

1382

1291

1000Rs.



Handwritten in red ink:
 27/3
 Anil

Handwritten in black ink:
 A250
 50
 20
 50
 A924

Printed text with handwritten annotations:
 u/s Section 17(1)(b) Act 1955, July
 stamped stamp from does not
 require stamp duty under the Indi
 Stamp Act 1899
 Schedule IA No. 23 A924
 Fee paid
 ₹ 450 paid in C/R part.

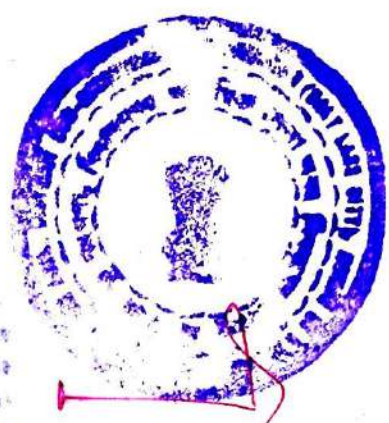
DEED OF CONVEYANCE

Handwritten in blue ink:
 4441 District Sub-Register
 Salt Lake
 25/3/78

THIS INDENTURE is made this 25th day of March One Thousand
Nine Hundred Ninety Eight BETWEEN (1) ABUBAKKAR MONDAL
 S/o: Late Raisuddin Mondal (2) RAFIKUL ISLAM MONDAL, S/o:
 Late Abdul Aziz Mondal, (3) SABIRUL ISLAM MONDAL S/o: Late
 Abdul Azim Mondal all are by faith-Muslim, all are by occu-
 pation : Landholder, (4) KACHIMON BIBI wife of Late Abdul
 Aziz Mondal by faith - Muslim; by occupation - Landholder all
 residing at Village-Mohammedpur; P.S. Rajarhat; District :
 North 24 Parganas, hereinafter referred to as the "VENDORS"
 (which term or expression shall unless excluded by or repugn-
 ant to the context be deemed to mean and include their res-
 pective heirs, executors, administrators, administrators,
 representatives and assigns) of the ONE PART:

38.588
 Shelter Haji
 Masjid Jidon P.M.T. L.T.O
 Shyaono Line Bicharu Pur
 (N) 24 Pjs

24.3.98



40 → 4000/-
 20 → 200/-
 10 → 50/-

 4250/-

1. Abu Bakkar Mondal
 s/on Raisuddin Mondal

25th 2. Rafiqul Islam Mondal
 s/on Abdul Aziz Mondal

3. Sabirul Islam Mondal
 s/on Abdul Aziz Mondal

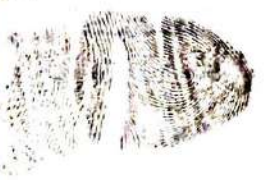
4. ~~Kachiman Bibi~~
~~s/on Abdul Aziz Mondal~~
~~Mohammad Puri~~
~~Rasool~~
~~Handholder~~

11-30
 March 98
 Office Executive
 Abu Bakkar Mondal
 authenticated

Additional District Sub-Registrar
 Ramannagar (Salt Lake)
 25.3.98
 Lata Bhabha Puri



1890



1891

Handwritten signature



1892

Handwritten signature

Answareddin Alhamud
 s/on Abu Bakkar Mondal
 Mahammed Puri
 Rasool
 By Call
 By Prof

Additional District Sub-Registrar
 Ramannagar (Salt Lake)
 25.3.98



- 2 -

- A N D -

LAWYER'S PINE & RING

✓ SMT. UMA BHOWMICK D/o of Bibhuti Bhusan Bhowmick
 by faith- Hindu , By occupation ;/ ^{Housewife,} Residing at P.K. Lane, Joy
 Nagar, Agartalla, Tripura.
 hereinafter referred to as the Party "PURCHASER" (which
 expression shall unless excluded by or repugnant to the context
 be deemed to mean and include ^{her} ~~its~~ heirs, successions, adminis-
 trators, representatives and assigns) of the OTHER PART :

WHEREAS Raisuddin Mondal S/o: Kasum Ali Mondal of Mohmmedpur;
 P.S. : Rajarhat; District : North 24 Parganas was the absolute
 recorded owner of land measuring an area 07 decimals out of

38588
Sold to Sheller Haji
Haji from PVT LTD
Syaono line Bichanpur
(or) 24 Pjs

24.3.98

24

4000/-
200/-
50/-

4250/-

1893

কটিম ন ববি

Anwarudeen Ahmed.
Abu Bakkar Mondal.
vill-mohammou fur
P.S- Rajarhat
serice



Sub-Registrar
Bichannagar (Salt Lake)
25 3 98



- 3 -

14 decimals togetherwith all easement rights of R.S.Dag No. 1591; R.S.Khatian No.566; Mouza - Mohammedpur; U;L. 32; P.S. Rajarhat; District : North 24 Parganas; Sub-Registration Office A.D.S.R. Bidhannagar Salt Lake City.

AND WHEREAS Akkas Ali Mondal; S/o: Late Kasam Ali Mondal of Mohammedpur; P.S. Rajarhat; District : North 24 Parganas; was the absolute owner of land measuring an area of 07 decimals out of 14 decimals together with all easement rights of R.S.Dag No.1591; R.S.Khatian No.458; Mouza-Mohammedpur; P.S. Rajarhat; District : North 24 Parganas. Sub-Registration Office, A.D.S.R. Bidhannagar Salt Lake City.

Contd.....p/4.

38588
Sheller P. Jai
Kadi from P.V.T. LTD.
Shyamona lina Bichampur
(N) 24 Pgs

Cell

Date 24.3.78

24

Ca — 4000 F
Zn — 200 F
K — 50 F

4250 F



ADD: DISTRICT SUB-DIVISION
MUMBAI (Salt Lab)
23 3 78



- 4 -

North 24 Parganas
AND WHEREAS after death of Raisuddin Mondal his legal heir one son Abubakkar Mondal became absolute owner of said land 07 decimals together with all easement rights of R.S.Dag No. 1591; R.S.Khatian No.566; Mouza-~~...~~ ^{Mohammedpur} P.S. Rajarhat District : North 24 Parganas, by virtue of inheritance.

A N D after death of Akkas Ali Mondal his legal heirs three sons Abdul Hamid Mondal, Abdul Aziz Mondal and Riajuddin Mondal became absolute owner as his legal heirs of 07 decimals land together with all easement rights of R.S.Dag No.1591; R.S.Khatian No.45; Mouza - Mohammedpur; P.S. Rajarhat; District: North 24 Parganas, by virtue of inheritance.

Contd.....p/5.

88588
Shelter Agri
Hasti from PNT LTD
Shyamolina Bichampur
(21) 24 Pps

24.3. 98

IN

40 — 4000 T
20 — 200 T
10 — 50 T
—————
4250 T



SHRI SUB-Registry
Bichampur (Salt Lake)
25-3-98



- 5 -

AND WHEREAS Abubakkar Mondal absolute owner of land 07 decimals of R.S.Dag No.1591; R.S.Khatian No.566; and Abdul Hamid Mondal; Abdul Aziz Mondal and Riajuddin Mondal became absolute owner 07 decimals land of R.S.Dag No.1591; R.S. Khatian No.458; both by Mouza - Mohammedpur; P.S. Rajarhat; District : North 24 Parganas.

AND WHEREAS Abdul Aziz Mondal died intested living behind his legal surviving heirs wife Kacniman Bibi two sons Rafikul Islam Mondal Sabirul Islam Mondal became absolute owner as his legal Successors of 1/3 portion i.e., 0233 decimals land together with all easement rights of from the land 07 decimals of R.S.Dag No.1591; R.S.Khatian No.458; Mouza-Mohammedpur; P.S. Rajarhat; District : North 24 Parganas.

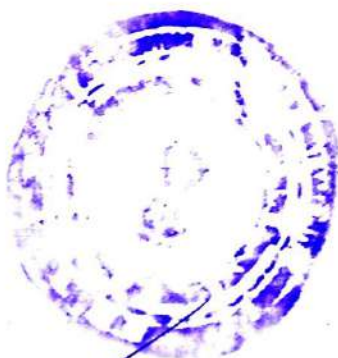
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38588
Shelter Aji
Haji firm P.V.T. LTD
Shyamolina Bishnupur
(N) 24 Pgs

24.3.98

2

40	4000
20	2000
10	500
<hr/>	
	4250



SHYAMOLINA BISHNUPUR
Bishnupur (Sak Laha)
25.3.98



- 6 -

A N D Riajuddin Mondal sold his 1/3 portion i.e., 0233 decimals land out of 07 decimals land to the Vendor No.2 and 3 Rafikul Islam Mondal and Sabirul Islam Mondal of R.S.Dag No.1591; R.S.Khatian No.458; Mouza-Mohammedpur; P.S. ~~Rjx~~ Rajarhat; District : North 24 Parganas, by a Deed of Conveyance and recorded in Book No.I; Volume No.20F; Pages 275 to 284; Deed No.1020 for the year 1985 of A.D.S.R. Bidhannagar Salt Lake City Office.

A N D Abdul Hamid Mondal sold his portion 1/3 share i.e., 0233 decimals out of 07 decimals land together with all easement rights of R.S.Dag No.1591; R.S.Khatian No.458; Mouza - Mahmmmedpur; P.S. Rajarhat; District : North 24 Pgs., to Vendor No.2 and 3 Rafikul Islam Mondal and Sabirul Islam Mondal recorded in Book No.I; vol.No.33 Pages 439 to 447; Deed No. 2104 for the year 1987 at A.D.S.R.Bidhannagar Office.

Contd.....p/7.

28.5.88
Shelter Haji
Hardi from Pvt L.T.O
Shyamolina Pishrapur
(N) 24 pgs

Date... 24.9.78



42 — 4000
20 — 2000
10 — 500

42500



DISTRICT SUB-REGISTRAR
Bidhanagar (Salt Lake)
25.9.78



- 7 -

AND WHEREAS Abubakkar Mondal, Rafikul Islam Mondal, Sabirul Islam Mondal and Kachimon Bibi absolute owner 14 decimals land together with all easement rights by virtue of inheritance and they recorded their name L.R. record of right which L.R.Khatian No. 818,1049,1381,359,1275; R.S.Dag No. 1591; Mouza - Mohammedpur; P.S. Rajarhat; District North 24 Parganas.

AND WHEREAS since then the Vendors herein is in peaceful and uninterrupted possession and enjoyment of the said land morefully described in Schedule hereunder with unfettered right, title and interest thereto and free from all charges, liens, lispensens, encumbrances and attachments whatsoever.

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385 28
 shelter Ngori
 Hoopi from pvt LTD
 Shyano lina - Beshampur
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40 — 4000
 20 — 2000
 10 — 500
 —————
 42500



ADD: DISTRICT SUB-REGISTRY
 Bidhanagar (Salt Lake)
 25 3 98

AND WHEREAS the Vendors has assured and represented unto the purchaser that the lands are Danga lands and the same are not affected by the Urban Land (ceiling and Regulation) Act., 1976 and that the nature of the said lands have not been altered and that the Vendors is entitled to hold the said land and to deal with the same without any restriction.

AND WHEREAS the Vendors also assured the Purchaser that the said land is not affected by any development programme of C.M.D.A. or Rajarhat Mega City Township or any other Development programme of the Government of Local Body.

AND WHEREAS ~~Khatian~~ the Vendors declared to sell said land 14 decimals together with all easement rights of R.S. Dag No.1591; R.S.Khatian No.566; And 458; L.R.Khatian No.818,1049, 1381, 359, 1275; Mouza - Mohammedpur; P.S. Rajarhat; District : North 24 Parganas; of Rs. 85,000/- (Rupees : Eighty-Five Thousand) only.

A N D the purchaser agreed to purchase aforesaid land 14 decimals together with all easement rights of Rs. 85,000/- (Rupees : Eighty-Five Thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs, 85,000/- (Rupees : Eighty Five Thousand) only paid by the purchaser to the Vendors as per memo below at or immediately before the execution of these presents (the receipt whereof the Vendors do hereby as well by the receipt whereof the vendors do hereby as well as by the receipt hereunder written, admit and acknowledge including the amount paid by the purchaser to the vendors and of and from same

AND every part thereof hereby acquit, release and forever discharge the said purchaser as well as the land measuring 14 (fourteen) decimals of R.S.Dag No.1591; R.S.Khatian No. 566,458; L.R.Khatian No.818, 1049, 1381, 359, 1275; Mouza - Mohammedpur; P.S. Rajarhat; District : North 24 Parganas. more particularly described in the Schedule hereunder written the vendors do hereby sell, grant convey, transfer assign and assure unto the purchaser the said land fully described in the Schedule hereunder free from all encumbrances attachments, charges, liens, dispendens, all that piece or parcel of Rayati Dakhalī Swattya and the right of common passage and all rights of easement and appurtenances as particularly mentioned and described in the Schedule hereunder written TO HAVE AND TO HOLD the said land hereby granted transferred conveyed and assigned or expressed or intended to to be with the appurtenances unto the Purchaser absolutely and forever free from all encumbrances. E

THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER :

1. That notwithstanding any act deed matter or thing whatsoever done by the vendor or their predecessors-in-title or any of them or executed or knowingly suffered to the contrary the vendor have absolutely right to sell aforesaid vacant land in the said manner.

- A N D -

2. That notwithstanding any such act, deed or thing whatsoever aforesaid the vendor now have good right, full

lawful absolute authority indefeasible title to grant convey transfer and assign their land hereby granted transferred and assigned or expressed or intended to to be with the appurtenances unto and to the use of the purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

- A N D -

3. That the purchaser shall and may from time to time and at all times hereafter peaceably and quietly held occupy possess and enjoy the said land hereby granted transferred and assigned and take rents and profits thereof for their absolute use and benefit without any lawful hindrance interruption disturbance suit, eviction or Claim or demand whatsoever from or by the vendor or any person or persons whatsoever having any Claim under them.

- A N D -

4. That free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the vendor and was sufficiently, saved kept harmless and other estate, right, title, claim, mortgage charges liens, dispendens attachments and encumbrances whatsoever.

- A N D -

5. Further more that the Vendor and all person having and lawfully claiming any estate, right, title or interest

unto or upon the said land and every part thereof from under or in Trust for the Vendor and/or their predecessors-in-title or any of them shall and will from time to time and at all times hereafter at the requests and costs of the purchaser and execute or cause to be done or executed all such acts assurances and things whatsoever for better and perfectly assuring the said land hereby granted, conveyed, transferred and assigned and every part thereof unto the use of the said purchaser in the manner aforesaid as may be responsible required.

- A N D -

6. That the said land every part thereof is not attached in any proceeding started by or at the instance of Income Tax, Wealth Tax, or Gift Tax authorities or department of or under the provision of the public demand recovery act or otherwise and no certificate has been filed in the office of the Certificate officer under the provision of the execution of any Certificate at Public Demand recovery act and no steps has been taken in execution of any Certificate at the instance of Income Tax, and/or Wealth Tax and/or estate duty authorities.

- A N D -

7. In case there is any defect in title, the Vendor shall refund the amount of consideration in full along with registration charges.

- 12 -

8. - A N D -

8. That no notice issued under the public demand recovery act, has been served on the Vendors.

- A N D -

9. That the Vendors have not yet received any notice of requisition of acquisition of the property described in the schedule below.

It is hereby declared that the land described in the schedule below is the self-acquired property of the Vendors and they are not henamder of any one.

And the Vendor with execution of this deed deliver of the peaceful khas possession of the land to the purchaser.

43. T.

:: SCHEDULE OF THE ABOVE PROPERTY ::

ALL THAT peice or parcel of Danga land measuring an area 14 (fourteen) decimals together with all easement rights equivalent to 8 cottah 7 chittaks 23 square feet be the same a little more or less together with all easement rights path, drain, passage and right of all liberties of R.S. Dag No.1591; R.S.Khatian No. 566, 458; L.R.Khatian No.818; 1049, 1381, 359, 1275; Mouza - Mohammedpur; J.L.No.32; R.S.No. 82; Touzi - 173; P.S. Rajarhat; District : North 24 Parganas. Proportionate

Contd.....p/13.


yearly rent.0.85 Paise payable to the collector of 24-parganas in favour of Govt. of West Bengal. Sold area demarcated 'RED' border line with attached plan marked by boundary. Plan shall be part as same as original.

Which is butted and bounded as follows : -

- ON THE NORTH BY : Dag No.1592 P.
- ON THE SOUTH BY : Road.
- ON THE EAST BY : Dag No. 1592 P.
- ON THE WEST BY : Dag No. 1589 P.

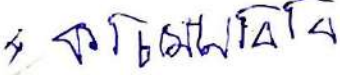
IN WITNESSES WHEREOF the Vendors and the Purchaser have hereunto set and subscribed their respective hand and seals the day month and year first above written.

SIGNED, SEALED AND DELIVERED by the parties in the presence of :

1. Answar Uddin Ahmed. 1 
 Vill- Mohammapur.
 P.S- Rojarhat.

2 

2.  3 

২য়- ১৩ জুলাই
 (পা:- কাকিনাথপুর
 থানা :- মকরাহাট
 ৪ 

SIGNATURE OF THE VENDORS.

: MEMO OF CONSIDERATION :

RECEIVED of and from within named purchaser the within mentioned sum of Rs. 85,000/- (Rupees : Eighty Five Thousand) only in full payment of the consideration money as per memo memo below.

: M E M O :

Paid by R. B. Notes 500 x 170 piece = Rs. 85,000 . 00

T O T A L : -

Rs. 85,000 . 00

(Rupees : Eighty Five Thousand only.)

WITNESSES :

1. Anwaruddin Ahmed
vill- Mohammedpur
P.S- Rajarhat

2. *[Handwritten signature]*

1. *[Handwritten signature]*

2. *[Handwritten signature]*

3. *[Handwritten signature]*

4. *[Handwritten signature]*

DRAFTED BY :

[Handwritten signature]
SK. ALAUDDIN AHMED,
of Dharsha, Rajarhat,
Licence No. XVI - 10.

SIGNATURE OF THE VENDORS.

TYPED BY :

[Handwritten signature]
SATYABRATA DAS,
Rajarhat, Kanjial Para.

LAND PLAN OF PART OF
 R.S. DAG. No. 1591. R.S. KH. No. 566.
 OF MOUZ. A. MAHAMMADPUR. T.L. No. 32.
 UNDER P.S. RAJARHAT. DIST. 24 PARGANAS (N).
 AREA: 0B-8K-7CH-23SFT. SCALE = 0'-1" = 20'-0"



Handwritten notes:
 1. ...
 2. ...

PART OF R.S. DAG. No. 1592

PART OF R.S. DAG. No. 1589
 72'-0"

84'-0"

PART OF R.S. DAG. No. 1591

0B-8K-7CH-23SFT

57'-0"

PART OF R.S. DAG. No. 1592

102'-0"

DIST. BORD - ROAD

Handwritten notes:
 3 ...
 4 ...

DRAWN BY:
 MD. A.K. MOLLAH.