

13310

F-94
08920



530
15-11-06

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

10AA 462472

Date 4.12.12
 A-4532
 E
 9-55
 23
 4623



11/11/06

556207

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA

21.7.07

1584/-

DEED OF CONVEYANCE

1. Date: 15th November, 2006

2. Place: Kolkata

3. Parties: Kolkata Dist.
866012
 * 16.7.07
7190/-
 has been Paid in deficit Stamp Duty.

Kolkata Major RT.
 Cheque No. 116852
 dt 15-11-06 (of)
 Re 20620/-
 has been Paid in deficit Stamp Duty.

Jan 200
 307-10
 30 of

A-4532
 E-
 9-
 23
 4623

412
 412
 4532

32919

No. Sold To
To Addrs.
P. K. DAS
(Govt) LICENSED STAMP VENDOR
11A, Mirza Ghalib Street, Cal-87
Date Sign ✓

24 AUG 2006

TAPAN KR. DEY
Advocate
Alipore Police Court
Kolkata - 700 027

5:30 p.m.
ON the 15th
day of Nov 2006
Shrayans Jain
one of the execs

NOTARIAL REGISTRAR
KOLKATA-1, KOLKATA

15/11/06

Shrayans Jain a director
for Samidas Trading Pvt.
Ltd at 1, Ganesha Chandra
Avenue Kd-13, Ramesh
Chandra Son of Mr. Bai-
Kumtha Kumar son of the
same place.

Foj DAMODAR TRADING PVT. LTD.

Shrayans Jain
Director

सुखरंजन दास

Sukharanjan Das.
Ramesh chandra Das
vill + po - Amgachia.
Dist - 24 PAs. (S)
Kolkata - 104.

Sukharanjan Das to
Ramesh Chandra Das
at vill + po. Amgachia
Dist 24 PAs (S).

NOTARIAL REGISTRAR
KOLKATA-1, KOLKATA

15/11/06

- 3.1 **Ramesh Chandra Das**, son of Late Baikuntha Kumar Das, residing at Village and Post office Amgachia, Police Station Bishnupur District 24, Parganas (South) (**Vendor**, includes successors-in-interest)

And

- 3.2 **Damodar Trading Private Limited**, having its registered office at 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013 (**Purchaser**, includes successors-in-interest and/or assigns).

Vendor and Purchaser, collectively **Parties**.

NOW THIS CONVEYANCE WITNESSES:

4. Subject Matter of Conveyance:

- 4.1 **Said Land** : Sali Land measuring 34 (thirty four), decimal, comprised in R.S. Dag No. 383, Khatian No. 379 in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94 , R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24,Parganas (South), described in the **Schedule** below (**Said Land**).

5. Representations, Warranties and Covenants of the Vendor:

5.1 Representations, Warranties and Covenants on Chain of Title:

- 5.1.1 **Ownership of Abdush Sattar Mondal and Abdul Rasid Mondal:** Abdush Sattar Mondal and Abdul Rasid Mondal are the joint Owners of the Said Land.

- 5.1.2 **Sale to Vendor:** By a Deed of Sale in Bengali language dated 19th November,1975, registered in the office of the Sub-Registrar, Bishnupur, 24 Parganas (South), in Book No. I, Volume No. 131, pages 1 to 151, Being No. 12830 for the year 1975, Abdush Sattar Mondal and Abdul Rasid Mondal sold the Said Land to Vendor. The Vendor is the sole and absolute owner of the Said Land. and name of the Vendor is the recorded in the Parcha (Records of Rights) which have been prepared under the chapter VII of the West Bengal Land Reforms Act. (Act I, of 1956) as per final publication done by Block Land and Land Reforms Officer.

- 5.1.3 **True and Correct Representations:** The Vendor is the undisputed owner of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 and 5.1.2 above, the contents of which are all true and correct.

5.2 Representations, Warranties and Covenants on Encumbrances:



REGIONAL REGISTRAR OF
MADRAS STATE

- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition or requisition of the Said Land and declare that the Said Land is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.3 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Land to the Purchaser.
- 5.2.4 **Free from all Encumbrances:** The Said Land is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars Income Tax Attachment, Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendors' predecessors-in-title and the title of the Vendor to the Said Land is free, clear and marketable.
- 5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Land or any part thereof.

6. **Background:**

- 6.1 **Agreement to Sell and Purchase:** The Vendor has approached and offered to sell the Said Land and the Purchaser, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), has agreed to purchase the Said Land.

7. **Transfer:**

- 7.1 **Conveyance:** The Vendor hereby sells, conveys and transfers to the Purchaser, free from all encumbrances, the entirety of the Vendor right, title and interest of whatsoever or howsoever nature in the Said Land,

being land measuring 34 (thirty four), decimal, comprised in R.S. Dag No. 383, Khatian No. 379 in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas, described in the **Schedule** below.

7.2 **Consideration:** The sale, conveyance and transfer of the Said Land is being made in consideration of a sum of Rs. 4, 12,122/- (Rupees Four Lac twelve thousand one hundred and twenty two) paid to the Vendor, the entirety of which has been received by the Vendor and the Vendor has executed the Receipt and Memo of Consideration below to admit and acknowledge the same.

8. **Terms of Transfer:**

8.1 **Salient Terms:** The transfer being affected by this Conveyance is:

8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** Absolute, irreversible and perpetual.

8.1.3 **Free from encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.

8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendor has in the Said Land and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Land.

8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on express indemnification by the Vendor about the correctness of the Vendor title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at the Vendor own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.3.2 **Transfer of Property Act:** All obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

- 8.4 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchaser, which the Purchaser admits, acknowledges and accepts.
- 8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendor hereby covenants 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 Land and every part thereof and receive 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 eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor.
- 8.7 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Land.

**Schedule
(Said Land)**

All that piece and parcel of Rayati Sthithiban land situate within District 24, Parganas (South), Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, and delineated in the Plan annexed and bordered in colour Red thereon and comprised in the following Dag and Khatian Nos:

Dag No.	Khatian No.	Classification of Land	Area of total Dag in decimal	Share	Area of Land sold in decimal
383	379	Sali	84, decimal	4048	34, decimal



REPTORAN REGISTRASI
KEMENTERIAN KEBUDAYAAN

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land and butted and bounded by in the following manner

On the North : Dag No. 383 (Part)
On the South : Dag No. 385
On the East : Dag No. 718
On the West : Dag No. 262

9. Execution and Delivery:

9.1 In witness whereof the Vendor and Purchaser have executed and delivered this instrument of Conveyance on the date given above.

बलदेव शंकरदास राज

[Vendor]

For DAMODAR TRADING PVT. LTD.

Prayanshi
Director

[Purchaser]

Witnesses: सुखराज

1. Sukharanjan Das.

2. Ramesh Das Chaturvedi
Vill+PO- Bishampur
Dist-24925 (V)

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 4, 12,122/- (Rupees Four Lac twelve thousand one hundred and twenty two) towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

Mode.	Date	Bank	Amount (Rs)
Cash	11.11.2006	—	Rs. 4,12,122/-

১১/১১/০৬, ৪,১২,১২২/-
Ramesh Das explained the content of this documents in Bengali to Ramesh Chandra Das by me and after understanding the purport of document Ramesh Chandra Das has executed this documents in my presence.
[Vendor]












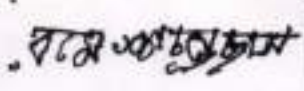









Sukha ramjan Das

Witnesses:

1. Sukha ramjan Das.

2. Rupa Das
Vill: A.O. - Bichampur
Dist - 24 PPS (S)

SPECIMEN FORM FOR TEN FINGERPRINTS

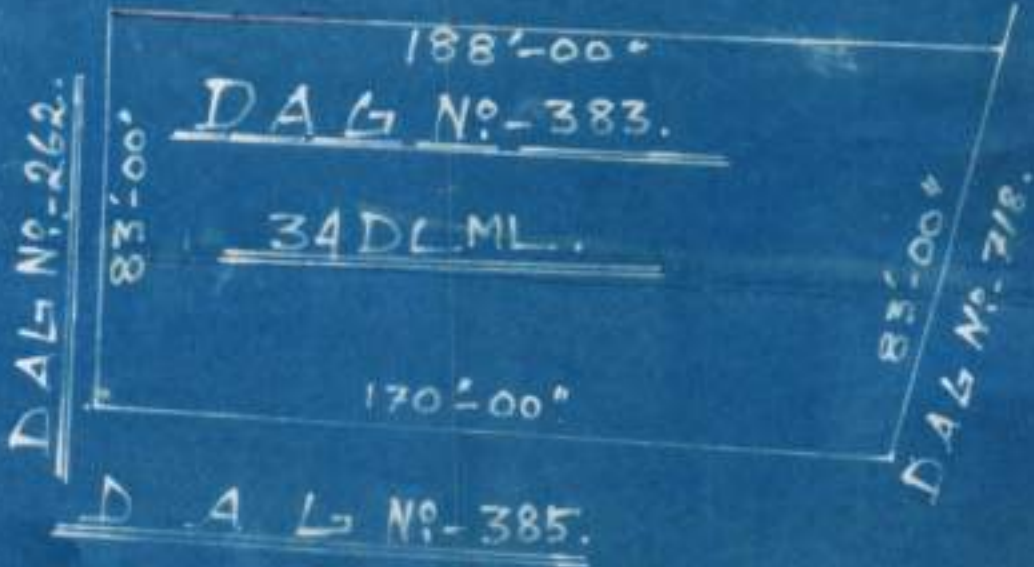
 PHOTO <i>Sreyon</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
 		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					
PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	LEFT HAND					
		Thumb	Fore finger	Middle Finger	Ring Finger	Little Finger
	RIGHT HAND					

PART OF MOUZA AMLAALHIA

DAL N° 383 J.L N° 93. KH. N° - 379. P.S.
BISHNUPUR. LAND OF AREA 34 DLML.
SHOW IN RED LINE. =

SCALE - 40' = 1"

DAL N° - 383.



For DARICO-INDIA PVT. LTD.

Joyant for
Director

DRAWN BY

१९५८

DATED 15th DAY OF November, 2006

REG. IN
F
1 to 11
8920
207

Between

Ramesh Chandra Das
... Vendor

And

Damodar Trading Private Limited
... Purchaser



DEED OF CONVEYANCE

REGISTRAR OF ASSURANCES
KOLKATA

4-1-08

Land at Mouza Amgachia
District 24, Parganas (South)



REGISTRAR OF ASSURANCES
KOLKATA

Mani Sankar Roychowdhury
Advocate
Raja Chambers
4, Kiran Sankar Roy Road
Kolkata-700 001

Scanned
4-1-08