

10297

27-17

Q-08248



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

249519

5000
 B. H. 9000 X 2
 21793
 124793

Stamp valid under Sec 21 & Sec 4/s 5 (1) of W. B. L. R. Act 1908 duly Stamp under the Indian Stamp Act 1899 - Subsequently amended Schedule L.A. Stamp - 23

A 27445
 27
 27481

Registered on 19
 North 24-Parganas
 G. S. R. - II

19 DEC 2008

Sale 73

DEED OF CONVEYANCE

THIS INDENTURE is made on this 29th day of August, in the year Two Thousand Eight of the Christian Era.

B E T W E E N

1) ^{late} Smt. Indu Bala Mondal wife of Jitendra Nath Mondal, @ Jitendra Kirsna Mondal, 2) Sri Subash Mondal 3) Sri Subhendu Mondal all residing at Village - Kada, P.S. Rajarhat, District North 24 Parganas.

49000/- + 49000/- + 49000/- 21793/-
 Debt Stamp duty of Rs.
 has been realized on 29.08
 as per Bankers Cheque
 Bank Draft No. 588819, 588817 cont'd....?
 Date 1/9/08 of S. Subhendu 588818

11000-2269
 250.00
 20.00
 270.00

D. S. R. - II
 Barisal, North 24-Parganas

2908

Biswas 0.32acre Sali land comprised in C.S. Dag No. 2111 or L.R. Dag No. 2149

নং: _____
 সন ও তারিখ: _____
 ক্ষেত্রের নাম: _____
 মালিক: _____
 স্ট্যাম্প মূল্য: _____
 ভেণ্ডার শ্রী: _____

বারাসাত কোর্ট
 উত্তর ২৪ পরগণা

টি. ডি. নং: _____
 ক্রয়ের তার: ২৭/৮/০৮
 স্ট্যাম্প মূল্য: ৫০০০০

ট্রেজারী অফিস বারাসাত
 ভেণ্ডার শ্রী তাপস কুমার সাহা

53/9
 29/8/08
 KAUSHALYA NIRMAN PITR
 67, বামপাশ পথ নোয়া

1) Dandu Bala Mondal
 2) Subash Mondal
 3) Subhendu Mondal
 4) Mitha Mondal
 5) Binna Mondal (Guyen)
 6) Mitha Mondal (Guyen)

১৭০ D-Interdon Nath Mondal
 ১২০ D-Interdon Nath Mondal
 ১২০ D-Interdon Nath Mondal
 ১২০ D-Interdon Nath Mondal
 ১২০ D-Interdon Nath Mondal
 ১২০ D-Interdon Nath Mondal

১২০ D-Interdon Nath Mondal
 ১২০ D-Interdon Nath Mondal
 ১২০ D-Interdon Nath Mondal
 ১২০ D-Interdon Nath Mondal
 ১২০ D-Interdon Nath Mondal



২৭/৮/০৮
 ২৭/৮/০৮
 ২৭/৮/০৮

North 24-Parganas
 ১১.৮.০৮

29 AUG 2008

৫০৫৬

5056

কুমার কুমার

5057

বিনা মন্ডল (গয়ন)

Jamaluddin
 Rashedul
 North 24-Parganas
 ১১.৮.০৮

North 24-Parganas
 ১১.৮.০৮

29 AUG 2008

:: 2 ::

both sons of late Jitendra Nath Mondal @ Jitendra Kirsna Mondal (4) **Smt Mina Mondal(Gayen)** wife of Sri Pancha Gayen residing at village - Hatgachha, P.S. - K.L.C. Dist: South 24 Parganas (5) **Smt. Gina Mondal (Gayen)** wife of Sri Kirshna Gayen, residing at village - Bhujerhat, P.S. - K.L.C. Dist: South 24 Parganas No. 4 & 5 are the daughters of late Jitendra Nath Mondal@ Jitendra Kirsna Mondal all by faith - Hindu, by occupation - Cultivation, and housewife hereinafter called the "**VENDOR**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, legal representatives, nominees and assignees) of the **ONE PART**.

AND

"**KAUSHALYA NIRMAN PVT. LIMITED**", a company incorporated under the provision of the companies Act, 1956 and having its registered office at 69, Girish Park North, Kolkata - 7000 06, represented by its Director, **Smt. Srishty Mehra**, wife of Shri Prashant Mehra, by faith - Hindu, by occupation - Business, residing at 10/1, Park Lane, Kolkata - 700016, hereinafter called the "**PURCHASER**" (which terms or expressions shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, legal representatives, nominees and assignees) of the "**OTHER PART**".

• **WHEREAS** one Jitendra Nath Mondal @ Jitendra Kirsna Mondal and his three brothers Jiban Mondal @ Jiban Krishna Mondal, Satish Chandra Mondal and Hashya pada Mondal all sons of Late Saral Chandra Mondal by virtue of a deed of sale being no. 2408, dated 14.06.1985 duly register at D.R. Barasat jointly purchased from one Sri Ram Pada Biswas son of late Khirode Chandra Biswas, 0.32acre Sali land comprised in C.S. Dag No. 2111 or L.R. Dag No. 2149

Contd.....3

5058

বিনামূল্যে ক্রয় সাক্ষ্য

5059

বিনামূল্যে ক্রয়
ক: ক্রয়কর্তা ক্রয়কর্তা



ক্রয়কর্তা ক্রয়কর্তা
ক্রয়কর্তা - ক্রয়কর্তা
ক্রয়কর্তা - ক্রয়কর্তা
ক্রয়কর্তা - ক্রয়কর্তা
(ক্রয়কর্তা ২৪ পর্গনা)
(ক্রয়কর্তা = ক্রয়কর্তা)

Registrar of the District
North 24-Parganas
West Bengal
29 AUG 2008

P. O. -----
District - North 24-Parganas
by Cash Hindu/Muslim/Christian
or Production

Registrar of the District
North 24-Parganas
West Bengal
29 AUG 2008

under **C. S. Khatian No. 128 or R.S. Khatian No. 147** and another part and parcel of land measuring 0.01 acre under **L.R. Dag No. 2130** under **C. S. Khatian No. 147, R.S. Khatian No. 128** and of Rayati Dakhali Rights, lying and situated in Mouza – Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat, Dist: Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N).

AND WHEREAS the said Jiten Mondal @ Jitendra Nath Mondal @ Jitendra Kirshna Mondal and his two brothers Satish Chandra Mondal and Hashya pada Mondal all sons of Late Sarat Chandra Mondal and one Smt Sati Rani Mondal wife of Jiban Krishna Modal by virtue of another deed of sale being no. 1511, for the year 1986 duly registered at D.R. Barasat jointly purchased from one Sri Amrita Lal Biswas son of late Tarapada Biswas, another 0.33 acre Sali land comprised in **C.S. Dag No. 2111 or L.R. Dag No. 2149** under **C. S. Khatian No. 128 or R.S. Khatian No. 147** of Rayati Dakhali Rights, lying and situated in Mouza – Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat, Dist: Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N).

AND WHEREAS accordingly the aforesaid Sri Jiten Mondal @ Jitendra Nath Mondal @ Jitendra Kirshna Mondal son of late Sarat Chandra Mondal by way of such purchase has become owner of undivided share of land measuring about 0.1625 acre land out of 0.65acre as aforesaid under **L.R. Dag No. 2149** and also 0.0025 acre out of 0.01 acre under **L.R. Dag No. 2130** of Rayati Dakhali Rights, lying and situated in Mouza – Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat, Dist: Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N).



[Signature]
Margaret M. T. O.
Barth 24-Parkway
A.P.O. B-15

29 AUG 2008

AND WHEREAS the said Jiten Mondal @ Jitendra Nath Mondal @ Jitendra Kirshna Mondal while in exclusive joint possession of his aforesaid land he died intestate leaving behind him, his wife **Smt. Indu Bala Mondal** two sons **Sri Subash Mondal** , **Sri Subhendu Mondal**, and two married daughters **Smt Mina Mondal (Gayen)** wife of Sri Pancha Gayen and **Smt. Bina Mondal (Gayen)** wife of Sri Kirshna Gayen in respect of the aforesaid property of about 0.1625 acre land out of 0.65acre as aforesaid under **L.R. Dag No. 2149** and also 0.0025 acre out of 0.01 acre under **L.R. Dag No. 2130**, of Rayati Dakhali Rights, lying and situated in Mouza - Hudarait, J.L. No. 54, Touzi No. 10, under P.S. Rajarhat, Dist. Registration office at Barasat, Sub Registration of office at Bidhannagar, 24 Parganas (N) and as such they jointly inherited the property in equal share as per in the Hindu Succession Act, 1956.

10/12/15 10:50 AM LL-13

AND WHEREAS thus the vendors **Smt. Indu Bala Mondal** , **Sri Subash Mondal** , **Sri Subhendu Mondal**, **Smt Mina Mondal (Gayen)** and **Smt. Rina Mondal (Gayen)** have become owner and while in use, occupation and enjoyment of landed property including admeasuring total land of **0.1625 Acre** under **L.R Dag No. 2149** and also **0.0025 acre** land under **L.R. Dag No. 2130** total measuring **0.1650 acre equivalent to 09 (Nine) Cottahs 15 (Fifteen) Chittak 32 (Thirty-two) Sq. ft.** property of Rayati Dakhali rights, lying and situated in Mouza - Hudarait, J.L. No. 54, Touzi No. 10 under P.S. - Rajarhat, Dist. Registration office at Barasat, Sub Registration office at Bidhannagar, 24 Parganas (N) by virtue of purchase and duly recorded his name in the office of the B.L. & L.R.O. at the time of Settlement record by paying Government rents and taxes morefully and particularly described in the schedule hereunder written and has been seized and possessed and / or otherwise well sufficiently enjoying the same peacefully without interruptions of others.



[Handwritten signature]
Special Agent in Charge
Mark 24-Pargson
1280-1

29 AUG 2008

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AND WHEREAS the vendors Smt. Indu Bala Mondal, Sri Subash Mondal, Sri Subhendu Mondal, Smt Mina Mondal (Gayen) and Smt. Rina Mondal (Gayen) being urgently in need of money for some valid purpose intended, desired and have agreed to sell and the purchaser herein, has agreed to purchase the said admeasuring 0.1650 Acres undivided land equivalent to 09 (Nine) Cottahs 15 (Fifteen) Chittak 32 (Thirty-two) Sq. ft. undivided land and appertaining thereof be the same a little more or less undivided property morefully and particularly described in the schedule hereinunder written, for the price of Rs. 24,95,625.00 (Rupees Twenty-four Lakhs Ninety-five Thousand Six Hundred Twenty- five) only.

10/12/15
M/10/15
M/10/15

AND WHEREAS the vendors Smt. Indu Bala Mondal two sons Sri Subash Mondal, Sri Subhendu Mondal, and two married daughters Smt Mina Mondal (Gayen) wife of Sri Pancha Gayen and Smt. Rina Mondal (Gayen) wife of Sri Kirshna Gayen considering the same as the highest market price have received a sum of Rs. 24,95,625.00 (Rupees Twenty-four Lakhs Ninety-five Thousand Six Hundred Twenty- five) only, being the full amount of the total sale value of the land, described the schedule hereinbelow, from the within-named purchaser.

NOW THIS INDENTURE WITNESSETH THAT in consideration of the said sum of Rs. 24,95,625.00 (Rupees Twenty-four Lakhs Ninety-five Thousand Six Hundred Twenty- five) only, of true and lawful money of Union of India being the purchase money is full paid in cash by the purchaser to the vendors on or before the execution of these presents the receipt whereof the said vendors do and each of them doth hereby admit and acknowledge and from the same and every part thereof the vendors each of them doth hereby, release and discharge

Contd.....6



26
Inspector of the
March 24-Parsons
G.P.O.

29 AUG 2008

the purchaser, her heirs, executors, administrators, representatives and assignees AND the vendors each of them doth hereby by this presents in defensibly grant, sell, transfer, assign, convey and assure absolutely and for ever unto the purchaser, her heirs, executors, administrators, representatives and assignees free from all encumbrances, attachment and other defects in title ALL THAT a piece or parcel of Raiyati Dakhali rights and misusage, hereditament and tenements of the admeasuring **0.1650 Acres** undivided land equivalent to **09 (Nine) Cottahs 15 (Fifteen) Chittak 32 (Thirty-two) Sq. ft.** undivided land and appertaining thereof be the same a little more or less morefully and particularly described in the schedule hereto together with all benefits and advantages of ancient and other lights, liberties, easements, privileges and appurtenances whatsoever to the schedule property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder or remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trusts, property claim and demand whatsoever both the law and in equity of the vendors into and upon "the said scheduled property" or every part thereof AND all deeds, pattas, monuments, writings and evidences of title which may relate to "the said schedule property" or any part thereof and which now are or hereafter shall or may be in the custody, power of possession of the vendors, their respective heirs, executors, administrators, or representatives or any person from whom they can or may procure the same without action or suit or in equity TO ENTER INTO AND HAVE HOLD OWN POSSES AND ENJOY the schedule property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenance unto and to the use of the purchaser, her heirs, executors,

Contd.....7 .



26
August 24-Parsons

29 AUG 2008

administrators, representatives and assignees forever free and discharge from or otherwise by the vendors well and sufficiently indemnified of and against all encumbrances, claims, liens e.t.c. whatsoever created or suffered by the vendors from to these presents AND the vendors, each of them doth hereby for them self their heirs, executors, administrators and representatives covenant with the purchaser, her heirs, executors, administrators representatives and assignees THAT notwithstanding any acts, deeds or things whatsoever, by the vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary that the vendors had at all materials times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the purchaser, her heirs, executors, administrators, representatives and assignees in the manner aforesaid AND THAT the purchaser her heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and very part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the vendors or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from under any of their ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, executed and released or otherwise by and at the cost and expenses of the vendors well and sufficiently save indemnified of from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the vendors or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as




Signature of F. B.
Bark 24-Paragon
L.S. P.

29 AUG 2008

aforesaid AND FURTHER THAT the vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the schedule property or any part thereof from under of in trust for him the vendors or from or under any of their predecessors or ancestors in title shall and will from time to time and all times hereafter at the present and costs of the purchaser, her, heirs, administrators, representatives and assignees do and execute, or cause to be done executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the schedule property and every parts thereof unto and to the use of the purchaser, her heirs, executors, administrators, representatives and assigns according to the true intend and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the vendors and all their respective heirs, executors, administrators and assignees shall at all times hereafter indemnify and keep indemnified the purchaser, her heirs, executors, administrators and assignees against loss and damages and costs, charges and expenses if any suffered by any reason of any defect in the title of the vendors and any breach of the covenants hereinunder contained.

THE VENDORS DOTH HEREBY CONVENANT WITH THE PURCHASER:

(1) That notwithstanding any act deed, matter or thing whatsoever done by the vendors or their predecessor in title of anyone of them done executed or knowingly referred to the contrary, the vendors are fully and absolutely seized and possessed of or condition use trust or other thing whatsoever to alter or make void the same

(2) That no notice issued under the public demands recovery yet has been served upon the vendors or such notice has been published.

(3) That the vendors have not yet received any notice of requisition or acquisition of the property described in the schedule below.



[Handwritten signature]
Commissioner at Large
North 24-Parson
D.C.

29 AUG 2008

(4) That the purchaser and all person or persons claiming through under them shall have undisputed and all manner or rights through over or under the common passage.

It is hereby declared that the land described in the schedule below is not either any acquired property of the vendors or nor the benamder of anyone. It is also declare that there is no Bargader in the land described in the schedule hereinbelow

And the vendors deliver this day the khas possession of the scheduled land unto the purchaser.

THE SCHEDULE ABOVE REFERRED

ALL THAT piece and parcel of land of Rayati Dakhali rights lying and situated at Mouza - Hudarait , J.L. No. 54 , Touzi No. 10 Re . Sa. No. 228, within P.S. - Rajarhat, Sub - Registry Office - Bidhan Nagar, Dist. North 24 - Parganas within the local limit of Chandpur Gram Panchayet and comprising the area of the following :-

Share & Area of the vendors Smt. Indu Bala Mondal , Sri Subash Mondal , Sri Subhendu Mondal, Smt Mina Mondal (Gayen) and Smt. Rina Mondal (Gayen) as inherited from late Jiten Mondal @ Jitendra Nath Mondal @ Jitendra Kirshna Mondal son of late Sarat Chandra Mondal

C.S. Dag. No.	L.R. Dag. No.	R.S. Khatian No.	Share
2111	2149	128	0.2500

out of total 0.65 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 0.1625 Acre land is possessed by the vendor herein.

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10/3/2015
10/3/2015
10/3/2015



[Handwritten signature]
Signature of **1 (1)**
Carl E. Pappas
18.8.1

29 AUG 2008

L.R. Dag. No.	R. S. Khatian No.	Share
2130	128	0.2500

out of total 0.01 Acre land which is recorded as Sali in nature, an area of admeasuring more or less 0.0025 Acre land is possessed by the vendor herein.

Total area of admeasuring 0.1650 Acre land

Total sale area of admeasuring 0. 1650 Acre undivided property and equivalent to 09 (Nine) Cottahs 15 (Fifteen) Chittak 32 (Thirty-two) Sq. ft. be the same a little more or less joint property comprised in and out of the above mentioned Dags, which are now sold together possessed by the vendor herein having right to use all Easement rights attached to the said plots of land of which annual proportionate rent payable to the Collector, 24 parganas North, as per the State Govt. Rules and Regulations and the finger impressions of both hands of sellers and purchaser annexed hereto shall be treated as a part of this deed of conveyance.

IN WITNESSES WHEREOF the vendors have hereunto set and subscribed their respective hands and seal on the day, month and year first written above.

SIGNED, SEALED & DELIVERED

In the presence of Witnesses :-

1. *[Handwritten signature]*
 2. *[Handwritten signature]*

3. *[Handwritten signature]*
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
 Kalkata - 135.



[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

SIGNATURE OF THE VENDORS



[Handwritten signature]
District 24-Paragon
U.S. Marshal

29 AUG 2008

MEMO OF CONSIDERATION

Received the sum of Rs. 24,95,625.00 (Rupees Twenty-four Lakhs Ninety-five Thousand Six Hundred Twenty-five) only, being the full amount of consideration money for the sale value of admeasuring **0.1650 Acres** undivided land equivalent to **09 (Nine) Cottahs 15 (Fifteen) Chittak 32 (Thirty-two) Sq. ft.** undivided land and appertaining thereof be the same a little more or less undivided property from the within-named PURCHASER as mentioned in the above schedule of this deed of conveyance, by these presence as per memo below. -

MEMO

Paid by cash of R.B.I. Notes of Rs. 24,95,625.00 (Rupees Twenty-four Lakhs Ninety-five Thousand Six Hundred Twenty-five) only.

SIGNED, SEALED & DELIVERED

In the presence of Witnesses :-

1. *गणेश ठाकुर*

2. *Rajin Sam Singh*
Majra Sarb to Man
Patheghela
N. 24. Bagan

Drafted by:-

Swapan Kumar Dey,
(Swapan Kumar Dey) *of 19/1/89,*
Advocate
Barasat District Judge's Court
Typed by:-

श्री कृष्णमणि मंडल
श्री गणेश ठाकुर
श्री विनायक साहू
श्री विनायक (गणेश)
श्री सुबोध
श्री सुबोध

SIGNATURE OF THE VENDORS




26
Magistrate cum I O
District 24-Parganas
C. B. R. D. S.

29 AUG 2008


SIGNATURE OF THE
 REPRESENTANT/
 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>Srishty</i>	LH.					
	RH.					

ATTESTED :- *Srishty* *Kaushalagn Niwman Pvt Ltd*
 Director

 <i>2/2/2020</i> <i>0: 2/2/2020</i>	LH.					
	RH.					

ATTESTED :- *2/2/2020*
0: 2/2/2020

 <i>2/2/2020</i>	LH.					
	RH.					

ATTESTED :- *2/2/2020*

A
E
H
M

et

UNITED STATES OF AMERICA
DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION










[Handwritten Signature]
Special Agent in Charge
New York Office
FBI

29 AUG 2008












...RE OF THE
...SENTANT/
...TANT/SELLER/
...YER/CAIMENT
...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

 अमित मनुज	LH.					
	RH.					

ATTESTED :- अमित मनुज

 मिला खिनुके (गार्डन)	LH.					
	RH.					

ATTESTED :- मिला खिनुके (गार्डन)

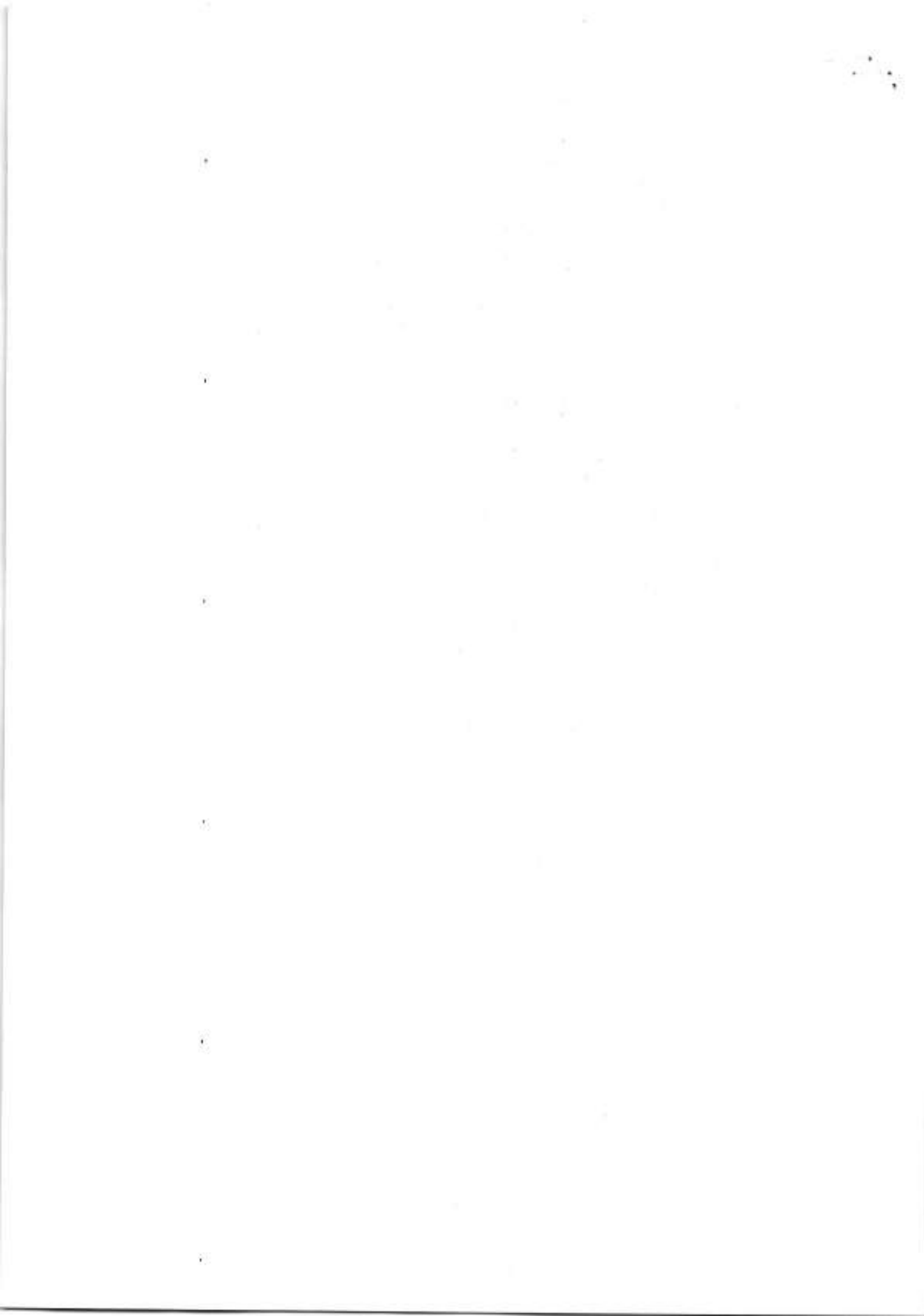
 सीमा मनुज साठेदुन	LH.					
	RH.					

ATTESTED :- सीमा मनुज साठेदुन



August 29 1908
North 24-Paragon
C.B. & L. Co.

29 AUG 2008



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 14947 to 14962
being No 08248 for the year 2008.



(X) 18-February-2009
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal