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1 person - near not present

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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5000 / 31050 / 36050

Stamp duty of Rs. 31050/-
13.10.08
Date 29/9/08

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Barasat, North 24-Parganas
13.10.08

CONVEYANCE

1. **Date:** 3rd October 2008
2. **Place:** Kolkata
3. **Parties:**
 - 3.1 **Sabila Bibi**, wife of Yusuf Ali Molla, residing at village Louhati, Police Station Rajarhat, District North 24 Parganas
 - 3.2 **Halima Bibi**, wife of Ali Hussain Mallick, residing at village Kaikhali, Police Station Airport, District North 24 Parganas

30 JUL 2009

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3/10/08
20.10
270.00

LTy Sabila Bibi
by the Pen of
Kuddus Molla

LTy Halima Bibi
by the Pen of

LTy Sabila Bibi
by the Pen of
Kuddus Molla

- 3.3 **Saleha Bibi**, wife of Late Abdul Alim, residing at Galasia, Police Station Barasat, District North 24 Parganas
(collectively **Vendors**, includes successors-in-interest)

And

- 3.4 **Surya Kiran Vanijya Private Limited**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Plot 2, Phase I, Kasba Industrial Estate, Kolkata-700107
(**Purchaser**, includes successors-in-interest)

Vendors and Purchaser collectively **Parties** and individually **Party**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

- 4.1 **Said Property:** (1) *Danga* (solid) land measuring 0.86 (zero point eight six) decimal [out of 2 (two) decimal out of 3 (three) decimal], more or less, contained in R.S./L.R. *Dag* No. 509, recorded in L.R. *Khatian* Nos. 531 and 11, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of Rajarhat Gopalpur Municipality (RGM), Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-I** of the **1st Schedule** below (**First Land**) **And** (2) *danga* (solid) land measuring 0.43 (zero point four three) decimal [out of 1 (one) decimal out of 6 (six) decimal], more or less, contained in R.S./L.R. *Dag* No. 508, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-II** of the **1st Schedule** below (**Second Land**) **And** (3) *sali* (agricultural) land measuring 0.3 (zero point three) decimal [out of 0.91 (zero point nine one) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 530, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-III** of the **1st Schedule** below (**Third Land**) **And** (4) *sali* (agricultural) land measuring 1.14 (one point one four) decimal [out of 2.66 (two point six six) decimal out of 8 (eight) decimal], more or less, contained in R.S./L.R. *Dag* No. 720, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-IV** of the **1st Schedule** below (**Fourth Land**) **And** (5) *sali* (agricultural) land measuring 0.28 (zero point two eight) [out of 0.66 (zero point six six) decimal out of 2 (two) decimal], more or less, contained in R.S./L.R. *Dag* No. 730, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-V** of the **1st Schedule** below (**Fifth Land**) **And** (6) *sali* (agricultural) land measuring 1.11 (one point one one) decimal [out of 3.33 (three point three three) decimal out of 10 (ten) decimal], more or less, contained in R.S./L.R. *Dag* No. 709, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-VI** of the **1st Schedule** below (**Sixth Land**), the First Land, the Second Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land collectively described in the **2nd Schedule** below (collectively **Said Property**).

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LT 1/4 Hafiza Bibi
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LT 1/4 Saleha Bibi
by the Per of
Kuddus Molla

5. **Background, Representations, Warranties and Covenants**

5.1 **Representations and Warranties Regarding Title:** The Vendors have made the following representations and given the following warranties to the Purchaser regarding title:

5.1.1 **Ownership of Babulal's Owned Land:** Babulal Tarafdar is the recorded owner in respect of (1) *danga* (solid) land measuring 1 (one) decimal [out of 3 (three) decimal], more or less, contained in R.S./L.R. *Dag* No. 509, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Rajarhat, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas (**Babulal's First Owned Land**) **And** (2) *danga* (solid) land measuring 2 (two) decimal [out of 6 (six) decimal], more or less, contained in R.S./L.R. *Dag* No. 508, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Rajarhat, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas (**Babulal's Second Owned Land**) **And** (3) *sali* (agricultural) land measuring 1.66 (one point six six) decimal [out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 530, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Rajarhat, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas (**Babulal's Third Owned Land**) **And** (4) *sali* (agricultural) land measuring 2.66 (two point six six) decimal [out of 8 (eight) decimal], more or less, contained in R.S./L.R. *Dag* No. 720, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Rajarhat, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas (**Babulal's Fourth Owned Land**) **And** (5) *sali* (agricultural) land measuring 0.66 (zero point six six) decimal [out of 2 (two) decimal], more or less, contained in R.S./L.R. *Dag* No. 730, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Rajarhat, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas (**Babulal's Fifth Owned Land**) **And** (6) *sali* (agricultural) land measuring 3.33 (three point three three) decimal [out of 10 (ten) decimal], more or less, contained in R.S./L.R. *Dag* No. 709, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Rajarhat, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas (**Babulal's Sixth Owned Land**) **And** (7) *sali* (agricultural) land measuring 2.33 (two point three three) decimal [out of 7 (seven) decimal], more or less, contained in R.S./L.R. *Dag* No. 721, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Rajarhat, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas (**Babulal's Seventh Owned Land**).

5.1.2 **Purchase by Babulal Tarafdar:** By a Deed of Conveyance dated 5th August, 1986, registered in the office of the District Registrar, Barasat, North 24 Parganas, in Book No. I, Volume No. 37, Pages 108 to 113, Being No. 2673 for the year 1986, Babulal Tarafdar purchased land measuring 1 (one) decimal out of 3 (three) decimal, contained in R.S./L.R. *Dag* No. 509, recorded in L.R. *Khatian* No. 11, from his brother, Amber Ali Tarafdar (**Babulal's Purchased Land**).

5.1.3 **Sale to Amber Ali Tarafdar alias Omar Ali Tarafdar:** By a Deed of Conveyance dated 5th August, 1986, registered in the office of the District Registrar, Barasat, North 24 Parganas, in Book No. I, Volume No. 37, Pages 101 to 107, Being No. 2672 for the year 1986, Babulal Tarafdar sold, conveyed and transferred (1) *danga* (solid) land measuring 1 (one) decimal out of Babulal's Second Owned Land, thus continued to remain the owner of the balance 1 (one) decimal comprised in Babulal's Second Owned Land (**Remaining Of Babulal's Second Owned Land**), (2) *sali* (agricultural) land measuring 0.75 (zero point seven five) decimal out of Babulal's Third

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Owned Land to his brother, Amber Ali Tarafdar *alias* Omar Ali Tarafdar, thus continued to remain the owner of the balance 0.91 (zero point nine one) decimal comprised in Babulal's Third Owned Land (**Remaining Of Babulal's Third Owned Land**) and (3) entirety of Babulal's Seventh Owned Land.

- 5.1.4 **Absolute Ownership of Babulal Tarafdar:** By virtue of the above recorded ownership, purchase and sale, Babulal Tarafdar became the absolute owner of (1) *sali* (agricultural) land measuring 2 (two) decimal out of 3 (three) decimal, more or less, formed out of Babulal's First Owned Land and Babulal's Purchased Land (collectively **Babulal's First Land**), (2) Remaining Of Babulal's Second Owned Land, (3) Remaining Of Babulal's Third Owned Land, (4) Babulal's Fourth Owned Land, (5) Babulal's Fifth Owned Land and (6) Babulal's Sixth Owned Land.
- 5.1.5 **Gift to Vendors:** By a Deed of Gift (in Bengali language) dated 16th March, 1990, registered in the office of the Additional District Sub-Registrar, Bidhannagar, in Book No. 1, Volume No. 44, Pages 303 to 310, Being No. 2066 for the year 1990, Babulal Tarafdar gifted and transferred Babulal's First Land, Remaining Of Babulal's Second Owned Land, Babulal's Fourth Owned Land and Babulal's Fifth Owned Land to (1) Sabila Bibi (Vendor No. 3.1 herein), (2) Halima Bibi (Vendor No. 3.2 herein), (3) Saleha Bibi (Vendor No. 3.3 herein), (4) Johar Ali Tarafdar and (5) Samsuddin Tarafdar. Thus the Vendors became the joint owners of (1) First Land comprised in Babulal's First Land, (2) Second Land comprised in Remaining of Babulal's Second Owned Land, (3) Fourth Land comprised in Babulal's Fourth Owned Land and (4) Fifth Land comprised in Babulal's Fifth Owned Land (collectively **Babulal's Gifted Land**). Thus Babulal Tarafdar still had the ownership on (1) Babulal's Third Owned Land and (2) Babulal's Sixth Owned Land (collectively **Babulal's Retained Land**).
- 5.1.6 **Demise of Babulal Tarafdar:** Babulal Tarafdar, a Muslim, governed by the *Sunn* School of Mohammedan Law, died *intestate* leaving behind him surviving his 3 (three) daughters, (1) Sabila Bibi (the Vendor No. 3.1 herein), (2) Halima Bibi (the Vendor No. 3.2 herein), (3) Saleha Bibi (the Vendor No. 3.3 herein) and 3 (three) sons, (1) Johar Ali Tarafdar, (2) Samsuddin Tarafdar and (3) Motaleb Tarafdar as his only legal heirs and heiresses, who, jointly and in diverse share inherited the right, title and interest of Late Babulal Tarafdar in Babulal's Retained Land in accordance with Muslim Law of inheritance. Thus the Vendors became the joint owners of (1) Third Land comprised in Babulal's Third Owned Land and (2) Sixth Land comprised in Babulal's Sixth Owned Land.
- 5.1.7 **Absolute Ownership of Vendors:** In the aforesaid circumstances, the Vendors have become the joint, undisputed and absolute owners of the Said Property formed out of the First Land, the Second Land, the Third Land, the Fourth Land, the Fifth Land and the Sixth Land.
- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.


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Kuddus Molla

- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

- 6.1 **Agreement to Sell and Purchase:** The Vendors have approached the Purchaser and offered to sell the Said Property to the Purchaser and the Purchaser, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), has agreed to purchase the Said Property from the Vendors.

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **2nd Schedule** below, (1) being the First Land, i.e. *dhanga* (solid) land measuring 0.86 (zero point eight six) decimal [out of 2 (two)

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decimal out of 3 (three) decimal], more or less, contained in R.S./L.R. *Dag* No. 509, recorded in L.R. *Khatian* Nos. 531 and 11, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-I** of the **1st Schedule** below **And** (2) being the Second Land, i.e. *danga* (solid) land measuring 0.43 (zero point four three) decimal [out of 1 (one) decimal out of 6 (six) decimal], more or less, contained in R.S./L.R. *Dag* No. 508, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-II** of the **1st Schedule** below **And** (3) being the Third Land, i.e. *sahi* (agricultural) land measuring 0.3 (zero point three) decimal [out of 0.91 (zero point nine one) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 530, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-III** of the **1st Schedule** below **And** (4) being the Fourth Land, i.e. *sahi* (agricultural) land measuring 1.14 (one point one four) decimal [out of 2.66 (two point six six) decimal out of 8 (eight) decimal], more or less, contained in R.S./L.R. *Dag* No. 720, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-IV** of the **1st Schedule** below **And** (5) being the Fifth Land, i.e. *sahi* (agricultural) land measuring 0.28 (zero point two eight) decimal [out of 0.66 (zero point six six) decimal out of 2 (two) decimal], more or less, contained in R.S./L.R. *Dag* No. 730, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-V** of the **1st Schedule** below **And** (6) being the Sixth Land, i.e. *sahi* (agricultural) land measuring 1.11 (one point one one) decimal [out of 3.33 (three point three three) decimal out of 10 (ten) decimal], more or less, contained in R.S./L.R. *Dag* No. 709, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and more fully described in **Part-VI** of the **1st Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property, free from all encumbrances.

- 7.2 **Vendors' Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.6,00,000/- (Rupees six lac) paid by the Purchaser to the Vendors receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge (**Vendors' Consideration**). The *Dag* wise break up of the Vendors' Consideration is shown in the chart below:

Sl	Description	Vendors' Consideration (Rs.)
1	First Land being R.S./L.R. <i>Dag</i> No. 509	1,25,000/-
2	Second Land being R.S./L.R. <i>Dag</i> No. 508	63,000/-
3	Third Land being R.S./L.R. <i>Dag</i> No. 530	44,000/-
4	Fourth Land being R.S./L.R. <i>Dag</i> No. 720	1,66,000/-
5	Fifth Land being R.S./L.R. <i>Dag</i> No. 730	41,000/-
6	Sixth Land being R.S./L.R. <i>Dag</i> No. 709	1,61,000/-
	Total	6,00,000/-

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8. Terms of Transfer

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** Indemnification by the Vendors about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors about the correctness of the Vendors' title, which if found defective or untrue at any time, the Vendors shall, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Hbas*, vacant and peaceful possession of the Said Property have been handed over by the Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoing and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and its assigns shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors.

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- 8.6 **Indemnity:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchaser is fully entitled to mutate its name in all records of the concerned authorities and to pay tax or taxes and all other impositions in its own name. The Vendors undertake to co-operate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.8 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

1st Schedule
Part-I
(First Land)


Danga (solid) land measuring 0.86 (zero point eight six) decimal [out of 2 (two) decimal out of 3 (three) decimal], more or less, contained in R.S./L.R. *Dag* No. 509, recorded in L.R. *Khatian* Nos. 531 and 11, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and the said *Dag* being butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* No. 464.
On the East : By R.S./L.R. *Dag* No. 510 and portions of 463.
On the South : By R.S./L.R. *Dag* No. 513.
On the West : By portions of R.S./L.R. *Dag* Nos. 507 and 508.


Part-II
(Second Land)

Danga (solid) land measuring 0.43 (zero point four three) decimal [out of 1 (one) decimal out of 6 (six) decimal], more or less, contained in R.S./L.R. *Dag* No. 508, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and the said *Dag* being butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 465, 466, 467 and portion of 468.
On the East : By portion of R.S./L.R. *Dag* No. 509.
On the South : By R.S./L.R. *Dag* Nos. 505, 506 and 507.
On the West : By portion of R.S./L.R. *Dag* No. 470.


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Kaddus Molla


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LTI of Salcha Bibi
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Kaddus Molla

Part-III
(Third Land)

Sahi (agricultural) land measuring 0.3 (zero point three) decimal [out of 0.91 (zero point nine one) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 530, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and the said *Dag* being butted and bounded as follows:

- On the North** : By portion of R.S./L.R. *Dag* No. 529.
On the East : By R.S./L.R. *Dag* No. 531.
On the South : By R.S./L.R. *Dag* Nos. 721, 722, portion of 711 & portion of 723.
On the West : By portion of R.S./L.R. *Dag* No. 527.

Part-IV
(Fourth Land)

Sahi (agricultural) land measuring 1.14 (one point one four) decimal [out of 2.66 (two point six six) decimal out of 8 (eight) decimal], more or less, contained in R.S./L.R. *Dag* No. 720, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and the said *Dag* being butted and bounded as follows:

- On the North** : By R.S./L.R. *Dag* Nos. 721, 722, 723 and portion of 724.
On the East : By portion of R.S./L.R. *Dag* No. 711.
On the South : By R.S./L.R. *Dag* No. 719 and portion of R.S./L.R. *Dag* No. 712
On the West : By portion of R.S./L.R. *Dag* No. 726.

Part-V
(Fifth Land)

Sahi (agricultural) land measuring 0.28 (zero point two eight) decimal [out of 0.66 (zero point six six) decimal out of 2 (two) decimal], more or less, contained in R.S./L.R. *Dag* No. 730, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and the said *Dag* being butted and bounded as follows:

- On the North** : By portion of R.S./L.R. *Dag* No. 524.
On the East : By R.S./L.R. *Dag* No. 526 and portion of 527.
On the South : By portion of R.S./L.R. *Dag* No. 731.
On the West : By R.S./L.R. *Dag* No. 493.

Part-VI
(Sixth Land)

Sahi (agricultural) land measuring 1.11 (one point one one) decimal [out of 3.33 (three point three three) decimal out of 10 (ten) decimal], more or less, contained in R.S./L.R. *Dag* No. 709, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police

LT 14 Sabila Bibi
by the pen of

LT 14 Halima Bibi
by the pen of

LT 14 Sabiha Bibi
by the pen of Kaddus now

Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas, delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon and the said *Dag* being butted and bounded as follows:

- On the North** : By portion of R.S./L.R. *Dag* No. 531.
On the East : By R.S./L.R. *Dag* No. 708.
On the South : By R.S./L.R. *Dag* No. 712 and portion of 706.
On the West : By R.S./L.R. *Dag* No. 710.

2nd Schedule
(Said Property)
[Subject matter of Sale]

Danga (solid) land measuring 0.86 (zero point eight six) decimal [out of 2 (two) decimal out of 3 (three) decimal], more or less, contained in R.S./L.R. *Dag* No. 509, recorded in L.R. *Khatian* Nos. 531 and 11, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and described in **Part-I** of the **1st Schedule** above.

Danga (solid) land measuring 0.43 (zero point four three) decimal [out of 1 (one) decimal out of 6 (six) decimal], more or less, contained in R.S./L.R. *Dag* No. 508, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and described in **Part-II** of the **1st Schedule** above.

Sahi (agricultural) land measuring 0.3 (zero point three) decimal [out of 0.91 (zero point nine one) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 530, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and described in **Part-III** of the **1st Schedule** above.

Sahi (agricultural) land measuring 1.14 (one point one four) decimal [out of 2.66 (two point six six) decimal out of 8 (eight) decimal], more or less, contained in R.S./L.R. *Dag* No. 720, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and described in **Part-IV** of the **1st Schedule** above.

Sahi (agricultural) land measuring 0.28 (zero point two eight) decimal [out of 0.66 (zero point six six) decimal out of 2 (two) decimal], more or less, contained in R.S./L.R. *Dag* No. 730, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and described in **Part-V** of the **1st Schedule** above.

Sahi (agricultural) land measuring 1.11 (one point one one) decimal [out of 3.33 (three point three three) decimal out of 10 (ten) decimal], more or less, contained in R.S./L.R. *Dag* No. 709, recorded in L.R. *Khatian* No. 531, *Mouza* Atghara, J.L. No.10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas and described in **Part-VI** of the **1st Schedule** above.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

LT/9 Sabele Bisoi
 by the son of Kuddus Molla

LT/9 Sabele Bisoi
 by the son of Kuddus Molla

9. Execution and Delivery

9.1 In Witness Whereof the Vendors have executed and delivered this Conveyance on the date mentioned above.



(Sabila Bibi)



(Halima Bibi)



(Saleha Bibi)
[Vendors]

Read over & explained the contents of this document by me to Sabila Bibi, Halima Bibi, Saleha Bibi in vernacular and who after understanding the meaning and purport thereof has signed / put LTI by the pen of

on the document, in my presence,

Handwritten signature of Haldar Molla

Witnesses:

Signature *[Handwritten Signature]*

Signature *[Handwritten Signature]*

Name _____

Name _____

Father's Name *[Handwritten Name]*

Father's Name *[Handwritten Name]*

Address *[Handwritten Address]*
24 Barabazar, S.

Address *[Handwritten Address]*
House 28 Barabazar

Drafted by
[Signature]
29/09/08
High Court, Calcutta.
F. 68/238/2007



Receipt and Memo of Consideration

6,00,000

Received from the within named Purchaser the within mentioned sum of Rs. ~~4,00,000~~ 6,00,000/- (Rupees ~~400~~ 600 lac) towards full and final payment of the consideration for sale of the Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cash	3-10-08	—	4,00,000 6,00,000

LT1 of Saleha Bibi by the pen of K. Molla

LT1 of Sabila Bibi by the pen of K. Molla



(Sabila Bibi)



(Halima Bibi)

K. Molla




(Saleha Bibi)
[Vendors]

Read over & explained the contents of this document to Sabila Bibi, Halima Bibi, Saleha Bibi in vernacular language who after understanding the meaning and purport thereof has signed / put LT1 by the pen of

On the occurrence of this document,


Kuddus Molla

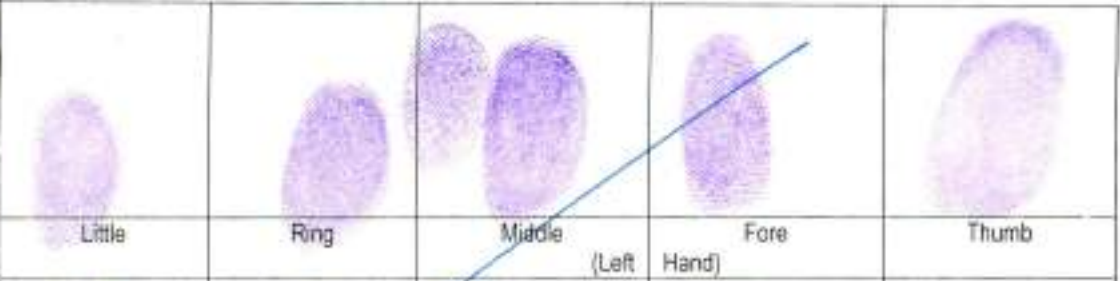
Witnesses:

Signature 
Name _____

Signature 
Name _____

SPECIMEN FORM TEN FINGER PRINTS

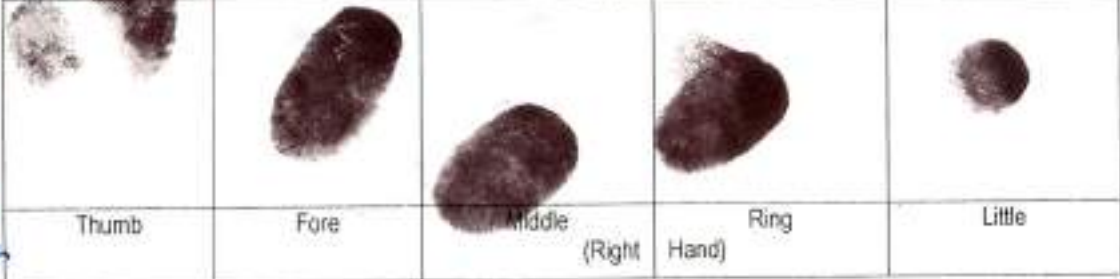
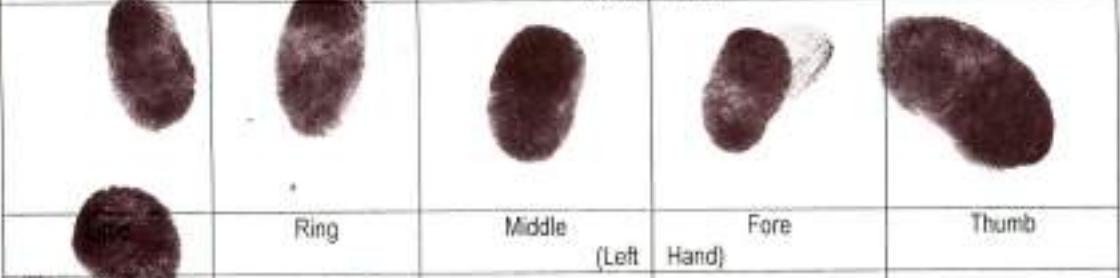
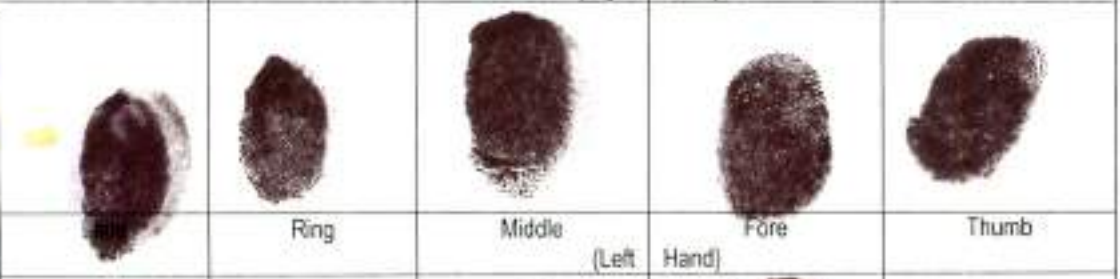
Sl. No. Signature of the executants and/or purchaser Presentants



Handwritten signature







Handwritten signature



LT/9 Saleha Bibi by the Pen

Handwritten signature

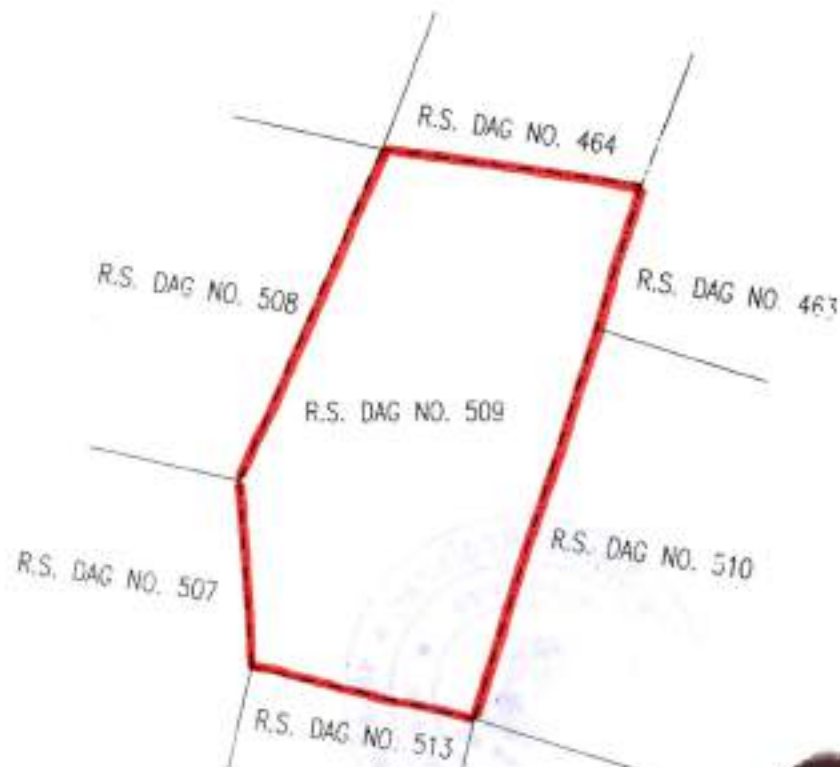
SPECIMEN FORM TEN FINGER PRINTS

Sl No.	Signature of the executants and/or purchaser Presentants					
  <i>LTy Sabule Baki</i> <i>by the pen of</i> <i>Kuddas Molta</i>						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					

SITE PLAN OF R.S./L.R. DAG NO.-509, MOUZA ATGHARA,
J.L. NO. 10, L.R. KHATIAN NO. ~~531 & 11~~ POLICE STATION BAGUIATI,
DISTRICT NORTH 24 PARGANAS.

VENDEE/PURCHASER-----

N.T.S.



Read over & explained the contents of this document by me to *Sahela Bibi Mahina Bibi Sahela Bibi* in vernacular and who after understanding the meaning and purport thereof has signed / put LTI by the pen of *Sahela Bibi* to the document, in my presence.

Kuddus Molla

Sahela Bibi
Sahela Bibi

SIGNATURE OF VENDOR/S

LEGEND:- MEASURING 0.86 DECIMAL OUT OF 03

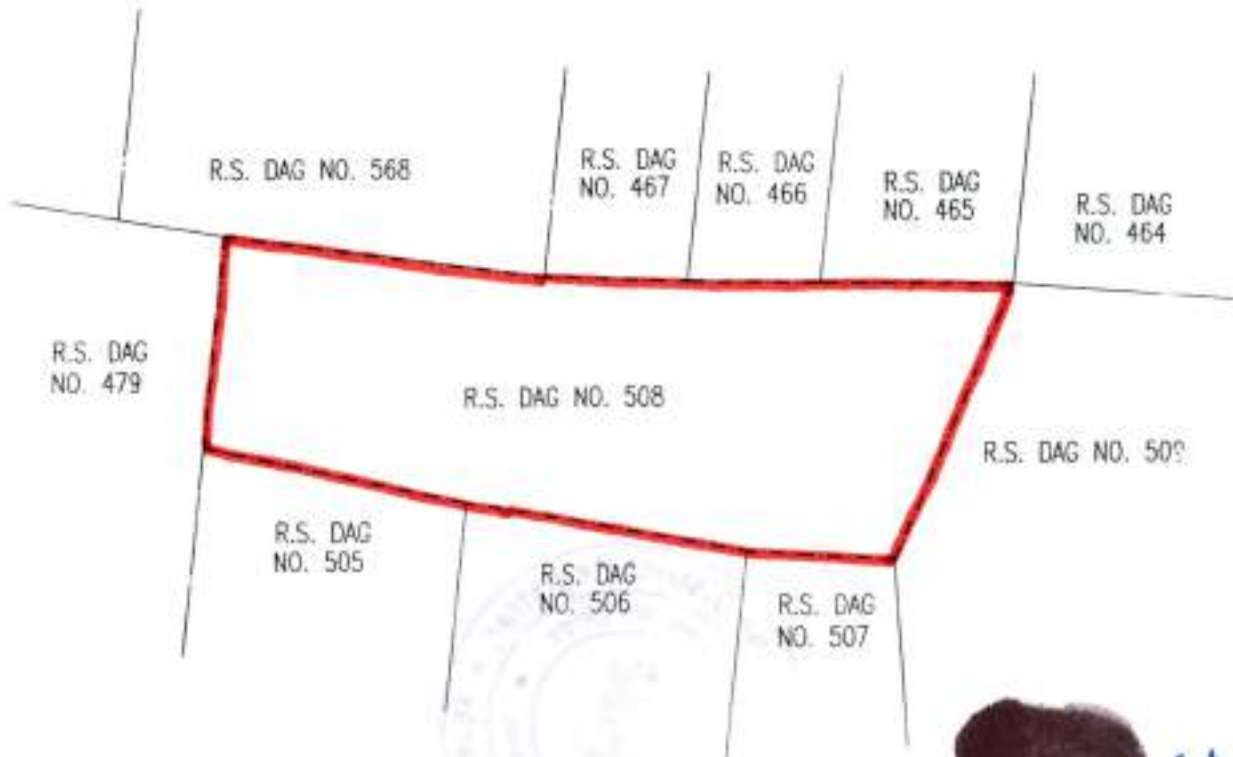
DECIMAL SALI LAND OF DAG NO.509

SHOWN THUS:- 

SITE PLAN OF R.S./L.R. DAG NO.-508, MOUZA ATGHARA,
 J.L. NO. 10, L.R. KHATIAN NO.-531 POLICE STATION BAGUIATI,
 DISTRICT NORTH 24 PARGANAS.

VENDEE/PURCHASER-----

N.T.S.



Read over & explained the contents of this document by me to Sabita Bibi. Halima Bibi Sabita Bibi in presence of who after understanding the meaning and purport thereof has signed / put LTI by the hand of Halima Bibi on the document in my presence.

Halima Bibi

Sabita Bibi

Sabita Bibi

NO. 130 88

SIGNATURE OF VENDOR/S

LEGEND:- MEASURING-----0.43-----DECIMAL OUT OF-----06-----

DECIMAL SALI LAND OF DAG NO.508

SHOWN THUS:-

SITE PLAN OF R.S./L.R. DAG NO.-530, MOUZA ATGHARA,
 J.L. NO. 10, L.R. KHATIAN NO. ~~531~~ POLICE STATION BAGUIATI,
 DISTRICT NORTH 24 PARGANAS.

VENDEE/PURCHASER-----



Sateha Biki
Sateha Biki

Read over & explained the contents of this document by me to *Sateha Biki, Habema Biki, Sateha Biki* in vernacular and who after understanding the meaning and purport thereof signed / put LTI by the pen of *Sateha Biki* on the document, in my presence.
Kuddus Molla

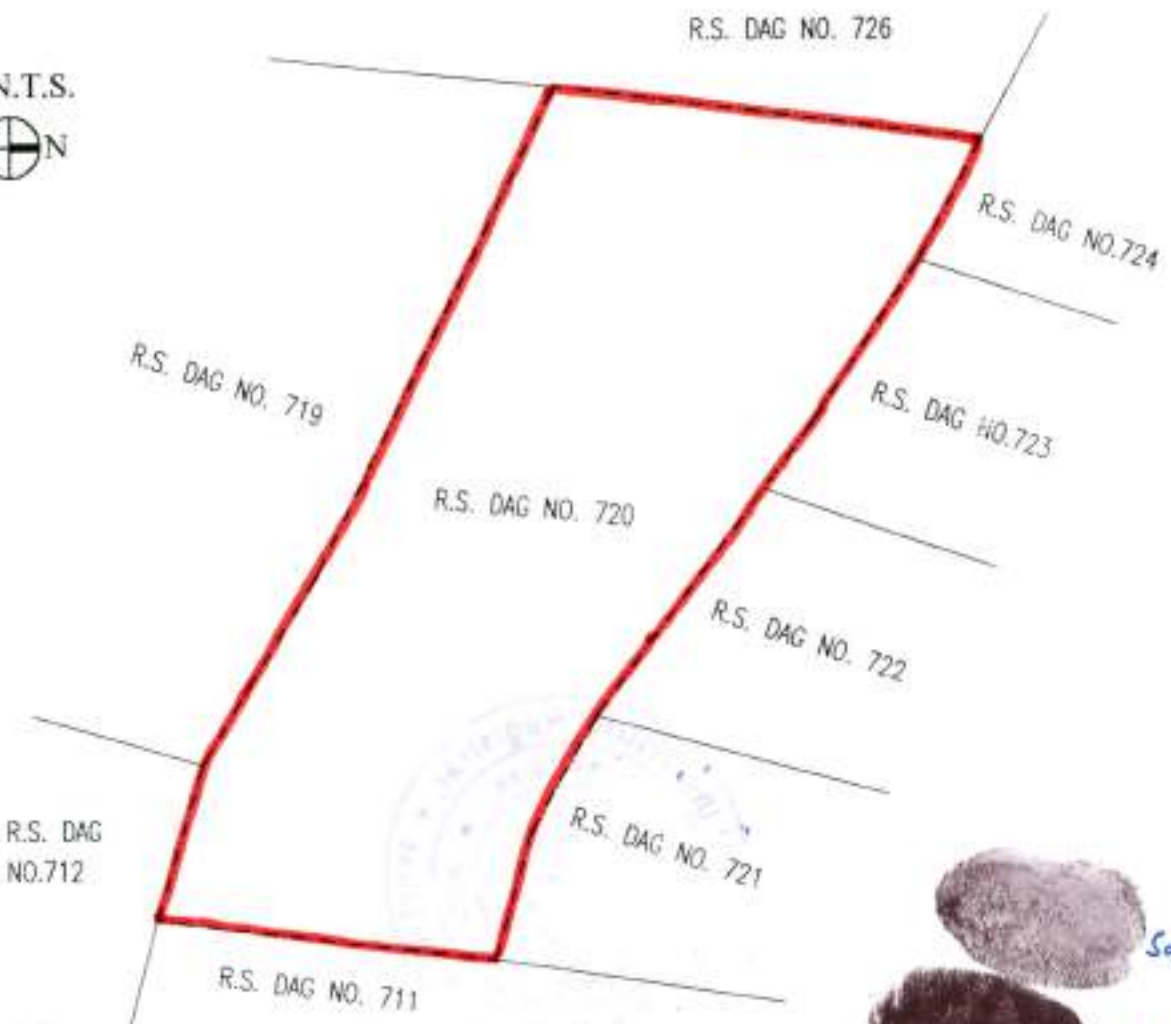
SIGNATURE OF VENDOR/S

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 DECIMAL SALI LAND OF DAG NO.530

SHOWN THUS:-

SITE PLAN OF R.S./L.R. DAG NO.-720, MOUZA ATGHARA,
 J.L. NO. 10, L.R. KHATIAN NO.---531--- POLICE STATION BAGUIATI,
 DISTRICT NORTH 24 PARGANAS.

VENDEE/PURCHASER-----



Saleha Biki
 Saleha Biki

I read over & explained the contents of this document to Saleha Biki, Hamida Biki, Saleha Biki in vernacular and who after understanding the meaning and purport thereof signed/put LTI by the person named in the document, in my presence.
 H. Molla

SIGNATURE OF VENDOR/S

LEGEND:- MEASURING 1-14 DECIMAL OUT OF 08

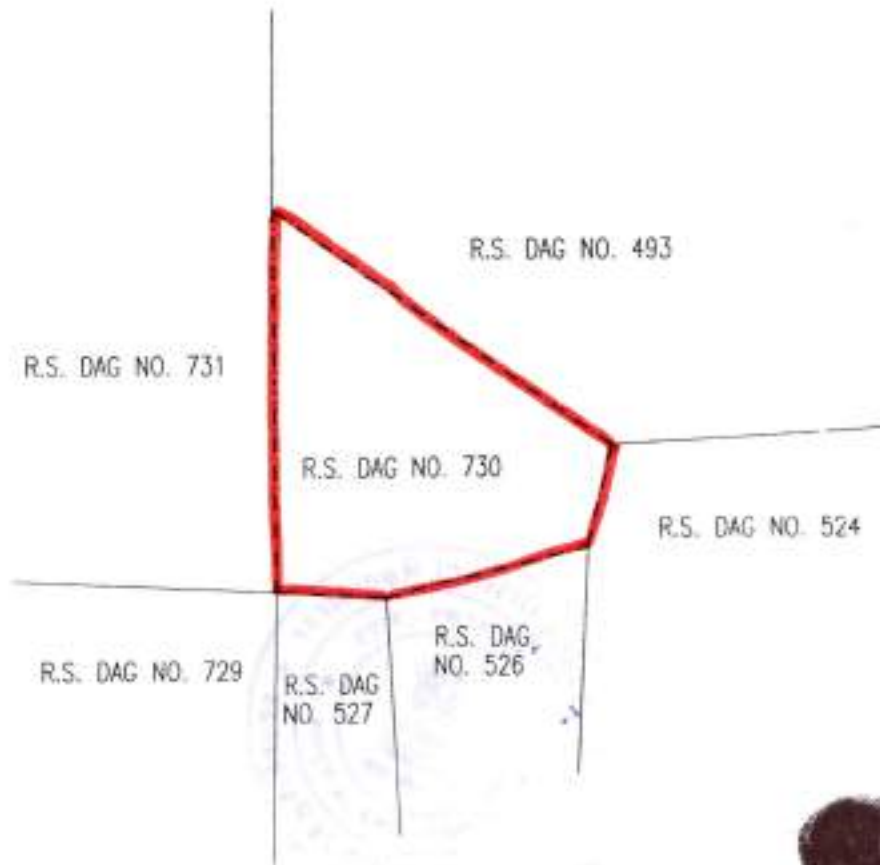
DECIMAL SALI LAND OF DAG NO.720

SHOWN THUS:-

SITE PLAN OF R.S./L.R. DAG NO.- 730, MOUZA ATGHARA,
J.L. NO. 10, L.R. KHATIAN NO. ~~531~~ POLICE STATION BAGUIATI,
DISTRICT NORTH 24 PARGANAS.

VENDEE/PURCHASER-----

N.T.S.



Read over & explained the contents of this document by me to *Sabita Biki, Halima Biki, Salcha Biki* in vernacular and who after understanding the meaning and purport thereof has signed / put LTI by the per. of *Sabita Biki* on the document, in my presence

H. Molla

 *Salcha Biki*
Sabita Biki

SIGNATURE OF VENDOR/S

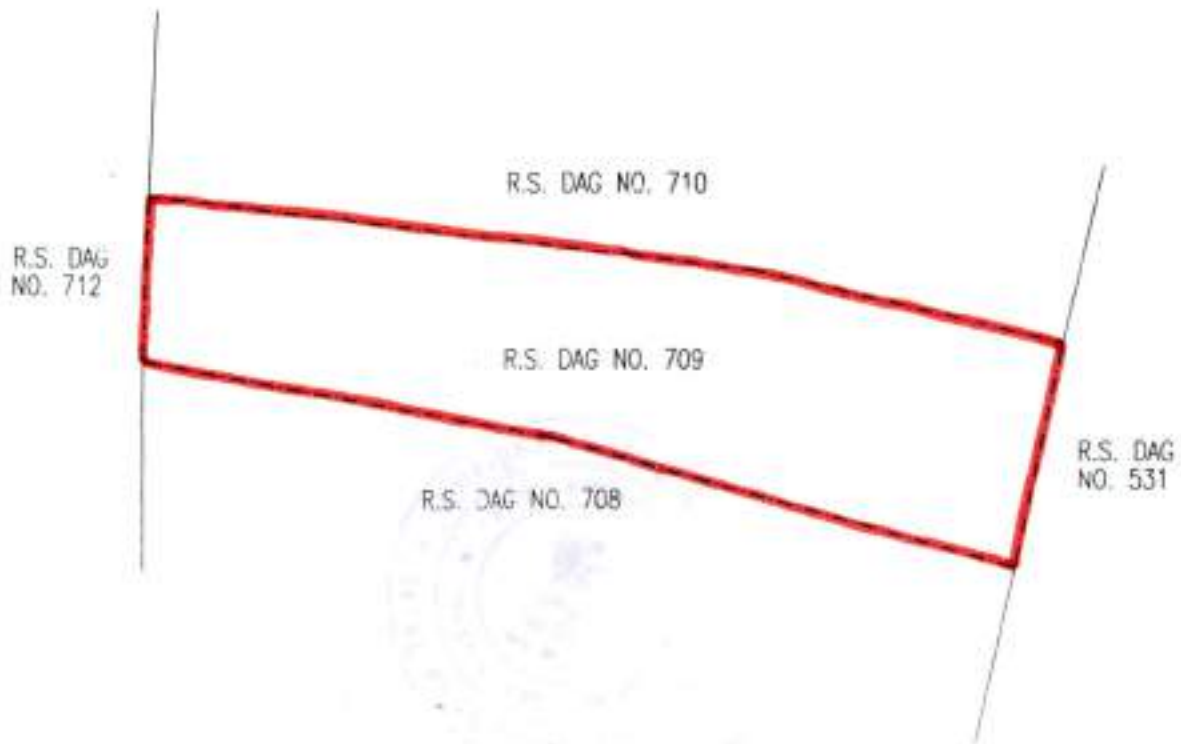
LEGEND:- MEASURING 0.28 DECIMAL OUT OF 02
DECIMAL SALI LAND OF DAG NO. 730

SHOWN THUS:- 

SITE PLAN OF R.S./L.R. DAG NO.-709, MOUZA ATGHARA,
J.L. NO. 10, L.R. KHATIAN NO. ~~531~~ POLICE STATION BAGUIATI,
DISTRICT NORTH 24 PARGANAS.

VENDEE/PURCHASER-----

N.T.S.



Read over & explained the contents of this document to me to *Sabele Bibi, Halima Bibi, Sabele Bibi* in vernacular and who after understanding the meaning and purport thereof has signed/put LTI by the pen of *K. Molla* on the document, in my presence.

Sabele Bibi
Sabele Bibi

SIGNATURE OF VENDOR/S

LEGEND:- MEASURING 1:11-----DECIMAL OUT OF 10-----
DECIMAL SALI LAND OF DAG NO.709

SHOWN THUS:- 

Dated this 3rd day of October, 2008

Between

Sabila Bibi & Ors.
... Vendors

And

Surya Kiran Vanijya Private Limited
... Purchaser

CONVEYANCE

R.S./L.R. Dag Nos. 508, 509, 530, 709, 720 and 730
Mouza Atghara
Police Station Baguati
District North 24 Parganas

Saha & Ray
Advocates
3A/1, 3rd floor
Hastings Chambers
7C, Kiran Sankar Roy Road
Kolkata-700001