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08349

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

004118

प्रमाणित
 नं. 260/19/11 (NTP)
 P-1/2000
 दि. 3.9.2000
 1.9.05

Mv 16,36,368/-

111584
 37740.00
 22/8
 40070
 5194.00
 DEED OF CONVEYANCE
 22/8

THIS INDENTURE is made this 1st day of Sept Two Thousand Five BETWEEN SUNNAT ALI MONDAL, son of Rahemat Ali Mondal, by faith muslim, by Nationality Indian, by occupation - Landholder, residing at Atghara under Rajarhat Police Station in the District of North 24-Parganas, hereinafter called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART ;

AND

A 6035
 RE 9
 ME 53
 ME 23
 ME 4
 ME 6130

A. Kala
Adinlu
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4000

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সমস্ত
সেই হিসাব
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30 MAY 2025 487.-400
268000 4000 Rs
ans

2st
1st
2000 Rs
Bijay Karmakar, Bijay Karmakar, me & the Executive

11932
Bijay Karmakar

11932
Sunnet Ali Morad

1/9/05
Bijay Karmakar s/o Kamal Pradakar
of N.S.S. Kalyani, Dist. Nadia, by faith-
by occupation - Business
Sunnet Ali Morad s/o Rahmet Ali
Morad, by faith-Hindu, by occupation
Landholder of Atghora, P.S. Rajshahi
Dist. - 24 P.S. (W)

Kamal Banerjee
s/o K.S. Banerjee
12/1, Lindsay St
KOL-87
Business

Kamal Banerjee
s/o K.S. Banerjee
12/1, Lindsay St
KOL-87
Business
1/9/05



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

004119

-: (2) :-

A N D

BIJOY KARMAKAR, son of Kundu Paḍa Karmakar of N.S.S. Kalyani Dist. Nadia, by caste Hindu, by occupation Business, Indian Citizen, hereinafter called the "CONFIRMING PARTY" I do hereby affirm and confirm that I am Advance money paid holder in concern the Land is being sold in this Deed, the Purchaser is my approved.

A N D

M/S. NEPTUNE VANIJYA PVT.LTD. a company incorporated under the Indian Companies Act, 1956, having its registered office at 8/1, Lalbazar Street, Kolkata - 700 001, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office and administrators and assigns) of the OTHER PART ;

WHEREAS

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

004120

-: (3) :-

WHEREAS One Rahamat Ali Mondal seized and possessed and legal bonafide recorded owner of land measuring 4 (four) decimals as recorded .4375 part out of 9 (Nine) decimals being the part of R.S. Dag No. 710 and an another land measuring .4062 decimals as recorded .4062 part out of 01 decimals being the part of R.S. Dag No. 525 as duly recorded in favour of the Rahamat Ali Mondal in the Last Jamabandi L.R. Settlement Zarip by Kri Khatian No. 806. The land which lying and situate in Mouza Atghara, Police

Station



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

004121

-: (4) :-

Station Rajarhat in the district of North 24-Parganas and also under J.L. No. 10, R.S. No. 133, Touzi No. 172 of present L.R. Touzi No. 10 and within the limit of Ward No. 6 Rajarhat Gopalpur Municipality.

AND WHEREAS the said Rahamat Ali Mondal by a registered Deed of Gift registered at the Office Registrar of Assurance Calcutta recorded in Book No. I, Volume No. 3, Pages 1 to 13 and Being No. 06982 for the year 2002 made Gift and transferred in favour of

his

-: (5) :-

his son Sunnat Ali Mondal the Vendor herein an area of 16
(sixteen) Decimals, ^{in R.S. Dag No- 534,} out of which the Vendor has sold out
3 (three) Decimal of land, along with other properties at
Mouza Atghara, P.S. Rajarhat, District of North 24-Parganas
and also Ward No. 6, Rajarhat Gopalpur Municipality.

AND WHEREAS the Vendor Sunnat Ali Mondal is the absolute
and legal bonafide owner of the landed property 13 Decimals
at R.S. Dag No. 534 and the Vendor for his urgent need of
money has agreed to sell his aforesaid khas landed property
and the Purchaser has agreed to purchase all that 12 Deci-
mals say 7 (seven) cottahs 4 (four) Chittacks 8 (Eight)
square feet be the same or a little more or less which is
particularly described in the Schedule hereunder written
hereinafter called the said property at or for the conside-
ration of Rs. 5,50,000/- (Rupees five lacs fifty thousand only).

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration
of the sum of Rs. 5,50,000/- (Rupees five lacs fifty thousand
only) of the lawful money of Union of India in hand
and truly paid by the Purchaser to the Vendor on or before
the doth hereby admit and acknowledge and of and from the same

and

and every part thereof doth hereby acquit and release and discharge the Purchaser, the Vendor doth hereby indefeasibly grant, convey, transfer assure and assign free from all encumbrances, attachments, liens, charges unto and to in favour of the Purchaser ALL THAT Piece and parcel of land measuring an area of 12 decimals be the same a little more or less at Dag No.534 Mouza Atghara, P.S. Rajarhat in the district of North 24-Parganas morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said land.

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

1. THAT notwithstanding any act deed matter or thing whatsoever done by the Vendor or his predecessor-in-title or any of them done executed or knowingly suffered to the contrary the Vendor in fully and absolutely seized and possessed of the conditions, use trust for other things whatsoever to alter or make void the same.
2. THAT notwithstanding any such, act, deed or things whatsoever aforesaid, the Vendor now have good right full lawful absolute authority and indefessible title to grant transferred and assigned or expression or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

3. THAT

3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly held occupy possess and enjoy the land hereby granted transferred and assigned and take rents and profits thereof absolute use and benefit without any lawful hindrance, interruption, disturbances, suit, eviction, claim or demand whatsoever from or by the Vendor or any person whatsoever.

4. THAT free clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the cost and expenses of the Vendor and sufficiently saved defended kept harmless and other estate right, title claim, or demand whatsoever from or by the vendor or any person or persons whatsoever AND mortgages, charges liens, lispendens attachments and encumbrances whatsoever.

5. FURTHER THAT the Vendor and all persons having and lawfully claiming any estate, right, title or interest unto upon the said land and every part thereof from under or in trust for the vendor and predecessor in title or any of him shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, assurances, and things whatsoever for further

better

better and perfectly assuring the said land hereby granted, conveyed, transferred and assigned or expressed or intended so to be transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required.

6. THAT the said land or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income tax, Wealth Tax, or Gift Tax authorities or Department or under the provision of the Public Demand Recovery act or otherwise and that no certificate has been filed in the office of certificate officer under the provisions of the public demand recovery act and no steps taken in execution of any certificate at the instance of the Income tax and/or Estate Duty Authorities.
7. THAT no notice issued under the Public Demand Recovery act has been served on the Vendor nor any such notice has been published.
8. THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the Schedule below.

It

-: (9) :-

It is hereby declared that the land, described in the schedule below, is the self acquired property of the vendor and he is not benamdar of any one.

AND the vendor deliver this day khas possession of the said land unto the Purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT Piece and parcel of Sali land measuring an area of 12 (twelve) decimals comprised in R.S. Dag No. 534, L.R. Khatian No. 806, J.L. No. 10, R.S. No. 133, Touzi No. 172 at present L.R. Touzi No. 10, of Mouza Atghara, Additional District Sub-Registration Office Bidhan Nagar (Salt Lake City) under Ward No. 6 within the jurisdiction of Rajarhat Gopalpur Municipality under Rajarhat Police Station in the district of North 24-Parganas.

The land is Rayat Dakhali swattiya under the Govt. of West Bengal. The proportionate annual rent will be paid as per land holding Revenue Act. Govt. of West Bengal.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hands on the day, month and year first above written.

SIGNED AND DELIVERED by
the VENDOR at Kolkata
in the presence of :

Sunil Anand
SIGNATURE OF THE VENDOR





1. Anant Kd
2. Ramal Banerjee
12/1, Lindsay St Kol 87

✓ *Bijay Karan*
SIGNATURE OF THE COMPROMISING PARTY






NATURE OF THE
RESPONDENT/
PLAINTIFF/BUYER/
SELLER/CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 Bijay Karmali	LH.					
	RH.					

ATTESTED :-

 Soumen Ghosh	LH.					
	RH.					

ATTESTED :-

 Sushil Bhatnagar	LH.					
						

ATTESTED :-

-: (10) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 5,50,000/- (Rupees five lacs fifty thousand only) in full payment of the consideration money as per Memo below :

MEMO OF CONSIDERATION

Paid by Mr. Bijay Kumar Cheque No. 378803. Rs.
Drawn on Corporation Bank, Chandernagar
Street, Kolkata 700013. Dt. 29.08.2005. 5,50,000/-
for the amount Rs. 5,50,000/-

TOTAL Rs. 5,50,000=00
=====

(Rupees five lacs fifty thousand only).

WITNESSES:

1. Aman Kumar
AV.

✓ Sumant Kumar

SIGNATURE OF THE VENDOR.

2. Kamal Banerjee

✓ Bijay Kumar

SIGNATURE OF THE CONFIRMING
PARTY

Drafted by :

Aman Kumar
AV. U.V.
CL.

Typed by :

K. S. Mondal of Bikash Bhawan,
Salt Lake City, Kolkata - 91.