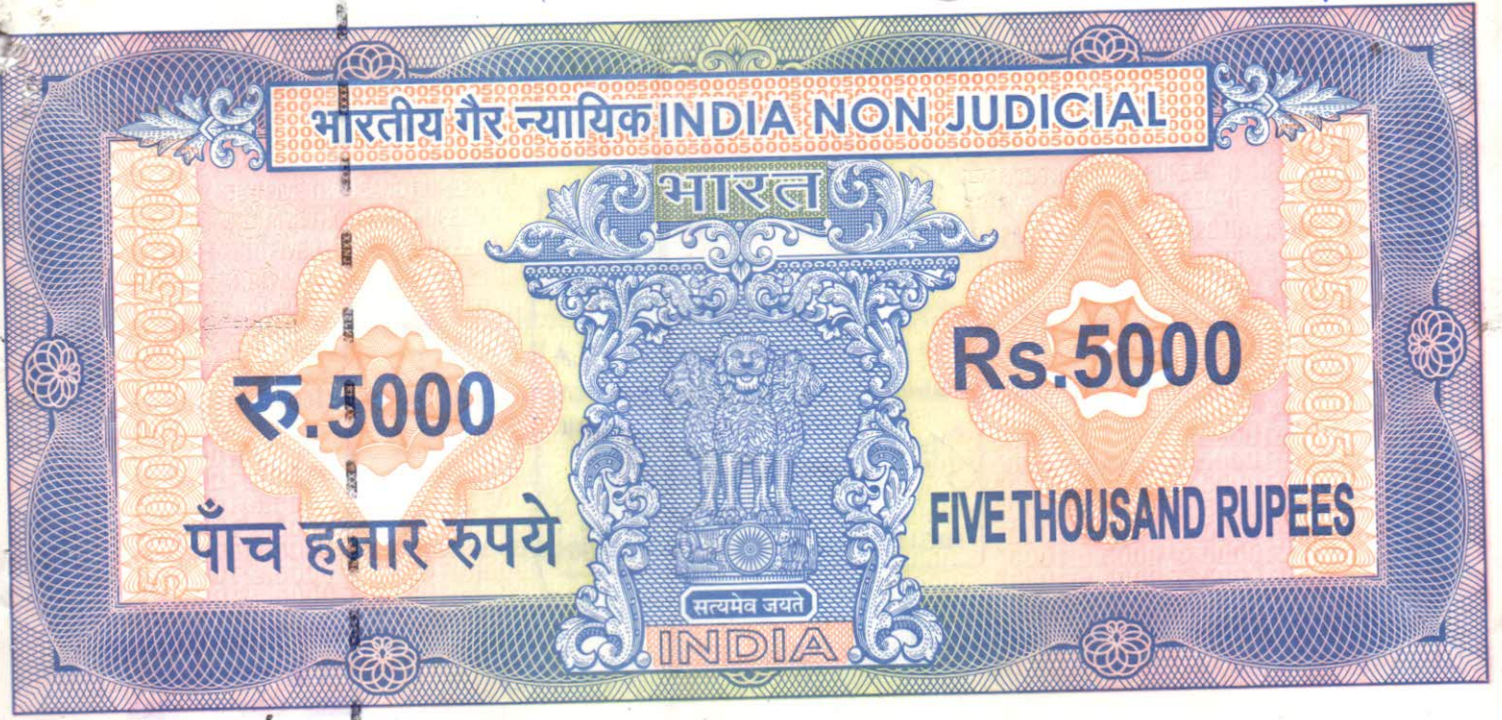


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N-3 ①

11930/13



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 931960

A 931960

M.V. 850,000

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement are attached to this document and are the part of this document.

Additional Registrar of Assurances  
Kolkata

Additional Registrar  
of Assurances-II, Kolkata



**THIS DEED OF CONVEYANCE** is made on this 20<sup>th</sup> day of August Two Thousand Thirteen BETWEEN **SHRI SHEO NANDAN PRASAD SINGH** son of Sri Parmeshwar Singh residing at 1/II/4 Flat No.5, CC Block, P & T Quarter, Salt Lake, Kolkata-700064, hereinafter referred to as the **VENDOR** (which terms or

2.71  
18  
26933/13  
7-11  
3633/13  
24  
12  
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20/08

67303

20 AUG 2013



no.	Date
Sole to	SUTANU KARMAKAR
Address	Advocate
Rs.	High Court, Calcutta
	A. BANERJEE
	L.S. VENDOR (O.S.)
	HIGH COURT, KOLKATA-700 001

Sheo Nandan Prasad Singh.

A. BANERJEE  
L.S. VENDOR  
HIGH COURT CAL

088188 A



e-6811

Sheo Nandan Prasad Singh.



e-6809

Shyamal Kanti Roy.



e-6810



23/8/13

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA 20 AUG 2013
--

Dinesh Kr Singh  
AE-103, Rabindra Pally  
401-101  
Service

expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, nominee(s) and/or assigns) of the **ONE PART**

**-AND-**

**DIGNITY GOODS PRIVATE LIMITED** a company incorporated under the Companies Act, 1956 having its registered office at 19/6 Nayan Chand Dutt Street, Ground Floor, Kolkata-700006, West Bengal having its **PAN: AACCD9358B** duly represented by its director **Mr. Saurabh Sarda**, of 19/6, Nayan Chand Dutt Street, Ground Floor, Kolkata-700006, West Bengal, hereinafter referred to as the **PURCHASER** (which term or expression shall unless repugnant to the context and meaning thereof shall mean and include its successors-in-office and assigns) of the **SECOND PART** ;

**-AND-**

(1) **SHYAMAL KANTI ROY** son of late Jetendra Roy, residing at Village: Sulangari, P.O. Gauranganagar, P.S. New Town, Kolkata-700159, and (2) **HARASIT MONDAL** son of Sontosh Mondal residing at Village: & Post Office: Gauranganagar, Kolkata-700159, hereinafter jointly called as the **CONFIRMING PARTIES** (which terms or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include

their respective heirs, executors, administrators, legal representatives, nominee(s) and/or assigns) of the **OTHER PART** ;

WHEREAS by a Deed of Conveyance registered at the office of Sub-Registrar at Cossipore Dum Dum recorded in Book No.I, Volume No.58, pages: 231 to 237 being No.4344 for the year 1954 made between one Sk. Habibullah, therein described as the Vendor and Birendra Nath Mondal and Dhirendra Nath Mondal, therein jointly called as the Purchasers, the said Sk. Habibullah sold, transferred and conveyed unto and in favour of Birendra Nath Mondal and Dhirendra Nath Mondal of **ALL THAT** piece and parcel of land measuring about 7.82 acres equivalent to 782 satak lying and situate at Mouza: Ghuni, P.S. Rajarhat, District: North 24-Parganas ;

AND WHEREAS thus the said Birendra Nath Mondal and Dhirendra Nath Mondal became joint Owners of **ALL THAT** piece and parcel of land measuring about 7.82 acres equivalent to 782 satak lying and situate at Mouza: Ghuni, P.S. Rajarhat, District: North 24-Parganas ;

AND WHEREAS the Government of West Bengal acquired 20 decimal of land for Bagjola Canel and after wards the said Birendra Nath Mondal and Dhirendra Nath Mondal became joint Owners in equal share of **ALL THAT** piece and parcel of land measuring about 7.62 acres equivalent to 762 satak lying and

situate at Mouza: Ghuni, P.S. Rajarhat, District: North 24-Parganas and they duly mutated their names in the Revisional Settlement records ;

AND WHEREAS by a Deed of Conveyance dated 31<sup>st</sup> January, 1977 registered at the office of the Sub-Registrar at Cossipur Dumdum recorded in Book No.I, Volume No.19, Pages No.130 to 133, being No.616 for the year 1977 made between Birendra Nath Mondal, therein described as the Vendor and Sri Tapan Kumar Mondal, therein described as the Purchaser, the said Birendra Nath Mondal, sold, transferred and conveyed unto and in favour of Sri Tapan Kumar Mondal of **ALL THOSE** pieces and parcels of land measuring about 88 decimal out of 176 decimal, comprised in C.S. No. Dag No.1251, R.S Dag No 1299 under C.S Khatian No.27, R.S. Khatian No.178 amongst under other lands lying and situate at Mouza: Ghuni, Police Station: Rajarhat, District: North 24-Parganas ;

AND WHEREAS thus the said Tapan Kumar Mondal became absolute Owner of **ALL THOSE** pieces and parcels of land measuring about 88 decimal out of 176 decimal, comprised in C.S. No. Dag No.1251, R.S Dag No 1299 under C.S Khatian No.27, R.S. Khatian No.178 amongst under other lands lying and situate at Mouza: Ghuni, Police Station: Rajarhat, District: North 24-Parganas and duly mutated his name in the records of rights ;

AND WHEREAS by a Deed of Conveyance dated 25<sup>th</sup> August, 1995 registered at the office of District Registrar at Barasat recorded in Book No.I, Volume No.94, Pages: 114-119 being No.5154 for the year 1995 made between Tapan Kumar Mondal, therein stated as the Vendor and Shri Sheo Nandan Prasad Singh, therein stated as the Purchaser, the said Tapan Kumar Mondal sold, transferred and conveyed unto and in favour of Shri Sheo Nandan Prasad Singh of **ALL THAT** piece and parcel of land measuring about 2 cottah 2 chittack 25 sq.ft. more or less comprised in C.S No. Dag No.1251, R.S. Dag No.1299 under C.S. Khatian No.27, R.S. Khatian No.178, L.R. Khatian No.885, J.L. No.23, Touzi No.174 lying and situate at Mouza: Ghuni, Police Station: Rajarhat, ADSR office, Bidhannagar, District: North 24-Parganas ;

AND WHEREAS thus the said Shri Sheo Nandan Prasad Singh has become absolute Owner of **ALL THAT** piece and parcel of land measuring about **2 cottah 2 chittack 25 sq.ft.** more or less comprised in C.S No. Dag No.1251, R.S. Dag No.1299 under C.S. Khatian No.27, R.S. Khatian No.178, L.R. Khatian No.885, J.L. No.23, Touzi No.174 lying and situate at Mouza: Ghuni, Police Station: Rajarhat, ADSR office, Bidhannagar, District: North 24-Parganas, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said land** ;

AND WHEREAS the Vendor has entered into an **Agreement for Sale** with the Confirming Parties for sale of the **said land** and accepted a total sum of Rs.3,23,959/- towards earnest

money/part consideration of the same, hereinafter called as the said **Agreement for Sale** ;

AND WHEREAS the Confirming Party being unable to purchase the **said land** the said **Agreement for Sale** has been treated as cancelled by mutual consent of the Confirming Parties and the Vendor herein and the Vendor has agreed to refund the earnest money/ part consideration to the Confirming Parties ;

AND WHEREAS the Vendor being unable to refund the earnest money/part consideration for a sum of Rs.3,23,959/- (Rupees Three Lac Twenty Three Thousand Nine Hundred and Fifty Nine) only and requested the Purchaser to pay a total sum of Rs.3,23,959/- (Rupees Three Lac Twenty Three Thousand Nine Hundred and Fifty to the Confirming Parties and to pay the balance consideration amount being Rs.5,26,041/- (Rupees Five Lac Twenty Six Thousand and Forty One) only directly to the Vendor to which the Purchaser has agreed ;

AND WHEREAS in the records of rights the name of the predecessor in title of the said land i.e. of Tapan Kumar Mondal is still existing as the erstwhile Vendor did not mutated his names in the records of rights ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor have agreed to sell **ALL THAT** the **said land** at a total consideration of Rs.8,50,000/- (Rupees Eight Lac and Fifty

---

Thousand) only free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;

**NOW THIS INDENTURE WITNESSETH** as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.8,50,000/- (Rupees Eight Lac and Fifty Thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser as also the **said land**) the Vendor doth hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of land measuring about **2 cottah 2 chittack 25 sq.ft.** more or less comprised in R.S. and L.R. Dag No.1299 under R.S. Khatian No.178, L.R. Khatian No.885, J.L. No.23, R.S. No.232, Touzi No.174 lying and situate at Mouza: Ghuni, Police Station: Rajarhat, ADSR office, Bidhannagar (Salt Lake City), Pargana: Calcutta, District: North 24-Parganas, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said land** **TOGETHERWITH** all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same



now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed taken or known as part or member thereof or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said land** and every part thereof TOGETHERWITH all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said land** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or his heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action TO HAVE AND TO HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its heirs, executors, administrators or legal representatives and assigns absolutely and forever.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and

absolute authority to grant, transfer, convey, sell, assure and assign the **said land** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.

- b) That the Purchaser and its heirs, executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said land** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for the Vendor or his Predecessor-in-Title.
- c) That the **said land** is free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.

- d) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said land** or any part thereof from under or in trust for the Vendor or from or under any of his Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said land** and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- e) That no part of the **said land** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of the **said land** in any way and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed or deprived of full enjoyment of the **said land** or any part thereof then in that event the Vendor doth hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said land** hereby sold to the Purchaser.
- f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents

of title relating to the **said land** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said land**, and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.

- g) That the Vendor doth hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of his Predecessors-in-Title in respect of the **said land** up to the date of these presents and further agrees to keep the Purchaser fully indemnified in respect of all costs, charges and expenses arising in respect thereof.
- h) The Vendor has handed over khas possession of the **said land** to the Purchaser and the Purchaser shall mutate its name in respect of the **said land**.

**THE SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** piece and parcel of land measuring about 2 cottah 2 chittack 25 sq.ft. more or less comprised in R.S. and L.R. Dag No.1299 under R.S. Khatian No.178, L.R. Khatian No.885, J.L. No.23, R.S. No.232, Touzi No.174 lying and situate at Mouza: Ghuni, Police Station: Rajarhat, ADSR Office, Bidhannagar (Salt Lake City), Pargana: Calcutta, District: North 24-Parganas, as shown in the

MAP or PLAN annexed hereto and bordered with RED COLOUR thereon and butted and bounded as follows:-

ON THE NORTH	Plot No.16 ;
ON THE SOUTH	Part of R.S. & L.R. Dag No.1299 ;
ON THE EAST	R.S. & L.R. Dag No.1302 ;
ON THE WEST	Plot No.3 ;

**IN WITNESS WHEREOF** the parties hereto have executed these presents the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata

Sheo Nandan Prasad Singh  
( Firm - Co )

SIGNED SEALED AND DELIVERED

by the **CONFIRMING PARTIES** at Kolkata

Shyamal Kanti Roy  
H/LPR 8283 M

23/06/2011  
404 PM 3149 M

Witness :

(1) Dinesh kr Singh  
8/0 Lake Leftman Singh  
AE-105, Robinson Policy  
Ker-101

(2) Sandip Kumar Singh  
S/o Biju Prasad Singh  
22, Mahajati Rd, Nalta,  
Kolkata - 700028.

Drafted by :

S. Karmakar  
Advocate, High Court, Calcutta.

Dignity Goods Pvt. Ltd

Jamain Saini  
Director / Authorised Signatory

RECEIVED by the VENDOR of and from within  
named PURCHASER the within mentioned the  
Rs.8,50,000/- (Rupees Eight Lac and Fifty  
Thousand) only being the consideration money  
out of which Rs.3,23,959/- through the  
CONFIRMING PARTIES and Rs.5,26,041/-  
directly to the VENDOR being the  
consideration money

**Rs.8,50,000.00**

**MEMO OF CONSIDERATION**

Pay Order No.	Date	Drawn on	In favour of	Amount (Rs.)
989399	20.08.2013	UCO Bank Caning Street Branch	SHRI SHEO NANDAN PRASAD SINGH	5,26,041.00
989404	20.08.2013	UCO Bank Caning Street Branch	SHYAMAL KANTI ROY (Confirming Party)	1,61,980.00
989405	20.08.2013	<i>di</i>	HARASIT MONDAL (Confirming Party)	1,61,979.00
			<b>Total :</b>	<b>8,50,000.00</b>

(Rupees Eight Lac and Fifty Thousand) only

*Sheo Nandan Prasad Singh*





























**Witness :**

(1) *Dinesh Kumar Singh*






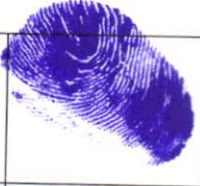





*23/08/2013  
Shyamal Kanti Roy*

(2) *Sandeep Kumar Singh*

SPECIMEN FORM FOR TEN FINGER PRINTS

Sl. No.	Signature of the Executants/ Presentants						
Sawobh Sarda							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							
Sheo Nandan Prasad Singh							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							
[Signature]							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
Thumb	Fore	Middle	Ring	Little			
(Right Hand)							

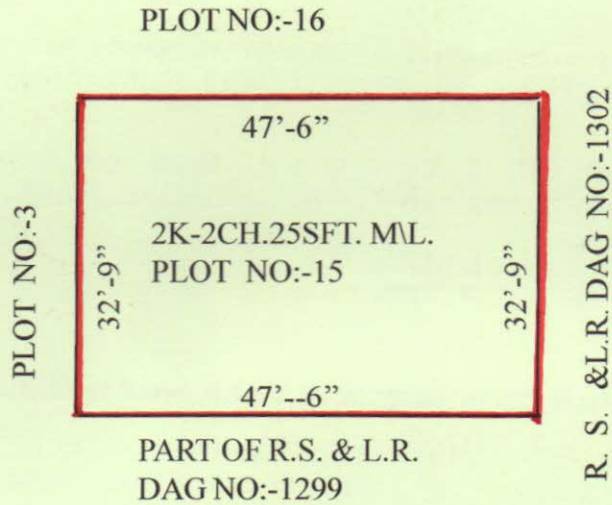
# SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents					
1.	 <i>Siyauakandi by</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
2.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
4.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				



SITE PLAN PART OF C.S.DAG NO:-1251,R. S. DAG NO:-  
1299, C.S.KH.NO:-27,R.S.KH.NO:-178, L. R. KH.NO:-885,  
MOUZA:-GHUNI, J. L. NO:-23,  
P.S.:NEWTOWN(RAJARHAT). DIST.:NORTH 24  
PARGANAS ,P.NO:-15 , AREA:-2K2CH.25SFT.ML.  
SCALE:-20'=1''

AREA OF RED BORDAR



SOLD BY:-SHRI SHEO NANDAN PRASAD SINGH

SOLD TO:-

sheo nandan prasad singh.  
SIGNATURE OF VENDOR

S.N.NASKAR  
COPP BY  
S.N.NASKAR  
JATRAGACHI  
REG. NO:-12249



Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 11930 of 2013  
(Serial No. 11553 of 2013 and Query No. 1902L000026937 of 2013)

On 20/08/2013

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19.41 hrs on :20/08/2013, at the Private residence by Sheo Nandan Prasad Singh , one of the Executants.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 20/08/2013 by

1. Sheo Nandan Prasad Singh, son of Parameshwar Singh , 1/ I I / 4, Flat No:5, C C Block, P & T Quarter Salt Lake, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700064, By Caste Hindu, By Profession Others
2. Shyamal Kanti Roy, son of Late Jetendra Roy , Village:Sulangari, Thana:-New Town, P.O. :-Gauranganagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159, By Caste Hindu By Profession : Others
3. Harasit Mondal, son of Sontosh Mondal , Village:Gauranganagar, P.O. :-Gauranganagar District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159, By Caste Hindu, By Profession Others

Identified By Dinesh Kumar Singh, son of - , A E- 105, Rabindra Pally, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700101, By Caste: Hindu, By Profession: Service.

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

On 21/08/2013

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number : 23, 5, 53 of Indian Stamp Act 1899.

**Payment of Fees:**

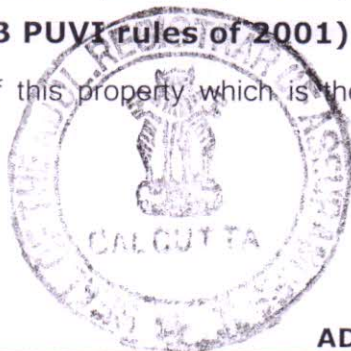
Amount By Cash

Rs. 12990.00/-, on 21/08/2013

( Under Article : A(1) = 9339/- B = 3553/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 21/08/2013 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-8,50,000/-



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

21/08/2013 16:13:00

EndorsementPage 1 of 2



Government Of West Bengal  
Office Of the A.R.A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 11930 of 2013  
(Serial No. 11553 of 2013 and Query No. 1902L000026937 of 2013)

Certified that the required stamp duty of this document is Rs.- 42521 /- and the Stamp duty paid as Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 37530/- is paid , by the draft number 506120, Draft Date 20/08/2013, Bank State Bank of India, Specialised Insti B K G Kolkata, received on 21/08/2013

( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II



( Dulal chandra Saha )  
ADDL. REGISTRAR OF ASSURANCES-II

-----  
DATED THIS      DAY OF                      2013  
-----

**-BETWEEN-**

SHRI SHEO NANDAN PRASAD SINGH  
**VENDOR**

**-AND-**

DIGNITY GOODS PRIVATE LIMITED  
**PURCHASER**

**-AND-**


SHYAMAL KANTI ROY & ANR.  
**CONFIRMING PARTIES**

**DEED OF CONVEYANCE**

State of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 35  
Page from 3704 to 3723  
being No 11930 for the year 2013.



  
(Dulal chandra Saha) 22-August-2013  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal