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007399

500Rs.



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

00AA 573069

1133-41/107 P/... 3.12.01 1364/00

Stamp duty
 0/5 of the value of the property
 Act 1929...
 from the... stamp duty
 under the... Act
 1929. Schedule I. A. 1/10...

Doc 378925 dated 1/10/06 Rs 40000
 45120f (No. 128563) 29/1/06
 23+4+4 11 Rs 20000- (No 128567) 1/1/06
 65120f 4/1/06
 653

1929. Schedule I. A. 1/10...
 Free Paid...
 1/1/06

Seventh Ave for Col
 Feb. 8954
 28/1/06

CONVEYANCE
 VALUED AT RS. 5,50,000/-

THIS INDENTURE is made on this 3rd day of January, Two Thousand Six BETWEEN JAFAR ALI MONDAL, son of Late Nanick Mondal, residing at Atghara under Rajarhat Police Station in the District of North 24-Parganas, by faith Muslim, by occupation Landholder, Indian Citizen, hereinafter called 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

पंजाब

17-2286

32 Jan 2004
of the Indonesian State Court
District Sub-Registry Office
Jember
Jember, Indonesia

[Handwritten signature]

[Handwritten signature]
Asst. District Sub-Registry
Jember

3 JAN 2004



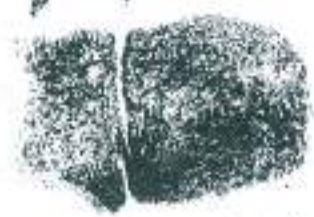
-4000/-

Indonesian
V.C



19

Indonesian



V.C
20

Susanta Larika

- 1. Jember
Hotel Monk Mondal
of Atghana P. Rajarhat
- 2. Susanta Larika

...	...
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...	...
...	...
...	...

Vinod Kumar Jain
Atghana P. Rajarhat
P.S. Rajarhat
Dist. Jember, Indonesia
By: Vinod Kumar Jain
Notary Public

[Handwritten signature]

Asst. District Sub-Registry
Jember

Vinod Kumar Jain
Atghana P.S. Rajarhat
S/o H. Triharjo Jain
Business.

500Rs.



पश्चिम बंगाल WEST BENGAL

00AA 573070

--: (2) :-

A N D

M/S. VASUNDHRA VYAPAAR PVT. LTD., a Company incorporated under the Indian Companies Act, 1956, having its registered office at 8/1, Lalbazer Street, Kolkata - 700 001, (3rd floor), hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, administrators and assigns) of the OTHER PART ;

M/S. PROMPT VINIMOY PVT. LTD., having its registered office at 8/1, Lalbazer Street, (3rd floor), Kolkata - 700 001, hereinafter called the "CONFIRMING PARTY".

AND

500Rs.



पश्चिम बंगाल WEST BENGAL

00AA 573071

-: (3) :-

WHEREAS the Manik Mondal, Wazed Mondal and Madar Bux Mondal three brother sons of Late Khosal Mondal were collectively seized and possessed the hereunder schedule landed property in R.S. Dag Nos. 695, along with other property lying and situate in Mouze Atghara, P.S. Rajarhat, District of North 24-Parganas.

AND WHEREAS the said land owners died and leaving intestate behind them their legal successors and according to the Muslim Act, the successors inherited into the left property of the deceased Late Manik Mondal, Wazed Mondal and Madar Mondal.

AND



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 573072

-: (4) :-

AND WHEREAS the Vendor Jafar Ali Mondal and his three brothers Jafar Ali Mondal, Omar Ali Mondal and Momrej Ali Mondal and five sisters and mother Yarenessa Bibi the legal successors they inherited according to the Muslim succession Act in to the left property of the deceased Manik Mondal 1/3rd share of the landed property on R.S. Dag Nos. 695 and as well as into the property of the deceased Wazed Ali Mondal and Nadar Mondal according to the Muslim Law.

AND WHEREAS the legal and bonafide successors of the deceased Manick Mondal, Wazed Mondal and Nadar Mondal as became the absolute owners according to the Muslim successors act of the Left land property and according their share were duly recorded in

the

500Rs.



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

00AA 573073

-: (5) :-

the last L.R. Settlement Zariq and they possessed and enjoyed in their obtained property in their khas collectively.

AND WISHDAS the Vendor Jafar Ali Mondal along with Omar Ali Mondal, Momrej Mondal, Kashed Ali Mondal & Intiaj Ali Mondal collectively the purchasers therein purchased the absolute share of the land owners on R.S. Dag No. 695 by virtue of different Deeds from the seller therein (1) Noorjahan Bibi of Digberia, parasat vide Book No. I, Volume No. 124, pages 67 to 78, Being No. 6849 for the year 1991, (2) Aleckjan Bibi of Mochpool, parasat, vide Book No. I, Volume No. 117, pages 295 to 308 and Being No. 5566 for the year 1989, (3) Hoopjan Bibi of Bishnupur, Rajarhat recorded vide Book No. I, Volume No. 25, Pages 57 to 70

being



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 573074

-: (6) :-

Being Deed No. 1156 for the year 1989, (4) Mannujan Bibi of
 Matara, Rajarhat, recorded in Book No. I, Volume No. 115, Pages
 339 to 410, Deed No. 5492 for the year 1989, (5) Hinguljan Bibi
 of Chandpur, Rajarhat recorded in Book No. I, Volume No. 87,
 pages 11 to 22, Deed No. 3935 for the year 1995, (6) Mariam Bibi
 of Sestianagachhi, P.S. Bhangar, recorded in Book No. I, Volume
 No. 39, pages 343 to 356, Deed No. 2149 for the year 1991, (7)
 Rabia Khatun alias Bibi vide Book No. I, Volume No. 105, Pages
 93 to 106, Deed No. 4193 for the year 1999 (8) Sakina Khatun
 alias Sakina Bibi of Uhera, P.S. Rajarhat recorded in Book
 No. I, Volume No. 108, pages 167 to 188, Deed No. 5337 for the
 year 1988 sold or transferred his 1/4th portion of land out of
 her total obtained land infavour of the vendor herein Jafar Ali

Mondal

500Rs.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

00AA 573075

-: (7) :-

Mondal and by virtue of a Hebanama (Gift) Deed from mother (9) Yearnessa Bibi of Atghara, Rajarhat, recorded in Book No. I, Volume No. 114, pages 449 to 462, Deed No. 5648 for the year 1988. She transferred her 1/4th portion of land in favour of Jafar Ali Mondal the Vendor herein this concern and all the deeds were registered in the office of Additional District Sub-Registration Office Bidhannagar (Salt Lake City).

AND WHEREAS the Vendor herein this concern Jafar Ali Mondal thus became the absolute and legal bonafide owner from the fore-said deed and his own recorded land the hereunder schedule landed property containing an area of 11.25 decimals on R. S. Deg No. 695 i.e. ^{11.25} 30 decimals his own share including obtain from his mother and other purchasing as per deeds given above.
 gifted

wavey first

500Rs.



पश्चिम बंगाल WEST BENGAL

00AA 573076

-: (8) :-

gifted (Hebanama Deed), and 8.25 decimals from the other above purchased registered deeds, and has been possessing in his own khas without any interruption and has good and fair marketable title to transfer the same.

I do hereby confirming party confirm and have consent to sale the hereunder schedule landed property.

AND WHEREAS the Vendor herein has agreed to sell hereunder schedule landed property and the Purchaser has/have agreed to purchase ALL THAT piece and parcel of land totalling an area 11.25 decimals or equivalent to 6 cottahs 13 chittaks 0 sft.

more

-1 (9) :-

more or less undivided his full share of khas land morefully and particularly described hereunder written hereinafter called the said property at or for the consideration of Rs. 5,50,000/- (Rupees five lacs fifty thousand only).

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement in consideration of the said sum of Rs. 5,50,000/- (Rupees five lacs fifty thousand only) paid by the Purchaser to the Vendor on or before the execution of these presents the receipt of which the Vendor do hereby admit and acknowledge and of and from the same and every part thereof required, released and discharge the purchaser its heirs, executors, administrators and legal representations every one of the said con ey, transfer and assure unto the Purchaser its that piece and parcel of land measuring 11.25 decimals be the same a little more or less at Mouza Atghara, P.S. Rajerhat, and on Deg No. 695 and J.L. No. 10, Touzi No. 172, morefully and particularly described in the schedule hereunder written and hereinafter called the said property.

OR HOWSOEVER OTHERWISE the said land or any part thereof now are or is heretofore were or was situated tenanted butted bounded called known numbered described distinguished together with walls, water source, lights, rights, liberties privileges easements, appendages, appurtenances whatsoever to the said

land

land belonging or in anywise appurtenant or usually held or enjoyed therewith or reputed to or to be appurtenant thereto. And all the estate right title interest claim and demand whatsoever of the vendor into or upon the said property or any part thereof together with all deeds pattahs and muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are or thereafter shall or may be in the possession power or control of the vendor or any other person or persons from whom he or he or any of him may procure the same without any action together with the benefits of all covenants relating to any deeds pattahs and muniments of title whatsoever in any way relating to any concerning the said property hereby granted transferred and conveyed or expressed so to be unto and to the use of the Purchaser that notwithstanding any act, deed or thing by the Vendor by any of his ancestors or predecessors in title done executed or knowingly suffered to the contrary be the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted, transferred and conveyed or expressed so to be and every part thereof for perfect and indefeasible estate of inheritance without any manner or condition and use trust or other things whatsoever to alter defeat encumber or make void the said and that notwithstanding any such act deeds or things whatsoever as aforesaid by the Vendor have now himself have good right full power to grant the said property hereby granted, transferred and conveyed expressed as to be unto and to the use of the Purchaser shall and may at all times

hereafter

hereafter peaceably and equitably possess enjoy the said land received the rents, issues and profits thereof without any lawful eviction interruptions claim or demand whatsoever from or by the Vendor any person or persons lawfully equitably claiming from under or in trust for him or from or under any of his ancestors or predecessors in title and that free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the Vendor or by any of his ancestors or predecessors in title or any person or persons lawfully or equitably from under or in trust for his and further the vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said property or any part thereof and at the request and costs of the Purchaser do and execute or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part of unto and to the use of the Purchaser manner aforesaid as shall or may be reasonably required.

THE SCHEDULE OF THE ABOVE PROPERTY :

ALL THAT piece and parcel of Sali land containing an area of 11.25 decimals undivided, being the part of R.S. & L.R. Dag No. 695, L.R. Khatian No. 713, 591, 718, 461, 594, 218, 896, 101, 962, 379, 1116 and 1117. Lying and situate in Mouza Atghara, P.S. Rajarhat, District North 24-Parganas within the limit of Rajarhat Gopalpur Municipality under ward No. 6 and within the jurisdiction of A.D.S.R.O. Bidhannagar (Salt Lake City), J.L. No. 10, R.S. No. 133, Touzi No. 172.

The

The land is Rayat Dakhali Swattiya under the Govt. of West Bengal.

The annual rent payable to the Collector of 24-Parganas (N), 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 :

1. *Gostha Behari Ghosh
of Rajarhat.*
2. *Kalipada Das.
100 South Sinthra Rd
Kd-30.*

Gostha Behari Ghosh

SIGNATURE OF THE VENDOR.

Susanta Sanyal

X

SIGNATURE OF THE CONFIRMING PARTY

Drafted by :

Gostha Behari Ghosh
Gostha Behari Ghosh,
of Jagadishpur, P.S. Rajarhat,
Licence No. Dd-XV-I.

Typed by :

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

RECEIVED

-: (13) :-

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 Cheque No. 113841. drawn on Corporation Bank. Harimata Branch. Dt. 02/01/06. Rs.

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

(Rupees five lacs fifty thousand only).

WITNESSES:

1. *Jyoti Devi Das*



gour Gyn Das
SIGNATURE OF THE VENDOR.

2. *Kalipada Das.*

ATURE OF THE
ESSENTANT/
CUTANT/SELLER/
BUYER/CAIMENT-
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

 (M) Dohra. (D) Dohra. Madan Gopal Dohra.	LH.					
	RH.					

ATTESTED :-

 Suresh Lal.	LH.					
	RH.					

ATTESTED :- Suresh Lal.

 Gopal Chandra	LH.					
	RH.					

ATTESTED :- Gopal Chandra

=====

DATED THIS 3rd. DAY OF *January* 2006

=====

BETWEEN

JAFAR ALI MONDAL

... PURCHASER.

AND

M/S.

... PURCHASER.

-: CONVEYANCE :-