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11931/13



पश्चिम बंगाल WEST BENGAL

A 931961

A 931961

M.V. 850000

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

Additional Registrar of Assurances-II, Kolkata



20/8/13
 Additional Registrar of Assurances II
 Kolkata

20/8/13
 Additional Registrar of Assurances-II, Kolkata

THIS DEED OF CONVEYANCE is made on this 20th day of August Two Thousand Thirteen BETWEEN **MR. BIJOY SHEET** son of late Gangadhar Sheet residing at 3/1/59, Beleaghata Main Road, Kolkata-700085, hereinafter referred to as the **VENDOR**

2-38
12
26/9/13
7-13/6

3034/13

3/1/59

20/8/13

61302

20 AUG 2013

NO.	Date
Sold to	SUTANU KARMAKAR
Address	Advocate
Rs.	5000 High Court, Calcutta
A BANERJEE	
L.S. VENDOR (D.S.)	
HIGH COURT, KOLKATA-700 001	

Bijoy Saha

ASHIS BANERJEE
L.S. VENDOR
HIGH COURT CAS



6808

Bijoy Saha



e - 6809

Syameekanti Ray



e - 6810

28706808

Dinesh Kr Singh
S/o Late Lakshman Singh
AE-105, Rabindra Pally
401-101. RABINDRA PALLY
service

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
20 AUG 2013



(which terms or 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 31st 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 25th August, 1995 registered at the office of District Registrar at Barasat recorded in Book No.I, Volume No.94, Pages: 93-98 being No.5151 for the year 1995 made between Tapan Kumar Mondal, therein stated as the Vendor and Mr. Bijoy Sheet, therein stated as the Purchaser, the said Tapan Kumar Mondal sold, transferred and conveyed unto and in favour of Mr. Bijoy Sheet 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 Mr. Bijoy Sheet 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 requested the Purchaser to pay the sum of Rs.3,23,959/- (Rupees Three Lac Twenty Three Thousand Nine Hundred and Fifty Nine) only 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 mutate his name 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, lispendences, 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.

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	Part of R.S. & L.R. Dag No.1299 ;
ON THE SOUTH	Plot No.15 ;
ON THE EAST	R.S. & L.R. Dag No.1302 ;
ON THE WEST	Plot No.4 ;

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

Bijoy Shuk
(FORM NO-60)

Shyamal Kanti Ray
AJLR 8286 M

SIGNED SEALED AND DELIVERED

by the **CONFIRMING PARTIES** at Kolkata

22/06/2008
AHPM 3149 M

Dignity Goods Pvt. Ltd

Samath Sarda
Director / Authorised Signatory

Witness :

1. *Dinesh KR Singh*
AE-105, Rabindra Palay
401-101

2. *Sandip Kumar Singh*
22, Mahajade Rd, Nallas
Kolkata-28.

Drafted by :

S. Karmakar
Advocate, High Court, Calcutta.

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.)
989403	20.08.2013	UCO Bank Canning Street Branch	MR. BIJOY SHEET	5,26,041.00
989400	20.08.2013	-do-	SHYAMAL KANTI ROY (Confirming Party)	1,61,980.00
989401	20.08.2013	-do-	HARASIT MONDAL (Confirming Party)	1,61,979.00
			Total :	8,50,000.00

(Rupees Eight Lac and Fifty Thousand) only

Witness :

1. Dinesh Ch Singh
 Sandip Kumar Singh.

Bijoy Sheet
Shyamal Kanti Roy
 23/8/2013

SPECIMEN FORM FOR TEN FINGER PRINTS





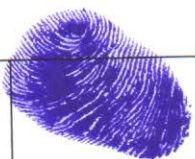





Sl. No.	Signature of the Executants/ Presentants							
Samoth Sarda	 							
		Little	(Left Hand)		Fore	Thumb		
								
		Thumb	(Right Hand)		Ring	Little		
		Bijoy Shuk	 					
				Little	(Left Hand)		Fore	Thumb
								
Thumb	(Right Hand)			Ring	Little			
 								
				Little	(Left Hand)		Fore	Thumb
								
		Thumb	(Right Hand)		Ring	Little		

SPECIMEN FORM FOR TEN FINGERPRINTS

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



Sivaakanthi Ray

1.		 LITTLE	 RING	 MIDDLE	 FORE	 THUMB
	(LEFT HAND)					
	 THUMB	 FORE	 MIDDLE	 RING	 LITTLE	
	(RIGHT HAND)					

2.						
	(LEFT HAND)					
	THUMB	FORE	MIDDLE	RING	LITTLE	
	(RIGHT HAND)					

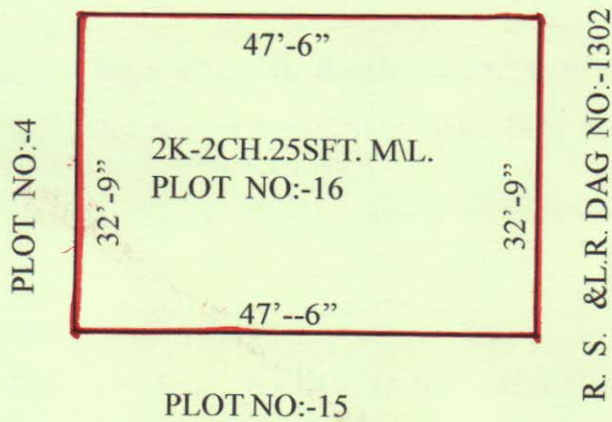
3.						
	(LEFT HAND)					
	THUMB	FORE	MIDDLE	RING	LITTLE	
	(RIGHT HAND)					

4.						
	(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:-16 , AREA:-2K2CH.25SFT.ML.
SCALE:-20'=1''
AREA OF RED BORDAR



PART OF R.S. & L.R.
DAG NO:-1299



SOLD BY:-MR.BIJOY SHEET

SOLD TO:-

Bijoy Sheet
SIGNATURE OF VENDOR

Shivam
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 - 11931 of 2013
(Serial No. 11554 of 2013 and Query No. 1902L000026938 of 2013)

On 20/08/2013

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

Presented for registration at 19.36 hrs on :20/08/2013, at the Private residence by Bijoy Sheet , one of the Executants.

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

Execution is admitted on 20/08/2013 by

1. 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/-

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 506121, Draft Date 20/08/2013, Bank : State Bank of India, Specialised Insti B K G Kolkata, received on 21/08/2013

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

(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 - 11931 of 2013
(Serial No. 11554 of 2013 and Query No. 1902L000026938 of 2013)**

Execution is admitted on 21/08/2013 by

1. Bijoy Sheet, son of Late Gangadhar Sheet , 3/1/59, Belehata Main Road, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700085, 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

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



(Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II

21/08/2013 16:13:00

EndorsementPage 2 of 2

Registration under section 60 and Rule 69.

in Book - I
Volume number 35
from 3724 to 3743
S.No 11931 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

DATED THIS DAY OF 2013

-BETWEEN-

MR. BIJOY SHEET

VENDOR

-AND-

DIGNITY GOODS PRIVATE LIMITED

PURCHASER

-AND-

SHYAMAL KANTI ROY & ANR.

CONFIRMING PARTIES

DEED OF CONVEYANCE