dag No. 112 under R.S Khatian No.657 corresponding to L.R. Khatian No. 881 at Mouza Baluria, J.L. No. 37, Police Station- Barasat, District 24-Parganas (North) at present within the Municipal Limits of the Barasat Municipality Ward No.27, more fully mentioned and described in the Schedule hereunder written at or for the total price and/or consideration of Rs.12,70,000.00 (Rupees twelve lakhs seventy thousand) only and the Purchaser herein has agreed to purchase the said property at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSES as follows:

In pursuance of the said agreement and in consideration of the said sum of Rs.12,70,000.00 (Rupees twelve lakhs seventy thousand) only in full paid to the vendor by the purchaser (the receipt where of the Vendor doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property), the vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser ALL THAT piece and parcel of undivided plot of land measuring an

area 30 decimals more or less out of the entire plot of land measuring an area 96 Decimals more or less comprised in R.S. & L.R. Dag No.112 under R.S Khatian No.657 corresponding to L.R. Khatian No. 881 at Mouza Baluria, I.L. No. 37, Police Station- Barasat, District 24-Parganas (North) at present within the Municipal limits of Barasat Municipality more fully mentioned and described in the Schedule hereunder written and more particularly shown and delineated in the site map or plan annexed hereto **OR** **HOWSOEVER OTHER WISE** the same is or was situated butted described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever both at law and in equity of the vendor into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges lien, lispendens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:-**

a) Notwithstanding any act deed matter or thing whatsoever by the vendor or her predecessor in title or interest done or executed or knowingly suffered to the contrary the vendor is lawfully and absolutely entitled to the said land and that the vendor has a good valid title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.

b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendors.

c) The vendor shall keep the purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens, lispendens, debts, hypothecations, attachments and encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendors as aforesaid.

d) The vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required.

E) That the vendor on this day with the execution of this Deed handovers and delivers the peaceful khas possession of the property hereby conveyed unto and to the Purchaser and the Vendor also delivers the documents and writings in respect of the said property in favour of the Purchaser herein.

F). That the vendor doth hereby accorded his consent to the purchaser for mutation of the said property in the Municipal records and all Government and/or Semi Government and/or other statutory body and/or authority.

#### **SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

**ALL THAT** undivided piece and parcel of land measuring an area 30 (thirty) decimals more or less out of the entire land measuring an area 96 Decimals more or less (Recorded as "Sali") comprised in R.S. & L.R. Dag No. 112 under R.S Khatian No. 657 Corresponding to L.R. Khatian No. 881 at Mouza Bahuria, J.L. No. 37, Police Station- Barasat, District 24- Parganas (North) at present within the limits of Ward No. 27 of The Barasat Municipality, A.D.S.R.O. Kadambagachi **TOGETHER WITH** all sorts of easement rights and all other benefits, facilities and advantages attached therein or thereto and more particularly shown and delineated in the site Map or Plan annexed hereto in **RED** border line thereon as part and parcel of this Indenture and the entire property is hitted and bounded in the manner following :-

**ON THE NORTH** :- Part of Dag Nos.94, 95, 96 and 313.

**ON THE SOUTH** :- Part of Dag No. 113.

**ON THE EAST** :- Part of Dag Nos. 312/1225 and 311.

**ON THE WEST** :- Part of Dag No.111.

IN WITNESS WHEREOF the vendor hereunto has set and subscribed her hand on the  
day, month and year first above written.

SIGNED SEALED & DELIVERED  
IN THE PRESENCE OF  
WITNESSES:-

1. Md. Ebrahim  
Vill. Malikher  
P.O. Bamangach  
P.S. Barasat  
Dist. Pargana. (N)

2. Md. Abdul Matin  
Vill. Malakuse  
P.O. Bamangach  
P.S. Barasat  
Dist. (N) 24 pgs.

3. Abdul Ahid Samad  
Advocate.

7. R.C. Place  
Kolkata - 700061

Bardeo Jomon

SIGNATURE OF THE VENDOR

RECEIVED from the within named purchaser the within mentioned sum of  
Rs.12,70,000.00 (Rupees twelve lakhs seventy thousand) only being full and final  
 consideration amount as per Memo below :-

MEMO

By A/C payee cheque being No. 135672 dated 24.04.10

Drawn on AXIS Bank.....Rs.12,70,000.00

Total Rs.12,70,000.00

(Rupees twelve lakhs seventy thousand) only

WITNESSES :-

1. Mr. Ebrahim
2. Mr. Abdul Matin
3. Abdul-Hamid Samad  
Advocate.

Rachoo Zaman

SIGNATURE OF THE VENDOR -

Drafted, Prepared, read over  
 & explained by me  
 at my office

J. Ali

JIARAT ALI,

Advocate,

Calcutta High Court

Office-Larica Business Centre,

7, Red Cross Place, Ground floor,

Room No. 1, Kolkata 700001

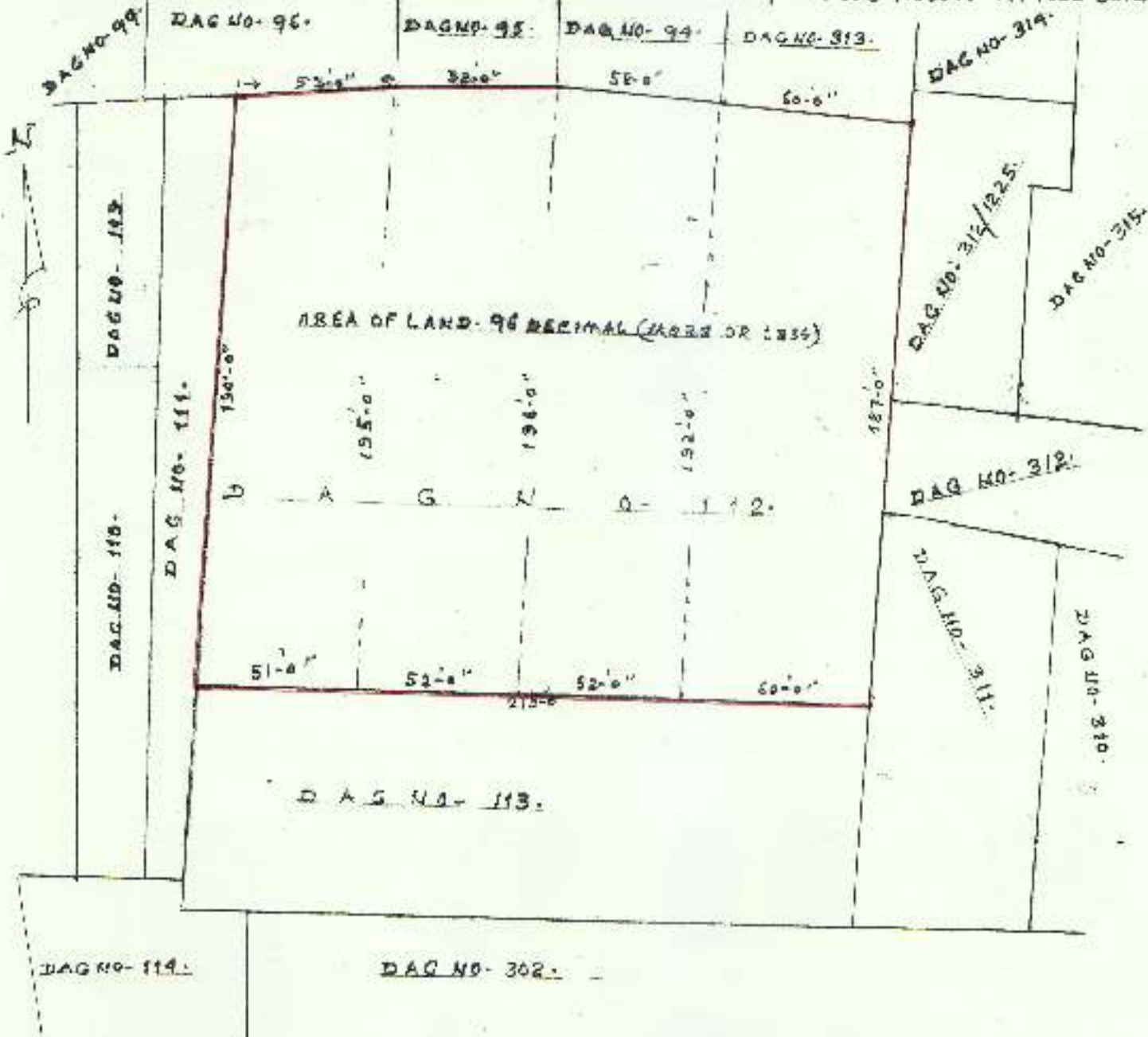
PLAN OF LAND AT ADIZA - BALURIA. T.L.N.O-37. R.S.NO-229. K-3 KHATIAN NO-657. L.R.

KHATIAN NO-151A 871. K-3 & L.R. DAG NO-112. P.S. MUNICIPALITY - BARASAT. WARD NO












27. KOCKATA-126. DIST. (MURSHIDABAD).

SCALE: 40' = 1"

SOLD AREA UNDIVIDED 30 DECIMALS MORE OR LESS. OUT OF 96 DEC. (SHOWN IN RED BORDER)














Padma Saman

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
 <u>Badar Juman</u>	<u>LEFT HAND</u>					
	<u>RIGHT HAND</u>					

Name \_\_\_\_\_

Signature Badar Juman

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
 <u>Satish Chhabra</u>	<u>LEFT HAND</u>					
	<u>RIGHT HAND</u>					

Name \_\_\_\_\_

Signature Satish Chhabra

00062/2011

312

I - 68/2011



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 020583

1/38698/10  
m/w 84309/-  
hmb  
04/01/11  
12-2-11



Received  
Ref No 312  
Area - 16.4 Acre

644, Registrar of Land Revenue  
Kolkata.

On this day of January 2011, I, the undersigned, have received from the applicant the sum of Rs. 84309/- (Eighty four thousand three hundred and nine rupees only) for the purpose of registration of the document.

*[Signature]*

Official Seal of the Registrar of Land Revenue  
Kolkata  
04.01.11

THIS INDENTURE OF CONVEYANCE is made this the 04<sup>th</sup> day of JANUARY, 2011  
(Two thousand and eleven) BETWEEN ALIAR JAMAN son of late Ibrahim Mondal,

No. 10728 Rs. 5000 Date 30 DEC 2010

Name.....

Address.....

Vender Sri. Subhankar Das  
Alipore Collectory  
South 24 Parganas

J. ALI  
Advocate  
High Court, Cal

SUBHANKAR DAS  
STAMP - VENDOR  
Alipore Police Court  
Kolkata-700027




Sudip Bhowmik  
Advocate  
7, Road cross Police  
head Kalu - 700007



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 1520 to 1533  
being No 00068 for the year 2011.



  
(Sudhakar Sahu) 04 January 2011  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal

I. Signature of the Presentant

Name of the Presentant	Signature with date
Aliar Jaman	<i>Aliar Jaman</i> 4.1.11

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Aliar Jaman Address: Madhya Balurda, Thana: Barasat, District-North 24 Parganas, WEST BENGAL, India, P.O. Nehapally	Self		 LTI	<i>Aliar Jaman</i>
			04/01/2011	04/01/2011	

Name of Identifier of above Person(s)

Sudip Basu  
7, Red Cross Place, Kol, District-Kolkata, WEST  
BENGAL, India, P.O. Pin: 700001

Signature of Identifier with Date

*Sudip Basu* 4/1/11

(Sudhakar Sahu)

ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA

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

Endorsement For Deed Number : I - 00068 of 2011  
(Serial No. 00062 of 2011)

On

Payment of Fees:

On 04/01/2011

**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 1859.

Payment of Fees:

Amount By Cash

Rs. 9364/-, on 04/01/2011

( Under Article : A(1) = 9273/- , E = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on 04/01/2011 )

**Certificate of Market Value(WB PUVT rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been  
assessed at Rs.-843091/-

Certified that the required stamp duty of this document is Rs. 50595 /- and the Stamp duty paid as  
Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 45610/- is paid 19050803/01/2011 State Bank of India, CHOWRINGHEE,  
received on 04/01/2011

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

Presented for registration at 12.49 hrs. on :04/01/2011, at the Office of the A. R. A. - II KOLKATA by  
Alai Jaman, Executant.

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

Execution is admitted on 04/01/2011 by

1. Alai Jaman, son of Late Ibrahim Mondal, Madhya Balarua, Thana-Banasat, District-North  
24-Parganas, WEST BENGAL, India, P.O. :-Nabapally, By Caste Muslim, By Profession : Cultivation  
Identified By Sudip Basu, son of -, 7, Red Cross Place, Kol, District-Kolkata, WEST BENGAL, India,  
P.O. :- P.O.-700001, By Caste: Hindu, By Profession: Advocate.

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II  
Endorsement Page 1 of 1

04/01/2011 13:29:00

by faith Muslim, by Nationality Indian, by occupation cultivation, residing at Madhya Baluria, P.O. Nabupally, Police Station-Barasat, District 24 Parganas (North), hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**:-

**A       N       D**

**MESSERS LARICA ESTATES LIMITED**, a Company within the meaning of the Companies Act, 1956 having its' Project Office at 7, Red Cross Place, Kolkata 700001, Police Station Hare Street, represented by its' one of the Directors, **MR. SATISH CHANDRA LAKHOTIA** son of Mr. R.N. Lakhota, by faith Hindu, by Nationality Indian, by occupation Business, residing at 7/1, Guru Saday Road, Police Station Karaya, Kolkata 700019, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its' successors in office, administrators, legal representatives and assigns) of the **OTHER PART** :-

**WHEREAS** by virtue of inheritance one Achiran Nessa Bibi became the sole and absolute owner of **ALL THAT** land comprised in C.S. Dag No. 312 under C.S. Khatian No.198 at Mouza Baluria, J.L. No. 37, P.S. Barasat, District 24-Parganas now 24-Parganas (North) and while absolutely seized and possessed of the same, she recorded her name in the office of the B.L. & L.R.O. vide R.S. Khatian No.726 in R.S. Dag No. 312 (for an area 82 decimals) and R.S. Dag No.312/1225 (for an area 12 Decimals) both at Mouza Baluria, J.L. No.37, Police Station- Barasat, District 24-Parganas now 24-Parganas (North).

**AND WHEREAS** while had been possessing and enjoying the said property, said Achiran Nessa Bibi, by and under a registered deed of gift dated the 6<sup>th</sup> March, 1985, duly registered

in the Office of the Sub- Registrar at Barasat, noted in its' Book No. I, Volume No.27, Pages 54-59, Deed No. 2231 for the year 1985, forever gifted and transferred the same unto and in favour of her grand sons namely Md. Ali Mondal, Mamud Ali Mondal, Aliar Jaman, Abul Kalam Azad and Abdus Samad.

**AND WHEREAS** by virtue of the aforesaid gift the said Md. Ali Mondal, Mamud Ali Mondal, Aliar Jaman, Abul Kalam Azad and Abdus Samad became the joint owners of **ALL THAT** piece and parcel of land measuring an area 82 decimals comprised in R.S Dag No.312 and an area 12 decimals comprised in R. S. Dag No.312/1225 both under R.S Khatian No.726 at Mouza Baluria, J.L. No.37, Police Station- Barasat, District 24-Parganas (North) and as such lawful absolute owners they got mutated their names in the records of the B.L. & L.R.O. vide I.R. Khatian No.109/1, 1071/1, 191/2, 213/1 and 212/1 respectively, L.R. Dag No. 312 at Mouza Baluria, J.L.No.37.

**AND WHEREAS** while being seized and possessed of the aforesaid property said Md. Ali Mondal, Mamud Ali Mondal, Aliar Jaman, Abul Kalam Azad and Abdus Samad amicably partitioned the said property by metes and bounds and after partition and separation the said Aliar Jaman got a demarcated portion of land measuring an area 16.4 Decimals/Sataks more or less out of the said property comprised in R.S and L.R. Dag No.312 under R.S Khatian No. 726 corresponding to L.R. Khatian No.191/2 and since then he has been possessing and enjoying the same on paying the rates and taxes to the authority concern free from all encumbrances and attachment whatsoever.

**AND WHEREAS** the Vendor herein in urgent need of money and other lawful reasons jointly offered to sell, transfer and convey **ALL THAT** piece and parcel of demarcated plot of land measuring an area 16.4 Decimals / Sataks more or less comprised in C.S., R.S. & L.R. Dag No.312 under C.S. Khatian No.198, R.S Khatian No.726 corresponding to L.R. Khatian No.191/2 at Mouza Baluria, J.L. No.37, Police Station- Barasat, District 24-

Parganas (North) at present within the municipal limits of Barasat Municipality, more fully mentioned and described in the **Schedule** hereunder written at or for the total price and/or consideration of **Rs.5,96,363.00 (Rupees five lacks ninety six thousand three hundred sixty three) only** and the Purchaser herein has agreed to purchase the said property at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

**NOW THIS INDENTURE WITNESSES as follows:**

In pursuance of the said agreement and in consideration of the said sum of **Rs.5,96,363.00 (Rupees five lacks ninety six thousand three hundred sixty three) only** in full paid to the vendor by the purchaser (the receipt where of the Vendor doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser **ALL THAT** piece and parcel of demarcated plot of land measuring an area 16.4 Decimals / Sataks more or less comprised in C. S, R.S. & L.R. Dag No. 312 under C. S. Khatian No.198, R.S Khatian No.726 Corresponding to L.R. Khatian No.191/2 at Mouza Baluria, J.L. No. 37, Police Station- Barasat, District 24-Parganas (North) at present within the municipal limits of Barasat Municipality, more fully mentioned and described in the **Schedule** hereunder written and more particularly shown and delineated in the site map or plan annexed hereto **OR HOWSOEVER OTHER WISE** the same is or was situated butted described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever both at law and in equity of the vendors into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and

appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges lien, lispendens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable and the same will be used for agricultural purpose.

**THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:-**

- a) Notwithstanding any act deed matter or thing whatsoever by the vendor or his predecessor-in -title or interest done or executed or knowingly suffered to the contrary the vendor is lawfully and absolutely entitled to the said land and that the vendor has a good valid title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.
- b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendor.

c) The vendor shall keep the purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens lispendens debts, hypothecations attachments and encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendor as aforesaid.

d) The vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required.

E) That the vendor on this day with the execution of this Deed handovers and delivers the peaceful khas possession of the property hereby conveyed unto and to the Purchaser and the Vendor also deliver the copy title Deed and other documents and writings in respect of the said property in favour of the Purchaser herein.

F). That the vendor doth hereby accorded his consent to the purchaser for mutation of the said property in the Municipal records and all Government and/or Semi Government and/or other statutory body and/or authority

#### **SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

**ALL THAT** piece and parcel of demarcated plot of land measuring an area 16.4 ( Sixteen point four) Decimals/ Sataks more or less (Recorded as "Sali) comprised in C.S., R.S. & L.R. Dag No.312 under C.S. Khatian No.198, R.S. Khatian No.726 corresponding to L.R.

Khatian No.191/2 at Mouza Baluria, J.L. No. 37, Police Station- Barasat, District 24 Parganas (North) at present within the municipal limits of The Barasat Municipality, A.D.S.R.O. Kadamhagachi **TOGETHER WITH** all sorts of easement rights and all other benefits, facilities and advantages attached therein or thereto and more particularly shown and delineated in the site Map or Plan annexed hereto in **RED** border line thereon as part and parcel of this Indenture and the said property is bulled and bounded in the manner following :-

**ON THE NORTH** :- Part of Dag Nos. 316 & 317.

**ON THE SOUTH** :- Part of Dag No.307,

**ON THE EAST** :- Part of Dag No.312.

**ON THE WEST** :- Part of Dag No.312.

**IN WITNESS WHEREOF** the vendor hereunto has set and subscribed his hand on the day, month and year first above written.

**SIGNED SEALED & DELIVERED**

**IN THE PRESENCE OF**

**WITNESSES:-**

Abdul-Ahmed Samad  
Advocate

7, Redcross place  
Kolkata-700-001

Dulal Saha

Akram bin

Barasat

J.L. - 125

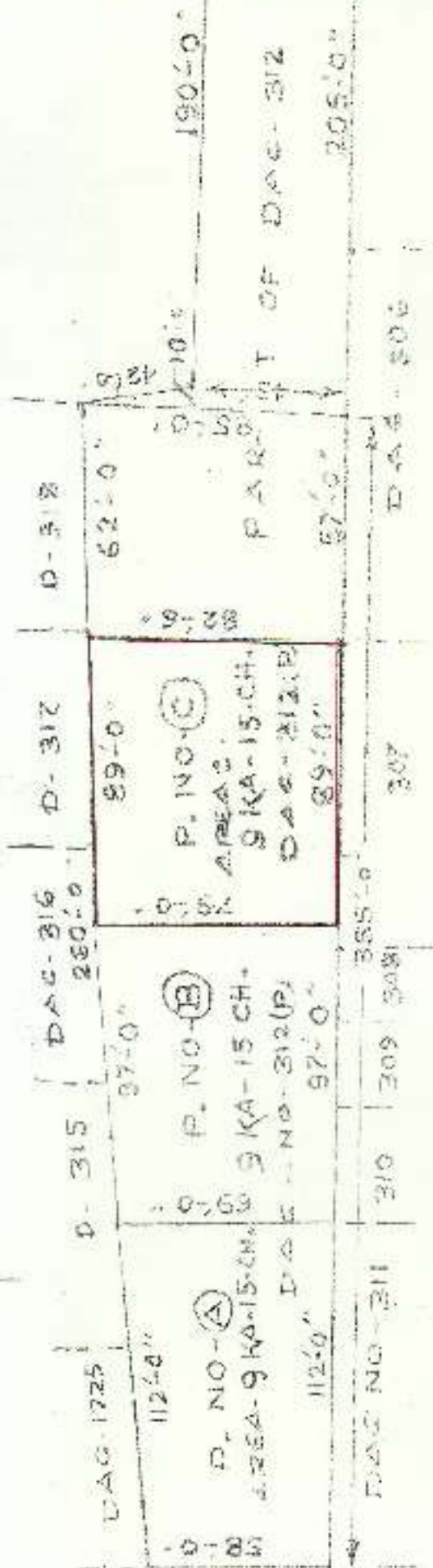
Alian Jaman

**SIGNATURE OF THE VENDOR**

SCALE - 40-50

SOLD AREA 16'4 DEC, SHOWN BY RED BORDER LINE

Kalyan Dap  
Baranah  
Dist. (N) 24 pos.  
Razd. No. 2517



Alina Jansen

**RECEIVED** from the within named purchaser the within mentioned sum of  
**Rs.5,96,363.00 (Rupees five lacks ninety six thousand three hundred sixty three)** only  
 being the full and final consideration amount as per Memo below:-

M E M O

Paid by A/C Payee cheque being Cheque No.202189  
 dated 03/01/11 drawn on AXIS BANK,

Sarat Bose Road Branch, Kolkata.....Rs.5,96,363.00

Total Rs.5,96,363.00

(Rupees five lacks ninety six thousand three hundred sixty three) only

**WITNESSES :-**

*Abdul Wahid Sarker*  
*Advocate.*

*Dhulal Saha*

*Alia Jaman*

**SIGNATURE OF THE VENDOR**












Drafted, Prepared, read over  
 & explained by me at my office

*J. Ali*

[JEARAT ALI],  
 Advocate,  
 CALCUTTA HIGH COURT

Office:-












Larica Business Centre,  
 7. Red Cross Place, Room No.1,  
 Ground floor, Kolkata 700001.

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
 <i>Aliwa Jaman</i>	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name \_\_\_\_\_

Signature \_\_\_\_\_

*Aliwa Jaman*

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
 <i>Sathish Ch. Raghavan</i>	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name \_\_\_\_\_

Signature \_\_\_\_\_

*Sathish Ch. Raghavan*

3954/10

112

4897

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

777849

मूल 9 मू  
9 मू 26/10

म. न. 2209/13

22.2.20



It is hereby certified that the Document is admitted in  
Station. The Signatures are and the  
Document is not affected in the document  
in the

Additional Registrar  
of Assurances, Kolkata

24.4.10

THIS INDENTURE OF CONVEYANCE is made this the 24<sup>th</sup> day of APRIL, 2010  
(Two Thousand and Ten) BETWEEN BADEOJAMAN son of Late Bakht Ali

7081 5000/- 22.09.10.  
No.....Rs.....Date.....

Name.....

Address.....

Vendor Sd/- Subhankar Das Seal

Alipur Collectory  
21 Parganas (South)

**J. ALI**

Advocate

High Court, Cal

**SUBHANKAR DAS**  
STAMP - VENDOR  
Alipur Collectory Court  
Kolkata-700037

Abdul-Ahid Sarkar  
Advocate  
7, R.C. Place  
Kolkata-700007



**Additional Registrar of**  
Assessment-II, Kolkata  
24/09/2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 2055 to 2070  
being No 04397 for the year 2010.



(Tarak Baran Mukherjee) 26-April-2010  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal

Signature of the Presentant

Name of the Presentant	Signature with date
Badeojaman	Badeo Jaman 24/4/10

II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Badeojaman Address-Older Dularia, Nababpally, Nabad-Parasat, District: North 22-Parganas, WEST BENGAL, India, P.O.-	Self			Badeo Jaman
			24/04/2010	24/04/2010	

Name of Identifier of above Person(s)

Abdul Ahid Sarkar

7, B. C. Place, District- Kolkata, WEST BENGAL, India,  
P.O.- 751006001

Signature of Identifier with Date

Abdul Ahid Sarkar  
24.4.10

(Tarak Ranjan Mukherjee)  
ADDL REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA

24.4.10

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

Endorsement For Deed Number : I - 04897 of 2010  
(Serial No. 03954 of 2010)

On 24/04/2010

**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:**

Fee Paid in rupees under article : A(1) = 24299/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 24/04/2010

**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.-2209113/-

Certified that the required stamp duty of this document is Rs.- 132557 /- and the Stamp duty paid as Impressive Rs.- 5000/-

**Deficit stamp duty**

**Deficit Stamp duty**

1. Rs. 49000/- is paid 22/04/2010 State Bank of India, ALIPORE COURT TREASURY BR, received on 24/04/2010
2. Rs. 49000/- is paid 22/04/2010 State Bank of India, ALIPORE COURT TREASURY BR, received on 24/04/2010
3. Rs. 28000/- is paid 22/04/2010 State Bank of India, ALIPORE COURT TREASURY BR, received on 24/04/2010

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

Presented for registration at 13.40 hrs on 24/04/2010 at the Office of the A. R. A. - II KOLKATA by Badesjaman ,Executant

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

Execution is admitted on 24/04/2010 by

1. Recipient : son of Lt Baktiar Ali Mondal , Uttar Bakula, Nabapally, Thana:-Barasat, District:-North 24 Parganas, WEST BENGAL, India. P.O. :- By Caste Muslim, By Profession : Cultivation  
Identified By: Abdu Anid Sorkar, son of , 7, R. C. Place, District:-Kolkata, WEST BENGAL, India. P.O. :- Pin :- 700001. By Caste Muslim, By Profession: Advocate



( Tarak Baran Mukherjee )  
ADDL. REGISTRAR OF ASSURANCES-II

24.4.10  
( Tarak Baran Mukherjee )  
ADDL. REGISTRAR OF ASSURANCES-II

24/04/2010 14:30:00

EndorsementPage 1 of 1

Mondal, by faith Muslim, by Nationality Indian, by occupation cultivation, residing at Uttar Baluria, P.O. Nabapally, Police Station-Barasat, District-24 Parganas (North), hereinafter called and referred to as the VENDOR (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART:-

A N D

MESSERS LARICA ESTATES LIMITED, a Company within the meaning of the Companies Act, 1956 having its' Project Office at 7, Red Cross Place, Kolkata 700001, Police Station Hare Street, represented by its one of the Directors, MR. SATISH CHANDRA LAKHOTIA son of Mr. R.N. Lakhoria, by faith Hindu, by Nationality Indian, by occupation Business, residing at 7/1, Gurn Saday Road, Police Station Karaya, Kolkata 700019, hereinafter called and referred to as the PURCHASER (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in office, administrators, legal representatives and assigns ) of the OTHER PART:-

WHEREAS one Baktier Ali Mondal son of Late Mobaruk Mondal was the recorded owner of ALL THAT piece and parcel of land measuring an area 96 Decimal more or less, comprised in C.S. Dag No.112 at Mouza Baluria, J.L. No.37, Police Station-Barasat, District 24-Parganas now 24-Parganas (North) along with other property and while had been possessing and enjoying the same the said Baktier Ali Mondal died intestate leaving behind surviving his mother Chapara Khatun Bibi, two wives Sonatan Bibi @ Rahiman Bibi and Anowara Bibi @ Khatun, two sons Badrujaman and Badoojaman and one daughter Rowsanara Bibi to inherit the aforesaid property left by said Baktier Ali Mondal, since deceased.

**AND WHEREAS** by virtue of the aforesaid inheritance the said Chapura Khatun Bibi, Sonatan Bibi @ Ruhiman Bibi, Anowara Bibi @ Khatun, Badrujaman, Badoojaman and Rowsanara Bibi became the lawful joint owners, each having respective share or interest in accordance with the provision of the Mohamadan Law of Succession and as such lawful owners they got their names mutated in the office of the B.L. & L.R.O. in respect of land measuring an area 96 Decimals vide R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37, Police Station Barasat, District 24-Parganas now 24-Parganas (North) along with other property.

**AND WHEREAS** while had been possessing and enjoying the same the said Sonatan Bibi @ Ruhiman Bibi, by and under Bengali Kobala sold, transferred and conveyed her share i.e. 06 Decimals more or less comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 along with other property or properties unto and in favour of Santi Ranjan Chattapadhyay, Ajit Kumar Chattapadhyay and Binoy Kumar Mitra and the said deed was duly registered at the Office of the S.R. Barasat and recorded in Book No.1, being No.9272 for the year 1957 and thereafter the said Santi Ranjan Chattapadhyay, Ajit Kumar Chattapadhyay and Binoy Kumar Mitra by and under a registered deed of Kobala dated 04<sup>th</sup> December 1957 sold, transferred and conveyed the aforesaid property unto and in favour of Badrujaman and Badoojaman both sons of late Baktiar Ali Mondal and the said deed was duly registered at the office of the S.R. Barasat and recorded in Book No.1, Volume No.99, Pages 27-34, Being No.9742 for the year 1957.

**AND WHEREAS** the said Chafura Khatun Bibi, while being seized and possessed of her share or interest of the aforesaid property measuring an area 16 Decimals more or less comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 along with other property or properties, gifted the same by and under a deed of Heba dated 13<sup>th</sup> August 1978 unto and in favour of her grandson Badoojaman and the said deed was

duly registered at the office of the S.R. Barasat and recorded in Book No.1, Volume No.51, Pages 29-34, being No.2592 for the year 1978.

**AND WHEREAS** in the premises the said Badojaman, Badrujaman, Anowara Bibi @ Khatun and Rowsanara Bibi became the absolutely joint owners of the aforesaid property and while being seized and possessed of the same the said Badrujaman died intestate as bachelor leaving behind surviving his mother, brother and sister to inherit his share or interest as aforesaid.

**AND WHEREAS** by virtue of the aforesaid inheritance said Rowsanara Bibi became the owner of ALL THAT piece and parcel of land measuring an area 22 decimals more or less comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 and while being seized and possessed of the same, said Rowsanara Bibi, by and under a Bengali Kobala dated 30<sup>th</sup> July 1988 sold, transferred and conveyed her share of land in the said property along with other property or properties unto and in favour of her brother Badojaman and the said deed was duly registered at the office of the ADSR Barasat and recorded in Book No.1, being No.6762 for the year 1988.

**AND WHEREAS** by virtue of aforesaid inheritance and purchase said Badojaman became the owner of ALL THAT piece and parcel of undivided plot of land measuring an area 90 Decimals more or less comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 along with other property or properties and as such lawful and absolute owner said Badojaman got mutated the said property in his name in the L.R. Record vide L.R. Khatian No. 881, L.R. Dag No.112 at Mouza Baluria, J.L. No.37 and has been possessing and enjoying the same without any interruption free from all encumbrances and attachments whatsoever.

AND WHEREAS similarly by virtue of inheritance the aforesaid Anowara Bibi @ Khatan became the lawful owner of ALL THAT piece and parcel of undivided plot of land measuring an area 06 Decimals more or less out of 96 decimals of land comprised in R.S. Dag No.112 under R.S. Khatan No. 657 at Mouza Baluria, J.L. No.37 along with other property and as such lawful owner she got mutated the said property in her name in the L.R. Record vide L.R. Khatan No.161, L.R. Dag No.112 at Mouza Baluria, J.L. No.37 and has been possessing and enjoying the same on paying the rates and taxes to the authority concern, free from all encumbrances and attachment whatsoever.

AND WHEREAS said Badcojaman, the vendor herein, in urgent need of money and other lawful reason offered to sell, transfer and convey ALL THAT piece and parcel of undivided plot of land measuring an area 30 decimals more or less out of entire plot of land measuring an area 96 Decimals more or less comprised in R.S. & L.R. Dag No. 112 under R.S Khatan No.657 corresponding to L.R. Khatan No. 881 at Mouza Baluria, J.L. No. 37, Police Station- Barasat, District 24-Parganas (North) at present within the Municipal Limits of the Barasat Municipality Ward No.27, more fully mentioned and described in the Schedule hereunder written at or for the total price and/or consideration of Rs.12,70,000.00 (Rupees twelve lakhs seventy thousand) only and the Purchaser herein has agreed to purchase the said property at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSES as follows:

In pursuance of the said agreement and in consideration of the said sum of Rs.12,70,000.00 (Rupees twelve lakhs seventy thousand) only in full paid to the vendor by the purchaser (the receipt where of the Vendor doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property), the vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser ALL THAT piece and parcel of undivided plot of land measuring an

area 30 decimals more or less out of the entire plot of land measuring an area 96 Decimals more or less comprised in R.S. & L.R. Dag No. 112 under R.S Khatian No.657 corresponding to L.R. Khatian No. 881 at Mouza Balaria, J.L. No. 37, Police Station- Barasat, District 24-Parganas (North) at present within the Municipal limits of Barasat Municipality more fully mentioned and described in the **Schedule** hereunder written and more particularly shown and delineated in the site map or plan annexed hereto **OR** **HOWSOEVER OTHER WISE** the same is or was situated hitherto described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever both at law and in equity of the vendor into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattas muniments writings and evidences of title whatsoever in anywise exclusively relating to or concerning the said property **TO HAVE AND TO HOLD** the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges lien, dispendens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable.

**THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:-**

a) Notwithstanding any act deed matter or thing whatsoever by the vendor or her predecessor in title or interest done or executed or knowingly suffered to the contrary the vendor is lawfully and absolutely entitled to the said land and that the vendor has a good valid title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.

b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendors.

c) The vendor shall keep the purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens, lispendens, debts, hypothecations, attachments and encumbrances whatsoever made or suffered by the vendor or any person or persons lawfully or equitably claiming from under or in trust for the vendors as aforesaid.

d) The vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted or any part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required.

E) That the vendor on this day with the execution of this Deed handovers and delivers the peaceful khas possession of the property hereby conveyed unto and to the Purchaser and the Vendor also delivers the documents and writings in respect of the said property in favour of the Purchaser herein.

F). That the vendor doth hereby accorded his consent to the purchaser for mutation of the said property in the Municipal records and all Government and/or Semi Government and/or other statutory body and/or authority.

#### **SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

**ALL THAT** undivided piece and parcel of land measuring an area 30 (thirty) decimals more or less out of the entire land measuring an area 96 Decimals more or less (Recorded as "Sali") comprised in R.S. & L.R. Dag No. 112 under R.S Khatian No. 657 Corresponding to L.R. Khatian No. 881 at Mouza Baluria, J.L. No. 37, Police Station- Barasat, District 24- Parganas (North) at present within the limits of Ward No. 27 of The Barasat Municipality, A.D.S.R.O. Kadambagachi **TOGETHER WITH** all sorts of easement rights and all other benefits, facilities and advantages attached therein or thereto and more particularly shown and delineated in the site Map or Plan annexed hereto in **RED** border line thereon as part and parcel of this Indenture and the entire property is butted and bounded in the manner following :-

**ON THE NORTH** :- Part of Dag Nos,94, 95, 96 and 313.

**ON THE SOUTH** :- Part of Dag No. 113.

**ON THE EAST** :- Part of Dag Nos, 312/1225 and 311.

**ON THE WEST** :- Part of Dag No,111.

IN WITNESS WHEREOF the vendor hereunto has set and subscribed her hand on the day, month and year first above written.

SIGNED SEALED & DELIVERED

IN THE PRESENCE OF

WITNESSES:-

1. Md: Ebrahim -  
vill: Maliakur -  
P.O: Bamangachi -  
P.S: Barasat  
24/10/2019. (N)

2. Md: Abdul Matin  
vill: Maliakur -  
P.O: Bamangachi -  
P.S: Barasat  
Dist: (N) 24/10/2019.

3. Abdul Halid Saman  
Advocate

7. R.C. Place  
Kolkata - 700001.

Bashir Saman

SIGNATURE OF THE VENDOR

**R E C E I V E D** from the within named purchaser the within mentioned sum of  
**Rs.12,70,000.00 (Rupees twelve lakhs seventy thousand) only** being full and final  
 consideration amount as per Memo below :-

**MEMO**

By A/C payee cheque being No. 135673 dated 24.04.10

Drawn on AXIS Bank.....Rs.12,70,000.00

Total Rs.12,70,000.00

(Rupees twelve lakhs seventy thousand) only

**WITNESSES :-**

1. Md. Ebrahim -

2. Md. Abdul Matin

3. Abdul Halid Samad  
 Advocate.

*Badar Zaman*

**SIGNATURE OF THE VENDOR -**

Drafted, Prepared, read over  
 & explained by me  
 at my office

*J. Ali*

**JIARAT ALI,**

Advocate,

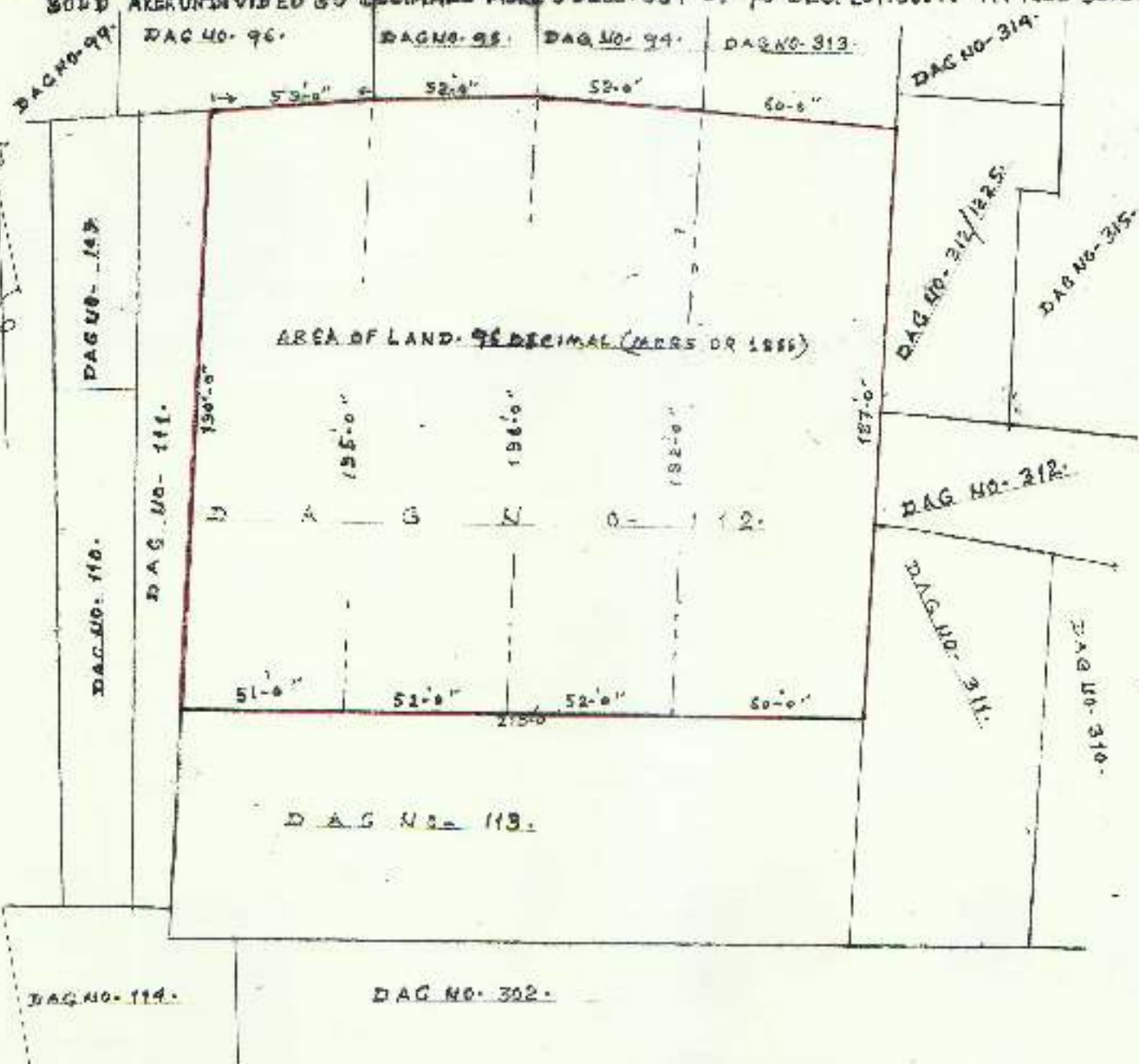
Calcutta High Court

Office:-Larica Business Centre,












7. Red Cross Place, Ground floor,

Room No. 1, Kolkata 700001

PLAN OF LAND AT MONZA-BALURIA. 1. L.N. 37 R.S. NO. 227 R-3 KHATTIAN NO. 657. L.R.  
 KHATTIAN NO. 161 K.S. 8-3 L.R. DAG NO. 112. P.S. MUNICIPALITY-BARASAT. WARD NO  
 17. KOLKATA-126. DIST. NO. 24 PGS. SCALE: 90' = 1"  
 SOLD AREA UNDIVIDED 30 DECIMALS MORE OR LESS. OUT OF 96 DEC. (SHOWN IN RED BORDER)














Bales Zaman

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
 <u>Bado Dorman</u>	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name \_\_\_\_\_

Signature Bado Dorman

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
 <u>Satish Ch Lahlihu</u>	<u>LEFT</u> <u>HAND</u>					
	<u>RIGHT</u> <u>HAND</u>					

Name \_\_\_\_\_

Signature Satish Ch Lahlihu