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Handwritten initials/signature

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL NO. 1133.411NT9/14.3/2001 ST 03/12/01 079167

Stamp: Schedule of W.B.L.R. Act, July Stamp under the Stamp Act, 1899, amended Schedule for 2001, West Bengal.

Stamp details: Market Value assessed Rs. 65200/-, Deficit Status Duty Rs. 5200/-, has been realized on 29/3/06 as per Banker's Cheque 65200/-, Bank Draft No. 29/3/06, Date 29/3/06, Dalkhousi Souari.

Stamp: D.S.R.-II, District North 24-Parganas, dated 29/3/06.

Stamp: D.S.R.-II, District North 24-Parganas, dated 29/3/06, value 894357/-, Nansaldanga, Calcutta.

13 MAR 2006

Handwritten notes: A 6500.00, E 7500, H 28.00, mb 6.00, 28.00

DEED OF CONVEYANCE VALUED AT RS. 6,00,000/-

THIS INDENTURE is made on this 13th day of March Two Thousand Six Christian Era BETWEEN (1) KASHEM ALI MONDAL, (2) INTIAJ ALI MONDAL, both are sons of Yash Ali Mondal, both themselves and Constituted attorney for YAR ALI MONDAL, son of Late Manik Mondal, all are residing at Atghara, P.S. Bajarbat, District North 24-Parganas, by Caste - Musalim, Indian Citizen, by occupation-Business/ Landholder,





पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

079168

-: (2) :-

Landholder, hereinafter called the "VENDORS" (which expression shall/will unless repugnant to the context be deemed to mean and include their heirs, executors, representatives, administrators, and assigns) of the ONE PART ;

A N D

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

AND



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

079169

-: (3) :-

M/s. MAXIM ENGLAVE PRIVATE LIMITED, 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 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 the legal bonafide successors of the deceased Manik Mondal, Wazed Mondal and Madar Mondal as become the absolute owners according to the Muslim Succession Act of the left landed property and

according



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

079170

-: (4) :-

according there obtained share were duly recorded in the last L.R. Settlement 2arip and they possessed and enjoyed in their khas collectively.

AND WHEREAS the Vendors No. 1) Kashem Ali Mondal (2) Intiaj Ali Mondal both themselves and along with Omar Ali Mondal, Momrej Ali Mondal and Jaiar Ali Mondal collectively the purchasers therein purchased the absolute share of land owners R.S. Dag No. 695 by virtue of different deeds all registered in A.D.S.R. Bidhannagar from the sellers therein (1) Noorjahan Bibi of Digberia, Barasat vide Book No. 1, Volume No. 124, Pages 67 to 70, Being No. 6849 for the year 1991, (2) Aleckjan Bibi of Nohpool, Barasat Book

No.

No. I, Volume No. 117, pages 295 to 308, and Being No. 5566 for the year 1989 (3) Roopjan Bibi of Bishnupur, Rajarhat, recorded vide Book No. I, Volume No. 25, pages 57 to 70 and Being No. 1156, for the year 1989, (4) Madhujan Bibi of Hatara, 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 Sastiangachhi, P.S. Khangar recorded in Book No. I, volume No. 105, pages 93 to 106, Deed No. 4193, for the year 1999, (8) Sakina Khatun alias Sakina Bibi of Dharsa, P.S. Rajarhat recorded in Book No. I, Volume No. 62, pages 285 to 308, and being No. 5338 for the year 1988 sold or transferred her  $\frac{1}{2}$ th portion of land in favour of the Vendors No. 1 & 2 land by virtue of a Hebanama (Gift) Deed from Grand mother. Yaaran Nessa Bibi a registered deed recorded in Book No. I volume No. 114, pages 449 to 462, Deed No. 5648 for the year 1988. She transferred her  $\frac{1}{2}$  portion of land in favour of (1) Kashem Ali Mondal & (2) Intiaj Ali Mondal, the Vendors No. 1 & 2 in this Deed all the aforesaid deed & were registered at A.D.S.R. Bidhannagar.

AND WHEREAS the Vendors herein this Deed Yasar Ali Mondal as become owner a portion of land inherited into left property of his father as per Muslim Act and vendors (1) Kashem Ali Mondal (2) Intiaj Ali Mondal, they became the legal and bona-fide owners by virtue of the aforesaid purchased deeds and a

Hemanama (Gift) deed and such the vendors collectively become owner of the hereunder schedule landed property containing an area of 11.25 decimals on R.S. Dag No. 695, and they have been possessing and enjoying their khas free from all encumbrances and they have good and fair marketable title to transfer the same.

I am Confirming Party do hereby confirm and have consent to sale the hereunder schedule landed property.

AND WHEREAS the Vendors have agreed to sell hereunder schedule landed property and the Purchaser has agreed to purchase ALL THAT piece and parcel of land an area of 11.25 decimals or equivalent to 6 (six) cottahs 13 (thirteen) chittacks undivided share of khas land morefully and particularly described hereunder written hereinafter called the said property at or for the consideration of Rs. 6,00,000/- (Rupees Six lacs ~~xxxxxxxxxxxxxx~~ only).

*Ms. Koushik K. Mondal*

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement in consideration of the said sum of Rs. 6,00,000/- (Rupees Six lacs ~~xxxxxxxxxxxxxx~~ only) paid by the Purchaser before the execution of these presents the receipt of which the Vendors do hereby admit and acknowledge and of and from the same and every part thereof acquired, released and discharge the purchaser its heirs, executors, administrators, and legal representatives and every one of the said convey,

transfer

transfer and assure unto the Purchaser its heirs, successors administrators free from all encumbrances all that piece and parcel of land measuring 11.25 decimals be the same a little more or less at Mouza Atghara, P.S. Rajarhat, and on Dag 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 course, lights, rights, liberties privilege easements, appendages, appurtenances whatsoever to the said land belonging or in anywise appurtaining 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 Vendors into or upon the said pr@perty or any part thereof together with all deess pattahs and muniments of title whatsoever in anywise relating to or concernir the said property or any part thereof which now are or thereafter shall or may be in the possession power or control of the vendors or any other person or persons from whom be or she or any of them 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 Vendors by any of them ancestors or predecessors in title done executed or knowingly suffered to the contrary be the vendors are now lawfully rightfully and absolutely seised 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 themselves 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 peaceably and quietly 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 Vendors any person or persons lawfully equitably claiming from under or intrust for them or from or under any of their ancestors or predecessors in title and that free and clear and freely and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendors or by any of their ancestors or predecessors in title or any person or persons lawfully or equitably from under or intrust for their and further the vendors and all persons or persons

having

-: (9) :-

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 PROPERTY ABOVE REFERRED TO :

*Md. Kasim Ali Mandal*

ALL THAT piece and parcel of Sali Land containing an area <sup>equivalent to 600thas, 13 chittaks, 7 hand moneer bars.</sup> 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, 217, 1116 and 1117. Lying and situate in Mouza - Atghara, P. S. Rajarhat, District North 24-Parganas, within the limit of Rajarhat Gopelpur Municipality under Ward No. 6 and under jurisdiction of A. D. S. R. Bidhannagar (Salt Lake City) J. L. No. 10, R. S. No. 133, Touzi No. 172.

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

The annual rent payable to the Collector of North 24-Parganas as per land holding Revenue Act, Govt. of West Bengal.

IN

-: (10) :-

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 :

Md. Kasem Ali Mondal self and  
constituted attorney for Md. Yar Ali Mondal

Md. Imtiaz Ali Mondal self and  
constituted attorney for Md. Yar  
Ali Mondal

1. Vinod Kumar Jaiswal  
of Afghara  
Kolkata - 700136

SIGNATURE OF THE VENDORS.

2. Rajul Jaiswal  
of Afghara  
Kolkata - 700136

Suman Larkon  
SIGNATURE OF THE CONFIRMING PART

Drafted by :

Amarindra Kala  
Am. U. Cr. Ct.  
23/4 80/79

Approved by

Gostha Behari Ghosh of  
Jagdishpur, P. S. Rajarhat,  
Licence No. DW-XVI-1.

Typed by :

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

RECEIVED

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
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**

 Soumen Bhattacharya	LH.					
	RH.					

ATTESTED :-

Soumen Bhattacharya

 Md. Kasim Ali Mondal	LH.					
	RH.					

ATTESTED :- Md. Kasim Ali Mondal


 Md. Intiq Ali Mondal	LH.					
	RH.					

ATTESTED :- Md. Intiq Ali Mondal


SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
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**

 <i>Susanta Laska</i>	LH.					
	RH.					

ATTESTED :- *Susanta Laska*

 PHOTO	LH.					
	RH.					

ATTESTED :-

 PHOTO	LH.					
	RH.					

ATTESTED :-

-: (11) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 6,00,000/- (Rupees Six lacs ~~XXXXX thousand~~ only ) in full payment of the total consideration as per memo below :

MEMO OF CONSIDERATION

Paid by cheques.

Rs. 6,00,000/-

No - 378877 Compu-Bank,  
Dharmatalha, Street  
Branch - Kolkata ~~70006~~

Md. Kasem Ali Mondal

TOTAL - Rs. 6,00,000=00  
=====

(Rupees Six lacs ~~XXXXXXXXXXXX~~ only).

WITNESSES:

1. Vinod Kumar Jain  
OF AGENT

Md. Kasem Ali Mondal

Md. Santiaji Mondal

SIGNATURE OF THE VENDORS.

2. Falguni Jain  
of Ghara

Susanta Banerjee

SIGNATURE OF THE CONFIRMING PARTY.



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Book No. ....  
 Volume No. ....  
 Page No. 07803  
 Being No. 05

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