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207807



No. 9825 HI/NT/119-1205 ST/12/05

079268

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D. S. R. II Balasat

admission under Rule 21 & also
under W.B.L.P. Act, 1908
under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No. 23 + f
Fees Paid. 10-00

North 24 Parganas
S. D. R. II

Stamp value Rs. 500/-
Date 17-4-06
Bank Draft No. 894354
Date 10-2-06
S. D. R. II Narukuldaya

North 24 Parganas
S. D. R. II

17 APR 2006

D. S. R. II
Balasat, North 24 Parganas
17-4-06

CONVEYANCE

THIS INDENTURE is made on this 20th day of ~~April~~ February - Two Thousand Six BETWEEN OMAR ALI MONDAL, son of Late Manick Mondal, by faith - Muslim, Indian Citizen, by occupation - Landholder and residing at Atghara under Rajarhat Police Station in the district of North 24-Parganas, 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 and assigns) of the ONE PART;

Omar ali Mondal

Stamp value Rs. 500/-
Date 30/8/06
AND
Stamp value Rs. 500/-
Date 30/8/06
South 24 Parganas, Balasat

3509-00
7100
2800
4000
2600

35181
1000000
1000000
1000000

1000000

72

ক্রেতার নাম A. Gales
নাম
ইউজার নাম 5000
স্থানীয় ক্রেতার নাম
স্থানীয় ক্রেতার নাম
এ. ডি. এর নাম ১১

Advocate
H. C. Sin

ক্রেতার নাম
নোটি ক্রেতার নাম
এই ক্রেতার নাম-এ নোটি ক্রেতার নাম
ক্রেতার নাম করা হইল
ক্রেতার নাম-খারাকপুর
ক্রেতার নাম-খিটা নদ

ক্রেতার নাম 5000
এক ক্রেতার নাম ক্রেতার নাম নিয়ম
নয় প্রদান করিল।

25 JAN 2006
25 2000

3872 - 3872
Total 2000 RS



presented for Registration at
on the... 17... day of...
at... of the Sudder Registrar
Office at Barasat by...
name of the Applicant / Claimant

Omar al Mandel



2645

North 24 Parganas
C.A. S. S. - 20

Omar al Mandel

17 APR 2006

Omar al Mandel
810 Manickmandal

S/o, wife...
of...
P. S. ...
District - North 24 Parganas
by Cast - Hindu/Muslim/Christian
by Profession...

Rohul Jaiswal
810 - Vinod Kr Jaiswal
Ajhara
P.S. - Rajarhat
24 P.S.
Burman

Rohul Jaiswal
S/o, wife...
of...
P. S. ...
District - North 24 Parganas
by Cast - Hindu/Muslim/Christian
by Profession...

North 24 Parganas
C.A. S. S. - 20

17 APR 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

079269

-: (2) :-

A N D

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

WHEREAS



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

079270

-: (3) :-

WHEREAS the Vendor Omar Ali Mondal along with his brothers Yar Ali Mondal, Jafar Ali Mondal, Momrej Ali Mondal, all sons of Manick Mondal and Rehat Bux Mondal son of Mader Bux Mondal collectively purchased an area of land 08 decimals of C.S. Dag No. 731 R.S. Dag No. 722 an area of land 06 decimals of C.S. Dag No. 734, R.S. Dag No. 725, under C.S. Khatian No. 341/1, R.S. Khatian No. 370, and an area of land 11 Decimals of C.S. Dag No. 717, R.S. Dag No. 707 under C.S. Khatian No. 341, R.S. Khatian No. 368 in Mouza Atghara, P.S. Rajarhat, District 24-Perganes. They purchased from the sellers therein (1) Farej Tarafdar, son of Late Ahad Bux

Mondal



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

07927

-: (4) :-

Tarafdar (2) Dukhi Tarafdar son of Late Elem Bux Tarafdar, (3) Saramjan Bibi wife of Late Ahmmed Ali Mondal and (4) Elejan Bibi wife of Komoraddin Mallick of Atghara, P.S. Rajarhat, District 24-Parganas vide a registered Deed at Cossipore Dum Dum Registry Office recorded in Book No. I, Volume No. 31, Pages 274 to 277, and Being No. 2551 for the year 1968.

AND WHEREAS the Vendor herein Omar Ali Mondal and his four co-sharers became the absolute and bonafide owners of 1/5th share of each in the aforesaid plots or Dags No. 722, 725 and 707 totally land of 25 decimals and then after the said Rehat Bux Mondal died

intestate

intestate leaving behind him his wife Sokarjan Bibi and only sister Sakina Khatun alias Bibi and they inherited into the left property of deceased Rehat Bux Mondal according to the Muslim Succession Act.

AND WHEREAS the Vendor herein Omar Ali Mondal as became the absolute and bonafide owner of the 1/5th or 20% sharer of total land of 25 Decimals which duly recorded in L.R. Settlement Zerip in Khatian No. Kri 251 and also purchased 1/4th share of land from the seller Sakina Bibi alias Khatun out of the inherited into left property of her brother Rehat Bux Mondal as recorded L.R. Settlement Khatian No. Kri 718 vide Vendor's purchased Deed recorded in Book No. I, Volume No. 108, pages 143 to 166, Being No. 5336 for the year 1988 and by an another deed recorded in Book No. I, Volume No. pages 167 to 180 Being No. 5396 for the year 1988 both the deeds were registered at A. D. S. R. O. Bidhannagar.

AND WHEREAS the Vendor herein Omar Ali Mondal thus became the absolute and bonafide owner from the above deeds and his own recorded land totalling an area of 5.94 decimals in part of the plots or Dag Nos. 722, 725 and 707 which lying and situate in Mouza Atghara, P.S. Rajarhat in the district of 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

Bidhannagar and the Vendor have been possessing and enjoying in his own khas without any interruption and free from encumbrances.

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 5.94 decimals more or less or equivalent to 3 (three) cottahs 10 (ten) chittacks and 3' (three) square feet 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. 3,20,000/- (Rupees three lacs twenty thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement in consideration of the said sum of Rs. 3,20,000/- (Rupees three lacs twenty 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 acquired, released and discharge the purchaser its heirs, executors, administrators and legal representatives every one of the said convey, transfer and assure unto the Purchaser its heirs, successors administrators free from all encumbrances all that

piece

-: (7) :-

piece and parcel of land measuring 5.94 decimals be the same a little more or less at Mouza Atghara, P.S. Rajarhat at Dag Nos. 707, 725 and 722 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 privileges 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 hereto. 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

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 or 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 thing whatsoever as aforesaid by the Vendor have now himself have good right full power to grant the said property 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 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

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 thereof unto and to the use of the Purchaser manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT pieces and parcel of Sali land containing an area of 5.94 decimals equivalent to 3 (three) cottahs 9 (Nine) chittaks and 23 (twenty three) square feet more or less undivided land out of 25 decimals mentioned hereunder lying and situate in Mouza Atghars, P.S. Rajarhat, District North 24-Parganas within the limit of Rajarhat Gopalpur Municipality under Ward No. 6 under jurisdiction of A.D.S.R.O. Bidhannagar (Salt Lake City) J.L. No. 10, R.S. No. 133, Touzi No. 172,

<u>Sl. No.</u>	<u>R.S. Khas- tian No.</u>	<u>L.R. Kha- tian No.</u>	<u>R.S.&L.R. Dag No.</u>	<u>Area of Land</u>	<u>Sold Area</u>
1.	370	217	722	08 Dec.	1.9 Decimal.
2.	370	718	725	06 "	1.43 "
3.	368	718	707	11 "	2.61 "

The conveyed land 23.75% out of 25 decimals i.e. 5.94 decimal Land more or less is being sold in this deed.

The land is Rayat Dekhali Swattiya under the 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 & DELIVERED by
the VENDOR at Kolkata
in the presence of :

1. *Gosha Behari Ghosh,*
J. Rajarhat

Omer ali Mondal
SIGNATURE OF THE VENDOR.

2. *Fahim Jaimol*
J. Rajarhat

Drafted by :

Prabashy
Aman Das Kaly
for H.C. City
Gosha Behari Ghosh 31480179
Gosha Behari Ghosh of
Jagadishpur, P. S. Rajarhat,
Licence No. DW-XVI-I,

Typed by :

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

RECEIVED

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

5
UNDER RULE 44A OF THE I.R. ACT 1908

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

 Madam Gopal Sahu	LH.					
	RH.					

ATTESTED :- Madam Gopal Sahu

 Omar ali Mondal	LH.					
	RH.					

ATTESTED :- Omar ali Mondal

PHOTO	LH.					
	RH.					

ATTESTED :-

-: (11) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 3,20,000/- (Rupees three lacs twenty thousand only) in full payment of the total consideration as per Memo below :

MEMO OF CONSIDERATION

Paid by *Cheques*

Rs.

TOTAL - Rs. 3,20,000=00
=====

(Rupees three lacs twenty thousand only).

WITNESSES :

1. *Ganesh Babu Chohan*
Hyderabad.

Omar al Nardal
SIGNATURE OF THE VENDORS.

2. *Rabuljainul*
of Ahnara.



13-Paragon
13-13-13

17 APR 2006



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the year 2006...

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13/02/2007