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Stamp duty under W.B. & M. Act 1908
Stamp duty under the Indian Stamp Act 1899
Subsequently amended Schedule I.A. No. 23
Tax Paid

Stamp duty of Rs. 19050/-
13.10.08
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D. from Calcutta
Date 29/9/08

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30 JUL 2009
North 24 Parganas
G.A. P.O.

Barasat N. 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

MICA-02508
2/10/08
250.00
20.00

LT 1/2 Sabila Bibi
by the Pen of
K. Molla

LT 1/2 Halima Bibi
by the Pen of

LT 1/2 Sabila Bibi
by the Pen of
K. Molla

400000
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MV 400501
111

Deficit Regn. Fees Rs. 112
30-7-09
3850

Saha & Ray

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

30-7-09
North 24 Parga, Barasat

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

3.5 **Vinod Kumar Jaiswal**, son of Late Tribeni Prasad Jaiswal, residing at village Atghara, Post Office Rajarhat Gopalpur, Police Station Baguiati, Kolkata-700136 (collectively **Purchasers**, includes successors-in-interest)

Vendors and Purchasers 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 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 343, recorded in L.R. *Khatian* No. 531, *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 0.39 (zero point three nine) decimal [out of 1.33 (one point three three) decimal out of 4 (four) decimal], more or less, contained in R.S./L.R. *Dag* No. 346, 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) *bagan* (garden) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 492, 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 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. 500, 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-IV** of the **1st Schedule** below (**Fourth Land**), the First Land, the Second Land, the Third Land and the Fourth Land collectively described in the **2nd Schedule** below (collectively **Said Property**).

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 Purchasers regarding title:

5.1.1 **Ownership of Babula's Owned Land:** Babula Tarafdar is the recorded owner in respect of (1) *danga* (solid) 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. 343, recorded in L.R. *Khatian*



LT 1/2 Sabila Bibi
by her son K. Molla

LT 1/2 Halima Bibi
by her son K. Molla



LT 1/2 Sabila Bibi
by her son K. Molla

No. 531, *Mouza* Atghara, J.L. No. 10, Police Station Baguiati, within the jurisdiction of RGM, Sub-Registration District Bidhannagar, District North 24 Parganas (**Babulal's First Owned Land**) And (2) *danga* (solid) land measuring 1.33 (one point three three) decimal [out of 4 (four) decimal], more or less, contained in R.S./L.R. *Dag* No. 346, 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 (**Babulal's Second Owned Land**) And (3) *bagan* (garden) 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. 492, 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 (**Babulal's Third Owned Land**) And (4) *sali* (agricultural) land measuring 1 (one) decimal [out of 3 (three) decimal], more or less, contained in R.S./L.R. *Dag* No. 500, 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 (**Babulal's Fourth 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. 1, 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. 500, recorded in R.S. *Khatian* No. 79, from his brother, Amber Ali Tarafdar (**Babulal's Purchased Land**).
- 5.1.3 **Absolute Ownership of Babulal Tarafdar:** By virtue of the above recorded ownership and purchase Babulal Tarafdar became the absolute owner of (1) Babulal's First Owned Land (2) Babulal's Second Owned Land (3) Babulal's Third Owned Land and (4) Babulal's Fourth Owned Land and Babulal's Purchased Land (collectively **Babulal's Fourth Land**).
- 5.1.4 **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 Owned Land, Babulal's Third Owned Land and Babulal's Fourth 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 Owned Land, (2) Third Land comprised in Babulal's Third Owned Land and (4) Fourth Land comprised in Babulal's Fourth Land (collectively **Babulal's Gifted Land**). Thus Babulal Tarafdar still had the ownership on Babulal's Second Owned Land.
- 5.1.5 **Demise of Babulal Tarafdar:** Babulal Tarafdar, a Muslim, governed by the *Sunnī* 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 Second Owned Land in accordance with Muslim Law of inheritance. Thus the Vendors became the joint owners of Second Land comprised in Babulal's Second Owned Land.

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- 5.1.6 **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 and the Fourth 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.
- 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 Purchasers.
- 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*, *walks*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *barguans* 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.



LT/1/9 Sabila Bibi
by the Per of
K. Molla

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LT/1/9 Helena Bibi
by the Per of



LT/1/9 Sabila Bibi
by the Per of
K. Molla

6. Basic Understanding

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

7. Transfer

- 7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchasers 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. *danga* (solid) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 343, 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-I** of the **1st Schedule** below **And** (2) being the Second Land, i.e. *danga* (solid) land measuring 0.39 (zero point three nine) decimal [out of 1.33 (one point three three) decimal out of 4 (four) decimal], more or less, contained in R.S./L.R. *Dag* No. 346, 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. *bagan* (garden) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 492, 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 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. 500, 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-IV** 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.4,00,000/- (Rupees four lac) paid by the Purchasers 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. 343	1,06,000/-
2	Second Land being R.S./L.R. <i>Dag</i> No. 346	59,000/-
3	Third Land being R.S./L.R. <i>Dag</i> No. 492	1,06,000/-
4	Fourth Land being R.S./L.R. <i>Dag</i> No. 500	1,29,000/-

LT, y Sabita Bisoi
by the Pan of
K. Molla

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K. Molla

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, *waqf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargudars* 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 Purchasers 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:** *Khas*, vacant and peaceful possession of the Said Property have been handed over by the Vendors to the Purchasers.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings 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 Purchasers fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendors hereby covenant that the Purchasers and their 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 Purchasers, 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.

LT 1/3 Sabela Bibi
by her son
K. Molla

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LT 1/3 Halima Bibi
by her son

LT 1/3 Sabela Bibi
By son
K. Molla

- 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 Purchasers and/or the Purchasers' successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest by reason of any encumbrance on the Said Property.
- 8.7 **No Objection to Mutation:** The Vendors declare that the Purchasers are fully entitled to mutate their names in all records of the concerned authorities and to pay tax or taxes and all other impositions in their names. The Vendors undertake to co-operate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 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 Purchasers and/or their 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 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 343, 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. <i>Dag</i> No. 488.
On the East	: By portion of R.S./L.R. <i>Dag</i> No. 735 (Road).
On the South	: By portion of R.S./L.R. <i>Dag</i> No. 342.
On the West	: By R.S./L.R. <i>Dag</i> No. 344.

Part-II
(Second Land)

Danga (solid) land measuring 0.39 (zero point three nine) decimal [out of 1.33 (one point three three) decimal out of 4 (four) decimal], more or less, contained in R.S./L.R. *Dag* No. 346, 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. <i>Dag</i> No. 347.
On the East	: By R.S./L.R. <i>Dag</i> No. 345.
On the South	: By R.S./L.R. <i>Dag</i> No. 339.
On the West	: By R.S./L.R. <i>Dag</i> No. 350.

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by the Pen of
K. Molla

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LT/1 of Halima Babi
by the Pen of

LT/1 of Sabaha Babi
by the Pen of

K. Molla

Part-III
(Third Land)

Bagan (garden) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 492, 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. 497.
On the East : By R.S./L.R. *Dag* No. 493.
On the South : By portion of R.S./L.R. *Dag* No. 734.
On the West : By R.S./L.R. *Dag* No. 491 and portion of R.S./L.R. *Dag* No. 497.

Part-IV
(Fourth Land)

Sali (agricultural) 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. 500, 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 portion of R.S./L.R. *Dag* No. 501.
On the East : By R.S./L.R. *Dag* No. 499.
On the South : By portion of R.S./L.R. *Dag* No. 498.
On the West : By portion of R.S./L.R. *Dag* No. 502 and 497.

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

Danga (solid) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 343, 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-I** of the **1st Schedule** above.

Danga (solid) land measuring 0.39 (zero point three nine) decimal [out of 1.33 (one point three three) decimal out of 4 (four) decimal], more or less, contained in R.S./L.R. *Dag* No. 346, 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.

Bagan (garden) land measuring 0.71 (zero point seven one) decimal [out of 1.66 (one point six six) decimal out of 5 (five) decimal], more or less, contained in R.S./L.R. *Dag* No. 492, 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.

LT of Sabila Bibi
by the Poo of M. Motia

LT of Halim Bibi
by the Poo of

LT of Sabila Bibi
by the Poo of M. Motia

Sali (agricultural) 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. 500, recorded in L.R. Khata 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-IV** 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.

9. Execution and Delivery

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



(Sabila Bibi)



(Saleha Bibi)
[Vendors]

Read over & explained the contents of this document to me to Sabila Bibi, Halima Bibi, Saleha Bibi in vernacular language for understanding the meaning and effect thereof has signed / put my hand in the pen of _____ on the document, in my presence.

K. Molla

Witnesses:

Signature [Signature]

Name _____

Father's Name [Signature]

Address [Signature]

[Signature]

[Signature]

Signature [Signature]

Name _____

Father's Name [Signature]

Address [Signature]

[Signature]

[Signature]

Drafted by
[Signature]
30/09/08
High Court, Calcutta
F-68/238/2001

Receipt and Memo of Consideration


Received from the within named Purchasers the within mentioned sum of Rs.4,00,000/- (Rupees four 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/-



 (Sabila Bibi)

 (Halima Bibi)



 (Saleha Bibi)
 [Vendors]

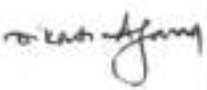


































Read on documents in vernacular language the meaning and meaning of the above has signed / put LTI by the pen of _____ on the document, in my presence.
 K. Moha

Witnesses:

























Signature _____
 Name _____

Signature _____
 Name _____

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
						
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little
						
		Little	Ring	Middle	Fore	Thumb
						
		Thumb	Fore	Middle	Ring	Little

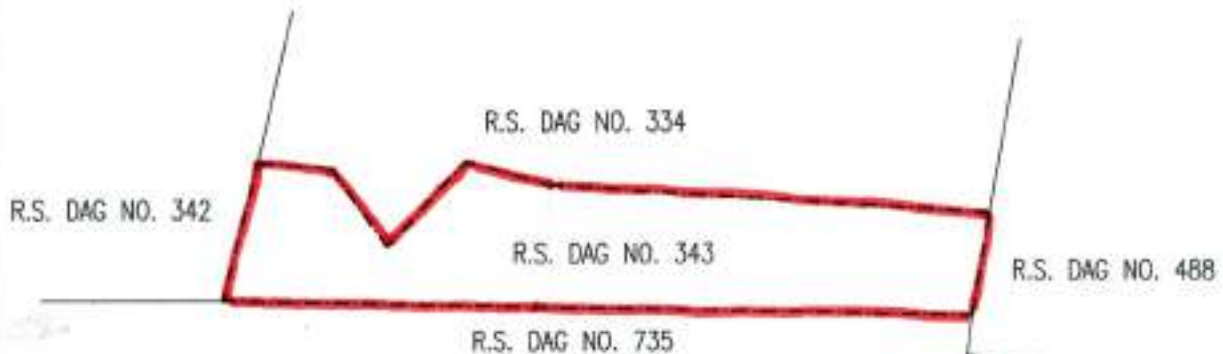
SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<p>LT 1/3 Sabala Babi by the Pen & M. Moller</p>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<p>LT 1/3 Sabala Babi by the Pen &</p>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
	<p>M. Moller</p>					
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

SITE PLAN OF R.S./L.R. DAG NO.-343, MOUZA ATGHARA,
J.L. NO. 10, L.R. KHATIAN NO. ~~531~~ POLICE STATION BAGUIATI,
DISTRICT NORTH 24 PARGANAS.

VENDEE/PURCHASER Surya Kiran Vanijya Private Limited & Another

N.T.S.



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

K. Moha



Sahela Bibi



Sabiha Bibi

Haluma Bibi

SIGNATURE OF VENDOR/S

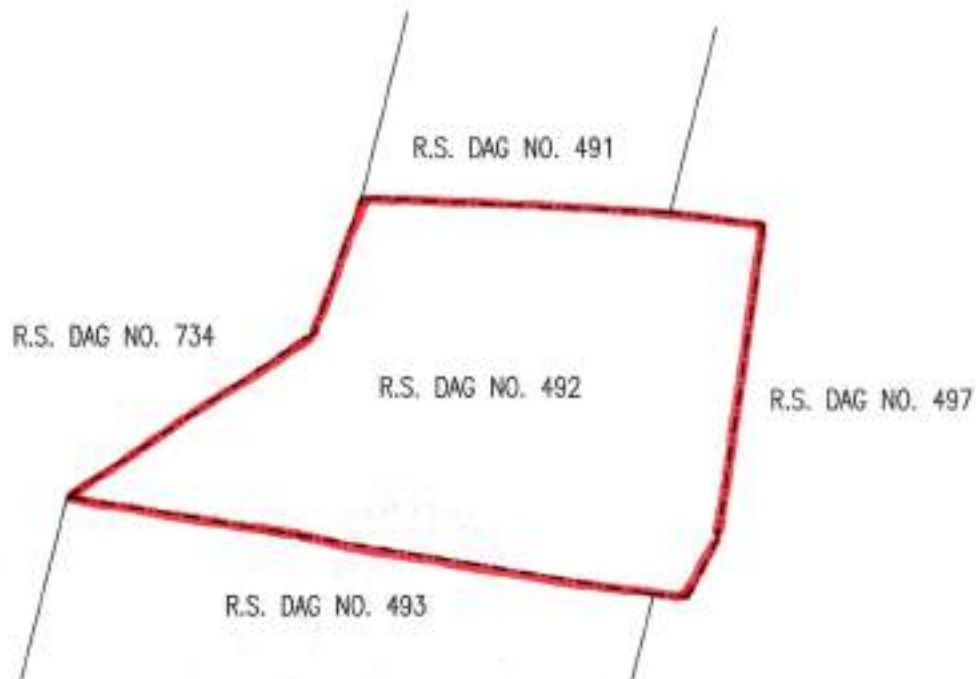
LEGEND:- MEASURING 0.71 DECIMAL OUT OF 05
DECIMAL SALI LAND OF DAG NO.343

SHOWN THUS:- 

SITE PLAN OF R.S./L.R. DAG NO.-492, MOUZA ATGHARA,
J.L. NO. 10, L.R. KHATIAN NO.-~~531~~ POLICE STATION BAGUIATI,
DISTRICT NORTH 24 PARGANAS.

VENDEE/PURCHASER- Surya Kiran Vanijya Private Limited & Another

N.T.S.



Read over & explained the contents of this document by me to Sabita Bibi, Halima Bibi, Salcha 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.

 Salcha Bibi

 Sabita Bibi

Halima Bibi

SIGNATURE OF VENDOR/S

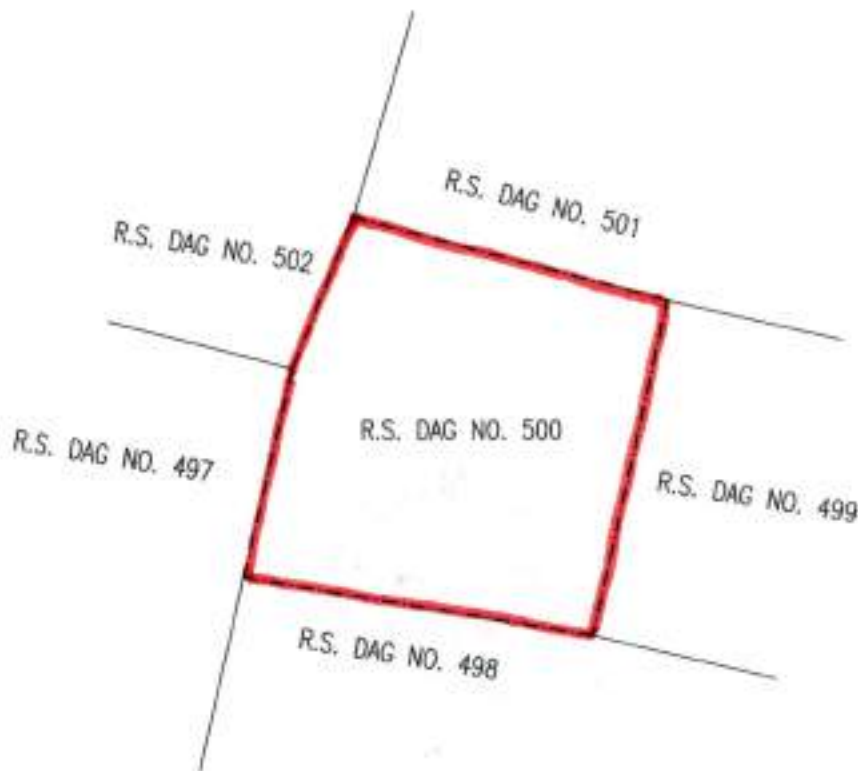
LEGEND:- MEASURING 0.71 DECIMAL OUT OF 05
DECIMAL SALI LAND OF DAG NO. 492

SHOWN THUS:- 

SITE PLAN OF R.S./L.R. DAG NO.-500, MOUZA ATGHARA,
J.L. NO. 10, L.R. KHATIAN NO. ~~531~~^{531 & 11} POLICE STATION BAGUIATI,
DISTRICT NORTH 24 PARGANAS.

VENDEE/PURCHASER- Surya Kiran Vanijya Private Limited & Another

N.T.S.



Read over & explained the contents of this document by me to Sabita Bisi, Halima Bisi, Sabina Bisi 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.

 Sabita Bisi
 Sabina Bisi
Halima Bisi

SIGNATURE OF VENDOR/S

LEGEND:- MEASURING 0.86 DECIMAL OUT OF 03
DECIMAL SALI LAND OF DAG NO.500

SHOWN THUS:- 

Dated this 3rd day of October, 2008

Between

**Sabila Bibi & Ors.
... Vendors**

And

**Surya Kiran Vanijya Pvt. Ltd. & Anr.
... Purchasers**

CONVEYANCE

R.S./L.R. Dag Nos. 343, 346, 492 and 500
Mouza Atghara
Police Station Baguiati
District North 24 Parganas

Saha & Ray

Advocates
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Hastings Chambers
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Kolkata-700001