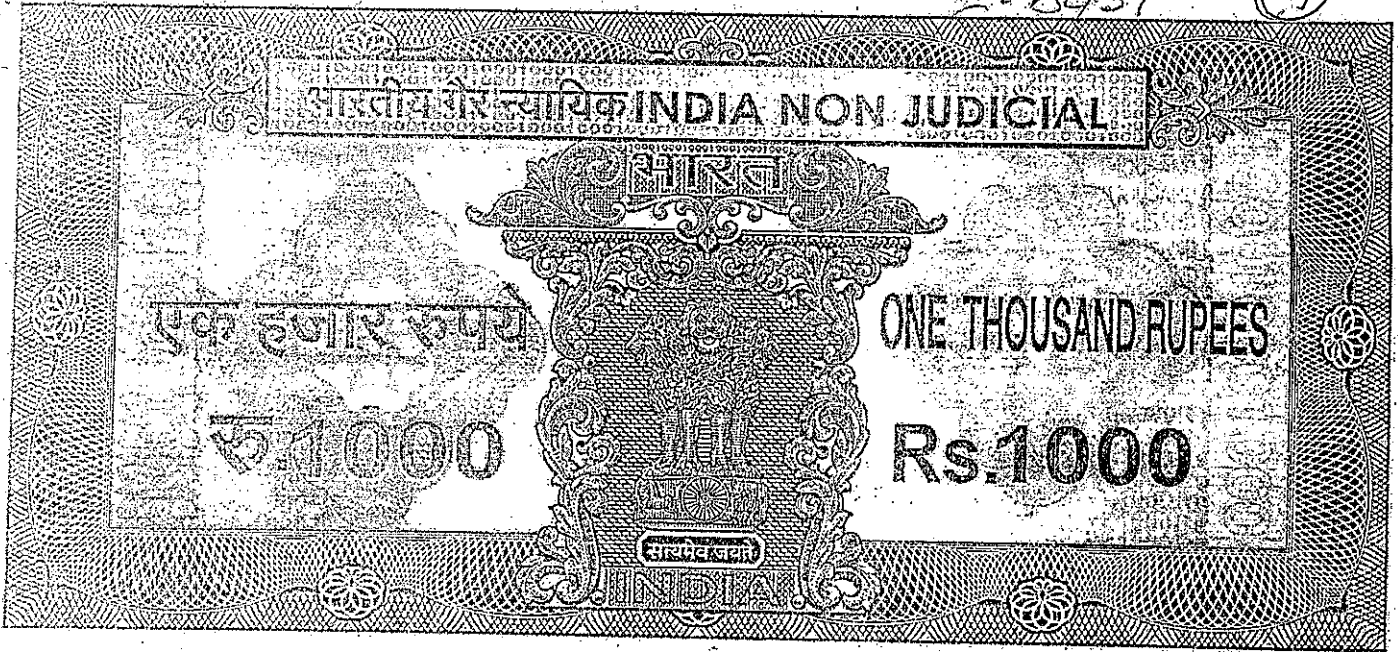


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पश्चिम बंगाल WEST BENGAL

admissible under Rule 782838

s/s 5 (1) of W.B.L.R. Act 1950

duly Stamped under the Indian

Stamp Act 1899 Subsequently

amended Schedule I.A. No.

Stamp Paid 10/-

Stamp duty of Rs 12500

has been received of 12500/-

as per Receipts Enclosed

Ex. No. 592047

Stamp of Mohis Gate

46

12/12/08

DEED OF CONVEYANCE

THIS INDENTURE made on this 7th day of December, Two Thousand and Six

BETWEEN

1. KUDDUS ALI MOLLA alias BHUDDAS ALI MOLLA, 2. ABED ALI MOLLA, 3. SABED ALI MOLLA, 4. AHAD ALI MOLLA all sons of LATE SOLEMAN MOLLA (MONDAL) alias BECHARAM MONDAL(MOLLA) & 5. SOLEMAN MOLLA (MONDAL) alias BECHARAM MONDAL(MOLLA) son of LATE ISMAIL MOLLA all residing at VILL- JAMALPARA, P.O. - KASHINATEPUR, P.S. - RAJARHAT, DIST - 24 PARGANAS (NORTH) all by faith Muslim by Occupation Cultivators hereinafter called the 'VENDORS' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representative, executors, administrators and assigns) of the ONE PART.

Registrar s/s 7 (1)

North 24-Parganas

12.12.08

9 NOV 2007

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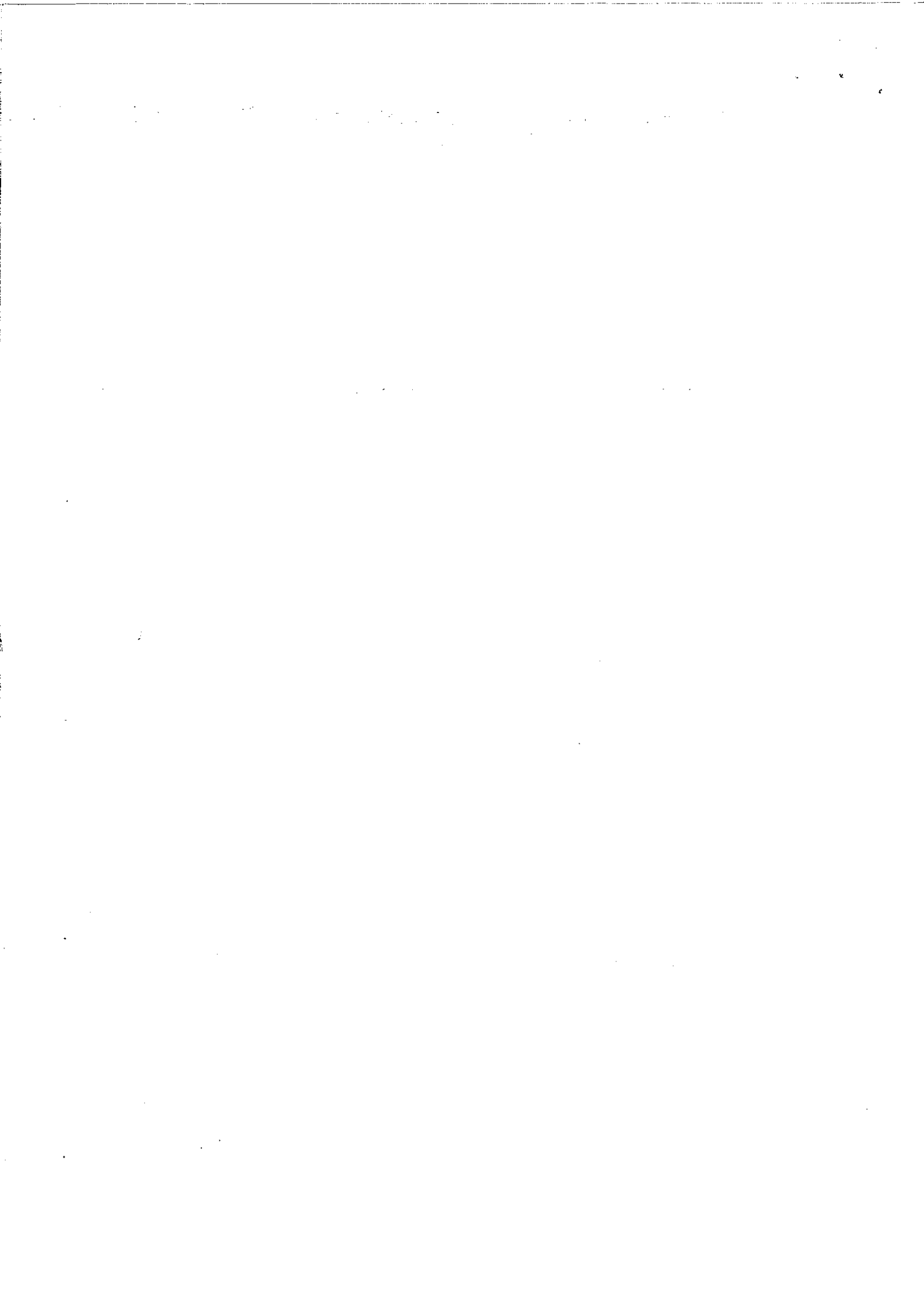
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05/10/06

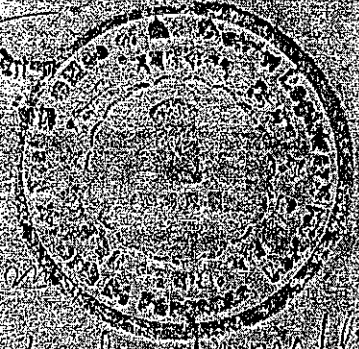
ALFANSHU AGENCY PVT LTD
8/1 Lal Bazar Street
KOL-700001

Handwritten signature or scribble

5000/-

29 NOV 2006

400000 375 - 377



Place of Barakat By: Abdul Molla
The Barakat / Chairman

Handwritten list of names: Abdul Molla, Saheed Abdul Molla, Kuddus Abdul Molla, Saheed Abdul Molla

North 24 Parganas

11/12/06

Handwritten list of names: Saheed Abdul Molla, Saheed Abdul Molla, Saheed Abdul Molla

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North 24 Parganas
Office - North 24 Parganas
By: Chair - Abdul Molla / Chairman

North 24 Parganas





भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹ 1000

ONE THOUSAND RUPEES

Rs. 1000



पश्चिम बंगाल WEST BENGAL

AND

AAKANSHI AGENCY PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at BIKANER BUILDING, 8/1 LAL BAZAR STREET, 3rd FLOOR, ROOM NO. 9 KOLKATA - 700 001 hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the OTHER PART.

WHEREAS SOLEMAN MOLLA (MONDAL) alias BECHARAM MONDAL (MOLLA) one of the vendor herein, is the recorded owner of agricultural land measuring an area of 02.37 satak out of 12 satak in R.S.DAG NO. 749-03-26 satak out of 11 satak in R.S.DAG NO. 750 & 01.97 satak out of 09 satak in R.S.DAG NO. 752 in total 07.60 Satak under L.R. Khata No. 547 & 577 situated at Mouza KALIKAPUR in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS one SABEJAN BIBI wife of LATE ISMAIL MONDAL had been the recorded owner of agricultural land measuring an area of 01.12 satak out of 09 satak in R.S.DAG NO. 752 under L.R. Khata No. 505 situated at Mouza KALIKAPUR in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS SABEJAN BIBI died leaving behind his only son SOLEMAN MOLLA (MONDAL) and two daughters SOBHEJAN BIBI & KHATUNECHHA BIBI and accordingly all of them became the owners of the said property as per Muslim Law of faraz and are well entitled to transfer the same to anyone in anyway. And accordingly SOLEMAN MOLLA (MONDAL) became the owner of 00.37 Satak of land as share from his mother's property.



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05/12/06

AKANSHI AGENCY PVT LTD
8/1 Lal Bazar Street
Kolkata (700001)

118/1

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29 NOV 2006

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पान नं.
दि. २९ नोव २००६
प्राप्त नं. ११८/१
प्राप्त मूल्य ४६०००००
व्यय नं. ११८/१

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सुखराम उर्फ पुत्र
बंकाबाई देवी



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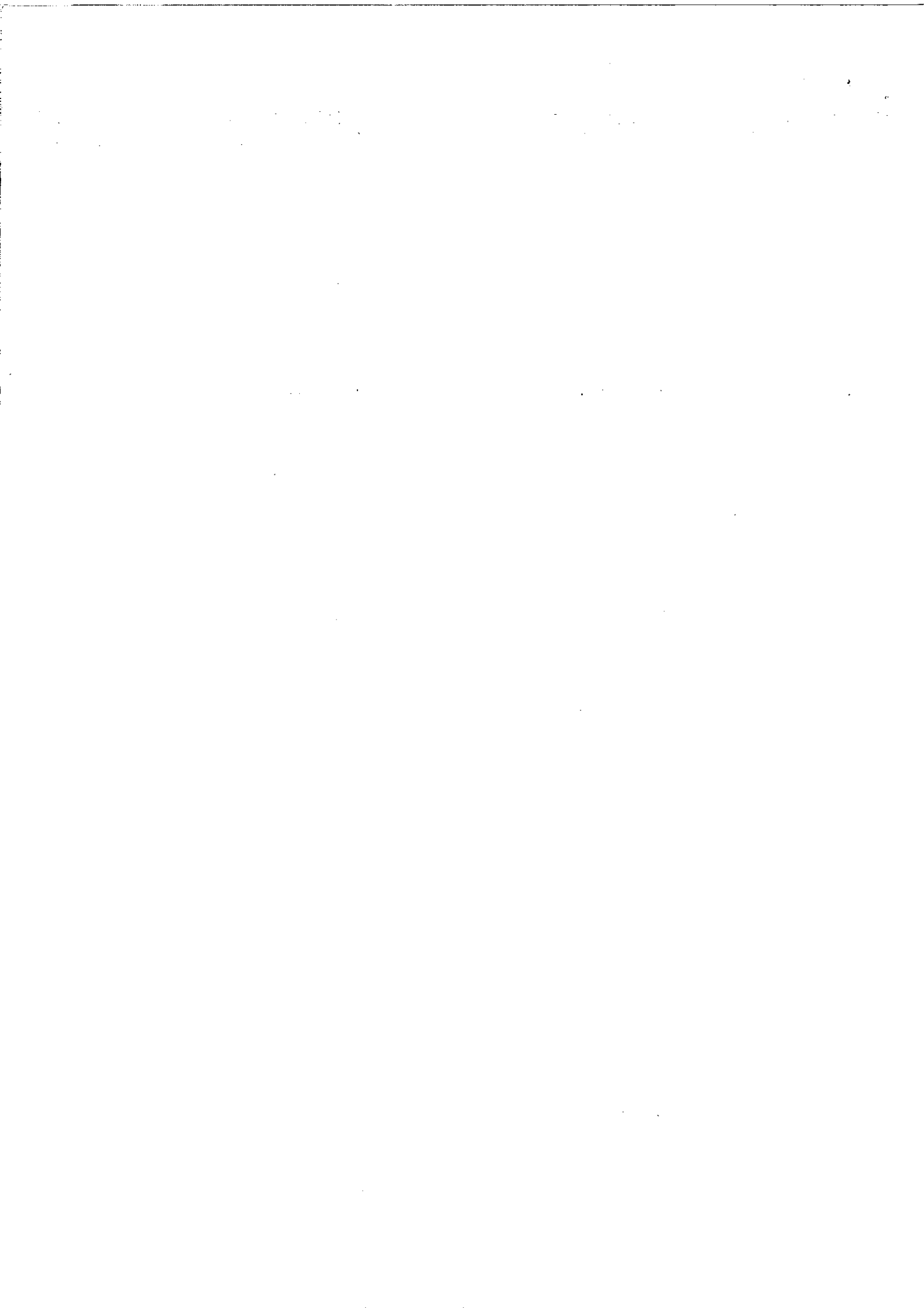
सुखराम उर्फ पुत्र
(अपुत्र)

REGISTRAR OF I & O
NORTH 24 PARAGANAH
KOLKATA
11-12-06

REGISTRAR OF I & O
NORTH 24 PARAGANAH
KOLKATA
District - North 24 Paraganah
by Caste - Hindu/Muslim/Christian
No. 118/1

Delip Son
Sh. Gati Lalal Son
near hall chinnara
col-136

REGISTRAR OF I & O
NORTH 24 PARAGANAH
KOLKATA
11-12-06



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

₹ 1000

Rs. 1000

REGISTERED

INDIA

बिधान नगर, बर्हानपुर, पश्चिम बंगाल WEST BENGAL

78284

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AND WHEREAS one KHATUNECHHA BIBI wife of YOUSOUF ALI had been the recorded owner of agricultural land measuring an area of 01.31 Satak out of 12 Satak in R.S.DAG NO. 749, 01.20 satak out of 11 satak in R.S.DAG NO. 750 & 00.98 satak out of 09 satak in R.S.DAG NO. 752 i.e. in total 03.49 Satak under L.R. Khatian No. 160 situated at Mouza KALIKAPUR in P. S. Rajarhat in the district of 24 - Paraganas (N). And also she became the owner of 00.37 Satak of land as her share from mother's property.

AND WHEREAS KHATUNECHHA BIBI died leaving behind his two sons namely ICHHAK ALI GAZI, NAZRUL ISLAM GAZI and one daughter SAHIDA BIBI & accordingly all of them became the owners of the said property as per Muslim Law of faraz and are well entitled to transfer the same to anyone in anyway. And accordingly SAHIDA BIBI became the owner of 00.43 Satak in R.S.DAG NO. 749, 00.33 Satak in R.S.DAG NO. 750 & 00.44 Satak in R.S.DAG NO. 752 in total.

AND WHEREAS SAHIDA BIBI transferred the above mentioned property by way of a sale deed bearing no. 0212 dated 30.01.2006 copied in Book No. I, Vol. No. 14, Pages 254 to 273 for the year 2006 duly registered at A.D.S.R., BIDHAN NAGAR to KUDDUS ALI MOLLA & 3 OTHERS, some of the vendors herein, and accordingly the vendors became the owners of the said property by the said purchase and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS KUDDUS ALI MOLLA alias BHUDDAS ALI MOLLA & 4 OTHERS, the vendors herein, are the absolute owners of the land measuring 09.17 Satak as mentioned in the schedule below and enjoy a good and marketable title on the said land which they proposes to transfer onto the purchaser herein for good and valuable consideration.

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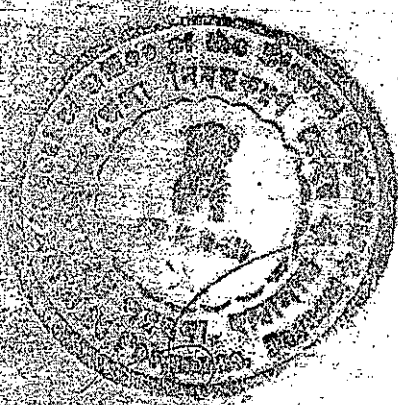
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05/12/06

AKANSHI AGENCY PVT LTD
811 Lal Bahadur Street
KOL - 700017

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স্বাক্ষরিত ০৫/১২/০৬
৪র্থ ২৪ পর্যায়

11/12/06





WEST BENGAL

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AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 09.17 Satak hereinafter called the said plot, more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousands Only) and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 3,50,000/- (Rupees Three Lakhs Fifty Thousands Only) paid by the purchaser to the vendor before the execution of this present (the receipt of which the vendor doth hereby acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule I with all sewers, drains, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto AND ALL THAT BESTEAD right title interest claim and demand whatsoever of the vendors into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH All deeds, pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom if they or any of them any procure the same without any action or suit TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat, encumber or make void the same and subject only to the payment of the said fixed annual rent and NOTWITHSTANDING any such act deed or



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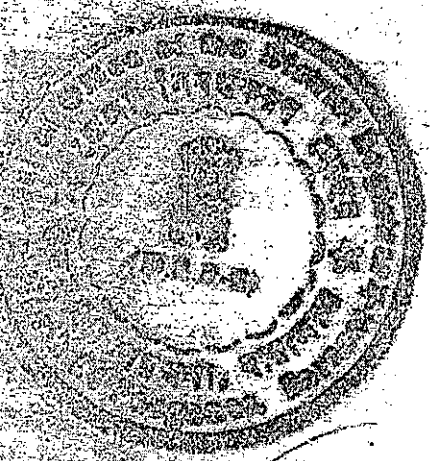
AKANSHI AGENCY PVT LTD
8/1 Lal Bahadur Street
KOL-700001

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