

106908/5 Z 08347

1000Rs.

25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

004098

H.V 12, 14, 486f

Stamp text: ... the Indian Stamp Act, 1899 ... No. 2224

A4387
1/12/80
14420

111578 22/8
29100.00

Revenue
122/10
28020

REGISTRY OF DOCUMENTS
Bhubaneswar 22/8/86

5338.00

22/8

AT 12

DEED OF CONVEYANCE

THIS INDENTURE is made this 1st day of Sept Two Thousand five Christian Era BETWEEN (1) RAHAMAT ALI MONDAL, son of Late Chhamiraddin Mondal and (2) SUNNAT ALI MONDAL, son of Rahamat Ali Mondal, both by faith Muslim, by Occupation - Landholders, both by Nationality - Indian, both residing at Atghara under

Rajerhat

Signature

431 08/6/05
 A. Kuler Advocate
 H. C. Cir



30 MAR 2005
 268000

Accept - 431 - 434
 Total 1000 RS (m)

2-10pm
 1st Sep 05
 Bijay Karmakar, Ex-Officio

11933
 Bijay Karmakar

11932
 Sunnat Ali Mousal

11934
 11935
 Kamae Banerjee

11936
 Kamae Banerjee

Bijay Karmakar, S/o Kunda Prasad Karmakar,
 At No. 12, Kalyani Dist. No. 12, by post Hoshiyari
 Muzkand Mousal, Burdwan, son Mousal Mousal S/o
 Dist. 24/5, (N)
 Sunnat, Ali Mousal S/o Rahamat Ali Mousal
 Dist. Rahamat, Ali Mousal S/o Lt Chhanniradhi
 Mousal, by post - Mousal, by occupation
 Land holder, 200 bolls of Atghara, PS Rajshahi
 Dist. 14/5, (N)

Kamae Banerjee
 S/o Lt K. S. Banerjee
 At 12/1, Kalyani Dist
 VSI-87
 Burdwan
 11/9/05



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

004099

--: (2) :-

Rajarhat Police Station, in the District of North 24-Parganas, hereinafter called and referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, and legal representatives and assigns) of the OTHER PART ;

AND



पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

004100

-(3) :-

A N D

- ① BIJOY KARMAKAR, son of Kundu Pada Karmakar of N.S.S. Kalyani Dist. Nadia, by Caste Hindu, by occupation - Business, Indian Citizen, ^{(2) NURUL MONDAL s/o Mousa Mondal of Alghana P. S. Rajanhat} 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. SECTOR DISTRIBUTOR PVT. LTD. a Company incorporated under the Indian Companies Act, 1956, having its Registered Office at 8/1, Lalbazar Street, ^{3rd floor,} Kolkata - 700 001, hereinafter called and referred to as the "PURCHASER" (which expression shall unless

excluded

1000Rs.



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

004101

-: (4) :-

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 ;

WHEREAS

WHEREAS the Vendor No. 1 Bahamat 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 decimal being the part of R.S. Dag No. 525 as duly recorded in favour of the Vendor Bahamat Ali Mondal in the Last Jamabandi L.R. Settlement Zarip by Kri Khatian No. 806. The land which lying and situate in Mouza Atghara, P.S. 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 Bahamat Ali Mondal by a registered Deed of Gift registered at the office Registrar of Assurance Calcutta recorded in Book No. 1, Volume No. 3, Pages 1 to 13 and Being No. 05982 for the year 2002 made gift and transferred in favour of his son named Sunrat Ali Mondal the Vendor herein Occupied an area of land 13 thirteen decimals (Balance after sold) out of 16 decimals part of R.S. Dag No. 534 and an another measuring land 3.5 decimals as recorded .3500 part out of 10 (ten) decimals being the part of R.S. Dag No. 708 along with other properties at Mouza - Atghara, P.S. Rajarhat, District North 24-Parganas and also ward No. 6 Rajarhat Gopalpur Municipality.

AND

AND WHEREAS the Vendor Rahamat Ali Mondal and Sunnat Ali Mondal are jointly absolute and legal bonafide owner of the property of 4 Decimals at R.S. Dag No. 710 and the Vendor No. 2 Sunnat Ali Mondal became the absolute and legal bonafide owner of the landed property 13 decimals at R.S. Dag No. 534 and an area of 3.5 Decimals at R.S. Dag No. 708 and .4062 Decimals at R.S. Dag No. 525 and Now the Vendors for their urgent need of money they agreed to sell the hereunder schedule land out of their aforesaid khas landed property 4 decimals at Dag No. 710 and .4062 decimals in R.S. Dag No. 525 and an area of 1 (One) decimal out of 13 decimals at R.S. Dag No. 534 and an area of 3.5 decimals of R.S. Dag No. 708 and the Purchaser has agreed to purchase all that 8.9062 decimals or say 5 (five) Cottahs 6 (six) Chittacks 11 (eleven) 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 consideration of Rs. 4,00,000/- (Rupees four lacs only).

*The Continuity of said Continuity in said document
is a fully held a executory trust.*

NOW THIS INDEMNITY WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the sum of Rs. 4,00,000/- (Rupees four lacs only) of the lawful money of Union of India in hand and truly paid by the Purchaser to the vendors on or before the date hereby admit and acknowledge and of and from the same and every part thereof doth hereby irreversibly 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 - - - - -

-: (7) :-

8.9062 decimals be the same a little more or less at Dag Nos. 534, 708, 710 and 525, Mouza Atghara, P.S. Rajarhat in the District of North 24-Parganas morefully and patti- cularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said land.

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

1. THAT notwithstanding any act deed matter or thing whatsoever done by the Vendors or their predecessor-in-title or any of them done executed or knowingly suffered to the contrary the Vendors in fully and absolutely seized and possessed of the conditions, use trust for other thing whatsoever to alter or make void the same.

2. THAT notwithstanding any such act, deed or things whatsoever aforesaid the Vendors now have good right full lawful absolute authority and indefeasible 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 the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly held occupy

possess

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 Vendors 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 Vendors and sufficiently saved defended kept harmless and other estate right, title claim, or demand whatsoever from or by the Vendors or any person or persons whatsoever AND mortgages, charges liens, dispendens attachments and encumbrances whatsoever.

5. FURTHER THAT the Vendors and all persons having and lawfully claiming any estate, rights title or interest unto upon the said land and every part thereof from under or in trust for the Vendors and predecessor in title or any of them 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 and perfectly assuring the said land hereby granted, conveyed, transferred and assigned or expressed

or

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 Vendors nor any such notice has been published.
8. THAT the Vendors havenot yet received any notice of requisition or acquisition of the property described in the Schedule below.

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

AND

-: (10) :-

AND the Vendors 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 containing an area of 08.9062 decimals or equivalent to be the same or little more or less in which an area of 01 Decimals being the part of R.S. Dag No. 534 out of 16 decimals and an area of 3.5 decimals as recorded .3500 part out of 10 decimals being the R.S. Dag No. 708 under L.R. Khatian No. 806 and an area of .4 decimals as recorded .4375 part out of 9 decimals being the R.S. Dag No. 710 and an area of .4062 decimals as recorded .4062 part of 01 decimal land being the R.S. Dag No. 525 under L.R. Khatian No. Kri806. The property which lying and situated in Mouza at Atghara, P.S. Rajarhat, District North 24- Parganas and also J.L. No. 10, R.S. No. 133, Touzi No. 172. At present L.R. Touzi No. 10, and also ward No. 6 Rajarhat Gopalpur Municipality and within the Jurisdiction of A.D.S.R.O. Bidhannagar (Salt Lake City).

The aforesaid conveyed land in which portion of R.S. Dag Nos. 534 and 708 in part of Vendor No. 2 Sunnat Ali Mondal and portion of R.S. Dag Nos. 710 & 525 part of Vendor No.1 (Rahamat Ali Mondal).

The

-: (11) :-

The land is Rayst 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 Vendors have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED AND DELIVERED by

the VENDORS at Kolkata
in the presence of :

1. *Gosha Behari Ghosh.*
Di. Shan Nagar A.D.S.R.O.

2. *Suman Ali Mondal.*

SIGNATURE OF THE VENDOR.

2.

Bijay Karmakar.

SIGNATURE OF THE CONFIRMING
PARTY

Read & Explained in Bengali
to the Executant
& Drafted by :

Gosha Behari Ghosh.
(Gosha Behari Ghosh)
of Jagadishpur, Rajarhat,
Licence No. DW-XVI-1.

Typed by :

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

RECEIVED

RECEIVED of and from within named Purchaser the within men-
tioned sum of Rs. 4,00,000/- (Rupees four lacs only) in full
payment of the consideration money as per memo below :

MEMO OF CONSIDERATION

Paid by A/c Panchsara vide no.
378739 dt 27.08.05 drawn
on Corporation Bank at
B. Dirin Sarani.

Rs. 4, 00, 000/-

TOTAL Rs. 4,00,000=00

(Rupees four lacs only).

WITNESSES:

1. Amarnath de
for

प्रमाणित की गयी

2. Sunnabli Mandal.

SIGNATURE OF THE VENDORS.

2. Gopika Chakri Chakri.

बिजय कर्मेकर

Bijay Karmeka.

SIGNATURE OF THE CONFIRMING
PARTY

SELLER/
CAIMENT
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 Karanika	LH.					
	RH.					

ATTESTED :-

 Soumen Bhattacharya	LH.					
	RH.					

ATTESTED :-

 সরস্বতী দেবী	LH.					
	RH.					

ATTESTED :-

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

James A. Marshall



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

James A. Marshall



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

L
I
1 19
8347
2006

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DATED THIS DAY OF 2005

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BETWEEN

RAHAMAT ALI MONDAL AND ANR.

... VENDORS.

✍

AND

23-8-06

seen

M/S. HECTOR DISTRIBUTOR PVT. LTD.
.... PURCHASER.



-: CONVEYANCE :-

✍