

04276

206918



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12/7/06
13/7/06

105739

Admissible under Rule 21 & also
w/s 6 (1) of W. B. L. R. Act. 1956
Stamp duty under the Indian
Stamp Act 1899 Subsequently
extended Schedule I.A. No. 23
used for.

Stamp duty of Rs. 26 300/-
has been realised on 13-7-06
as per Banker's Cheque /
Bank Draft No. 97 3370
Date 12-7-06 of S. B. J. Nagar Baru
MD: 441-HR/KR/12-3/12004
D. S. R. - II
Paragat North 24 Parganas
13-7-06

100
30-2600
26400
AF829
H 28
MB 1-00
4861-06

Registered up to 100
North 24-Parganas
I.A. 2. 2. 06

12 JUL 2006

DEED OF CONVEYANCE

THIS INDENTURE made on this ..12th... day of
July..... Two Thousand and Six **BETWEEN (1) SOURAV
BALA MONDAL** wife of Late Jitendra Nath Mondal, by faith -
Hindu, by occupation - Housewife, residing at 64/1/17A,
Khudiram Bose Sarani, Kolkata - 700 037, **(2) MANJULA
NASKAR** wife of Niranjan Naskar, by faith - Hindu, by
occupation - Housewife, residing at Naskar Villa, Sonarpur
More, P.O. Sonarpur, in the District of 24-Parganas (North),

Stamp duty of Rs. 9850/-
has been realised on 18-7-06
as per Banker's Cheque /
Bank Draft No. 97 3521
Date 18-7-06 of Nagar Baru

V. Rs 604000/-
A1804/
18/7/06

1804V
18/7/06
18/7/06
18/7/06

01101
Kshhaban/
July 25
July 25
H 22
4/3101

2 2602

22/6/06

জন্ম তারিখ: 22/6/06

নাম: ARUN KR. BHOWMICK

100h ডাক নাম: ADVOCATE

স্বাক্ষর: HIGH COURT, KOLKATA

বিধান নগর (স্টেটলেফ মিটি)

Handwritten signature and number 28000



20 JUN 2006

গণ্য হইবে মোট টাকা কয় তাই এই টাকা কয় মোট কত টাকা... 12th July 8

Manjula Naskar

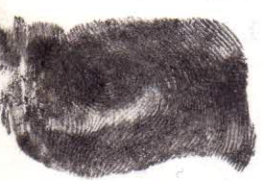


1895

Manjula Naskar

Handwritten list of names and addresses: 1) mangula... 2) Namita Sarkar... 3) Sanjosh Mondal... 4) Sahib ch Mondal... 5) Sanjog Mondal... 6) Sanjog Mondal... 7) Sanjog Mondal... 8) Sanjog Mondal... 9) Sanjog Mondal... 10) Sanjog Mondal...

12 JUL 2006



1897

Namita Sarkar



1898

মোস্তাফিজা বানু মন্ডল

মোস্তাফিজা বানু মন্ডল

মোস্তাফিজা বানু মন্ডল

মোস্তাফিজা বানু মন্ডল

Sanjosh Mondal, Sahib ch Mondal, Sanjog Mondal, P.O. Rajerhat, District - North 24 Parganas, by Caste: Hindu/Muslim/Christian

Handwritten signature

12 JUL 2006

12 JUL 2006

(3) NAMITA SARKAR wife of Narendra Nath Sarkar, by faith – Hindu, by occupation – Housewife, residing at 5/3, Purba Phool Bagan, P.O. Baghajatin, Kolkata – 700 086, Indian Citizen, hereinafter called the **VENDORS**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

A N D

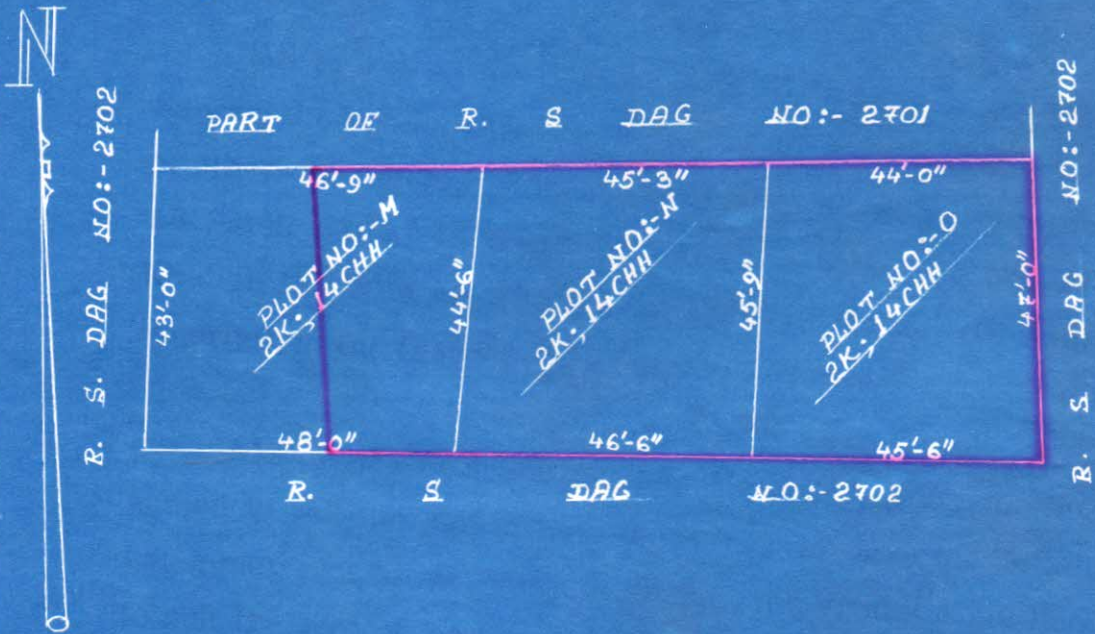
HIMGIRI MERCHANTS PRIVATE LIMITED, a limited company, registered under the Companies Act, 1956, having its office at 20, Loudon Street, Kolkata – 700 016, represented by its Director **PRASANT NAYAK** son of Prafulla Kumar Nayak, residing at Vill. Mahisbathan, P.O. Kestopur, in the District of 24-Parganas (North), hereinafter called the **PURCHASER**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS Sourav Bala Mondal, the Vendor No. 1 herein, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **06** Satak out of 45 Satak comprised in R.S. Dag No. **2701**, under L.R. Khatian No. **2080/1**, at Mouza – Ghuni, Police Station – Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS Manjula Naskar, the Vendor No. 2 herein, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **06** Satak out of 45 Satak comprised in R.S. Dag No. **2701**, under L.R. Khatian No. **1383/1**, at Mouza – Ghuni, Police Station – Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS Namita Sarkar, the Vendor No. 3 herein, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **06** Satak out of 45 Satak comprised in R.S. Dag

SITE PLAN OF LAND AT PART OF MOUZA:-GHUNI; J.L.NO:-23;
 R.S.NO:-232; R.S.DAG NO:-2701; R.S.KHATIAN NO:-
 P.S:-RAJARHAT; DIST:-NORTH 24 PARGANAS; SOLD AREA IN
 RED BORDER; PLOT NO:- LAND AREA: 2K; 14CHH; SCALE:-30'=1"



Drawn by
 Sufu
 Jagatpur
 15/5/06

Hingini Merchants

No. **2701**, under L.R. Khatian No. **1013/2**, at Mouza – Ghuni, Police Station – Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS Sourav Bala Mondal, Manjula Naskar and Namita Sarkar, the Vendor Nos. 1 to 3 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **18** Satak out of 45 Satak comprised in R.S. Dag No. **2701**, under L.R. Khatian No. **2080/1, 1383/1, 1013/2**, at Mouza – Ghuni, Police Station – Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Sourav Bala Mondal, the Vendor No. 1 herein, has agreed to sell the plot of land measuring an area 02 Cottahs 14 Chittaks, being plan plot No. M, Manjula Naskar, the Vendor No. 2 herein, has agreed to sell the plot of land measuring an area 02 Cottahs 14 Chittaks, being plan plot No. N and Namita Sarkar, the Vendor No. 3 herein, has agreed to sell the plot of land measuring an area 02 Cottahs 14 Chittaks, being plan plot No. O, and the Purchaser have agreed to purchase the said plot of Bagan land being total area **08** Cottahs **10** Chittaks out of 45 Satak comprised in R.S. Dag No. **2701**, under L.R. Khatian No. **2080/1, 1383/1, 1013/2**, at Mouza – Ghuni, more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 4,40,000/-** (Rupees Four Lacs Fourty Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 4,40,000/-** (Rupees Four Lacs Fourty Thousand) only paid by the Purchaser as per its share to the Vendors at or before the execution of these presents (receipts whereof the Vendors doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendors doth hereby grant, sale, transfer, convey, assign and assure unto the

Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of Bagan Land admeasuring an area of **08** Cottahs **10** Chittaks out of 45 Satak being plan plot No. M, N and O, comprised in R.S. Dag No. **2701**, under L.R. Khatian No. **2080/1, 1383/1, 1013/2**, at Mouza - Ghuni, P.S. Rajarhat in the District of 24-Parganas (North) morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "RED" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

6

II. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER

AS FOLLOWS:

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispensens, uses, debutters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;

iv) AND THAT the Vendors have, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendors have no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the 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 Purchaser, without any lawful hindrance, eviction, 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;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of their predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispendens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

viii) AND ALSO THAT the Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "Bagan" land measuring an area **08** Cottahs **10** Chittaks out of 45 Satak being plan plot No. M, N and O, comprised in R.S. Dag No. **2701**, under L.R. Khatian No. **2080/1, 1383/1, 1013/2**, at Mouza - Ghuni, P.S. Rajarhat, within the limit of Gram Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No.23, in the District of 24-Parganas (North).

<u>R.S. Dag No.</u>	<u>Total Land area</u>	<u>Sold Area</u>
2701	45 Satak	08 Cottahs 10 Chittaks

The Said Plot is delineated in the map or plan annexed hereto and bordered **RED** thereon and butted and bounded as follows:

BOUNDARY OF R.S. and L.R. DAG NO. 2701

ON THE NORTH	:	Part of R.S. Dag No. 2701.
ON THE SOUTH	:	Part of R.S. Dag No. 2702.
ON THE EAST	:	Part of R.S. Dag No. 2702.
ON THE WEST	:	Part of R.S. Dag No. 2702.

IN WITNESS WHEREOF, the VENDORS have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDORS At Kolkata in presence of: -

1.

Manjula Naskar
 Kamila Sarkar
 Manjula Naskar
 Kamila Sarkar

2. Somnath Samadhy
 s/o, Pijush Samadhy
 Newbarrackpore
 Kolkata - 131.

Manjula Naskar

Kamila Sarkar

Manjula Naskar

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executans.



S	R	M (Left Hand)	I	T
T	I	M (Right Hand)	R	S

PRASANT NAYAK PRASANT NAYAK



S	R	M (Left Hand)	I	T
T	I	M (Right Hand)	R	S

Manjula Naras



S	R	M (Left Hand)	I	T
T	I	M (Right Hand)	R	S

মৌরভ বাল


SIGNATURE OF THE
PRESENTANT/
RECUITANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

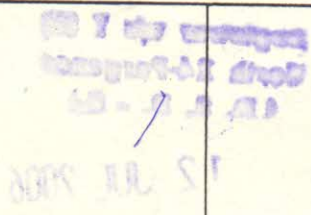
N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Kamita Sarkar</i>	LH.					
	RH.					

ATTESTED :

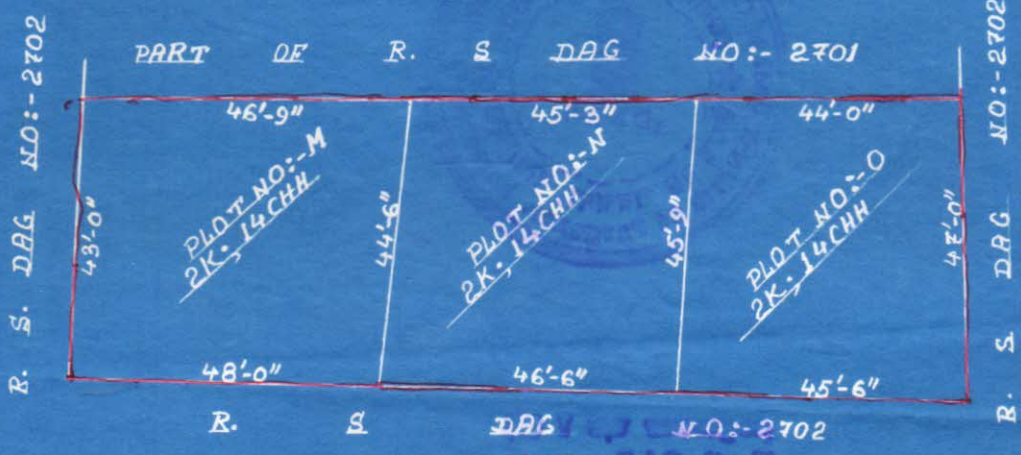
PHOTO	LH.					
	RH.					

ATTESTED :

PHOTO	LH.					
	RH.					

12

SITE PLAN OF LAND AT PART OF MOUZA:-GHUNI; J.L.NO:-23;
R.S.NO:-232; R.S.DAG NO:-2701; R.S.KHATIAN NO:-
P.S:-RAJARHAT; DIST:-NORTH 24 PARGANAS; SOLD AREA IN
RED BORDER; PLOT NO:- LAND AREA:- 2K; 14CHH; SCALE:-30'-1"



Manjula Naskar

Kamali Sarkar

ছৌব্রত সান্না স্কুল

Drawn by
Sukh
Jogalpur
01/05/59
15/5/06



[Handwritten signature]

পূর্ব বঙ্গ সরকার
North 24 Parganas
D.S.R.-II

12 JUL 2006

Page No. 14
Serial No. 8695
Date: 12/07/06
For the year 2006
Stamp No. ON stamp
Year 2006

পূর্ব বঙ্গ সরকার
North 24 Parganas
D.S.R.-II

[Handwritten signature]



MEMO OF CONSIDERATION

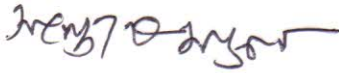
Paid by

Rs. 4,40,000.00Total **Rs. 4,40,000.00**

(Rupees Four Lacs Fourty Thousand) only.

Witness: -

1.



2. Somnath Samadhy

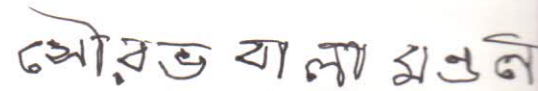
Drafted by: -
ARUN KUMAR BHAUMIK (Advocate)

Kolkata High Court

Registration No.905/1983

63/21, Dum Dum Road, Kol-74

Surer Math, Dial 2529-2531.



SIGNATURE OF THE VENDORS

04



Registrar of the Office
North 24-Parganas
(D. S. R. - II)

12 JUL 2006

Serial No.
Volume No. 1
Page No. 14
Entry No. 06918
For the year 2005... 06



Registrar of the Office
North 24-Parganas
(D. S. R. - II)

04/01/2007