

04139/2010

5114



भारतीय गैर न्यायिक

ARA-II

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

D 833543

847



[Signature]
 Additional Registrar of Assurances
 Kolkata

28.4.10, 45000

THIS DEED OF CONVEYANCE made this 28th day of April Two Thousand Ten BETWEEN SURANJIT MONDAL son of Late Monmotho Nath Mondal residing at Mouza Atghara, Police Station-Rajmahat, District-North 24-Parganas, by faith ^{Hindu} ~~Muslim~~, hereinafter referred to as "the "VENDOR" *[Signature]*

certified that the Document is admitted to registration. The Signature Sheet and the Vendor's stamp are attached to this document as the part of this Document.

[Signature]
 Additional Registrar
 of Assurances - Kolkata
 29.04.10

83330

[Signature]
 35

110024

To
Delivered to
Address
19 FEB 2008
Sarangi & Co., Advocates
40, P. nwar... ambers
7B, Kiran Shankar Roy Road,
Kolkata-700 001

Sufhamme



167A

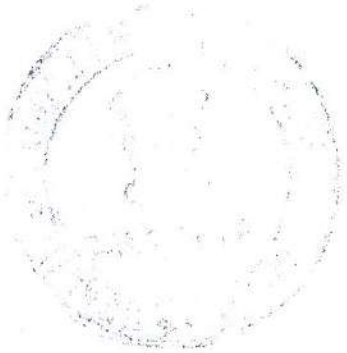
Sufhamme

SUPERIOR VINIMAY Pvt. LTD.,
(SUNIL K.R. LOHARUA) Sufhamme
Authorized Signatory.



1675

Susangot Mondal.



Identified by me
Mansi Mahato.
S/o Late. Nathani Mahato
7B, K.S. Roy Road
P.S. Hare Street
Kolkata-700001

Additional Registrar of
Kolkata
APR 2010

(which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs legal representatives successors executors and administrators) of the **ONE PART AND SUPERIOR VINIMAY PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at No.DC 9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata - 700059, represented by its **Authorised Signatory, Mr.Sunil Kumar Loharuka** son of Late Ram Bhagat Loharuka and residing No.DC 9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata - 700059, hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors in office and/or assigns) of the **OTHER PART**:

WHEREAS:

- A. The Vendor herein has held out, represented before and assured the Purchaser, inter alia, as follows:
- i) That one Monmotho Nath Mondal was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat, amongst other properties, to **ALL THOSE** the various pieces or parcels of land containing an area of **0.574 Acres** more or less (being 0.0833% out of 6.89 Acres), comprised in various Dags, recorded in C.S.Khatian Nos.119, 121, 177, 327 & 118, in Mouza Atghara, J.L. No.10, in the District of North 24-Parganas, absolutely and forever;
 - ii) That the said Monmotho Nath Mondal, a Hindu governed by Dayabhaga Law died intestate on or about 18th March 1989 and thereafter his wife Provabati Mondal also died on or about 13th January, 1994 leaving behind them surviving their four sons namely, (1) Madan Mohan Mondal, (2) Mani Mohan Mondal, (3) Suranjit Mondal, (4) Nema! Ch. Mondal and 4 daughters namely (5) Arti Sarkar, (6) Anjali Pal, (7) Gita Pal & (8) Dipa Das as their only heirs heiresses and legal representatives, who all upon the death of their parents inherited and became entitled to the said 0.574 Acres, absolutely and forever and in equal shares;
 - iii) That disputes arose between parties related to possession and the heirs of Sudhir Chandra Gayen and Biswanath Gayen along with Bankim Chandra Gayen (being other co-sharers) filed Title Suit No.203 of 1985 against the heirs of Jiban Chandra Mondal and others in the Court of the Learned 2nd Assistant District Judge at Alipore. On 28th February, 1994, the Learned 2nd Assistant District Judge at Alipore was pleased to pass a Preliminary Decree on contest and after measurement by a Advocate Commissioner, the Learned Court was further pleased to pass a Final Decree on contest in terms of the Commissioner's Final Report, Field Book and the sketch map which would form part of the Final Decree on 28th April, 1995.
 - iv) Pursuant to the Final Decree passed in Title Suit No.203 of 1985 a Title Execution Case No.11/1995 was filed. On hearing the Learned Court was further pleased to give possession on 13th August, 1995, mentioning share of land in terms of the plan drawn by the said Learned Advocate Commissioner.
 - v) According to the said Survey Plan heirs of Jiban Chandra Mandal and Bhupal Chandra Mondal with the consent of both the Plaintiffs and Defendants, amongst other properties, were allotted to **ALL THOSE** the various pieces or parcels of land comprised in various-Dag Nos.524, 529, 532, 539, 554 (in their entirety) and 555 (27 sataks out of total area of 71 Sataks), recorded R.S.Khatian Nos.119 & 121, in Mouza Atghara, absolutely and forever, both having one-half equal share therein;
 - vi) In the events aforesaid, by virtue of the said Decree, the heirs of the said Monmotho Nath Mondal (being one of the heir of Bnupal Chandra Mondal) became seized and possessed of

and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats, amongst other properties, to **ALL THOSE** the various pieces or parcels of land comprised in various Dags, recorded various Khatians, in Mouza Atghara, J.L. No.10, in the District of North 24-Parganas, within the limits of Rajarhat Gopalpur municipality, Ward No.9, to the extent of 12.5% in the said Dags, absolutely and forever, full details whereof are mentioned hereinbelow:

R.S/L.R. Dag No.	L.R. Khatian No.	Total Area (in Satak)	Share of Monmothoath Mondal	Area Owned by Heirs of Monmothoath Mondal (in Satak)
524	401, 444, 495, 518, 595, 686, 840, 924, 948, 625, 841 & 577 (this Khatian in the name of Monmotho Nath Mondal) (R.S.Khatian Nos.521 & 522 and C.S.Khatian Nos.119 & 121)	2 (entire Dag)	0.1250	0.250
529		12 (entire Dag)	0.1250	1.500
532		61 (entire Dag)	0.1250	7.625
539		17 (entire Dag)	0.1250	2.125
554		06 (entire Dag)	0.1250	0.750
555		27 (out of 71 Satak in this Dag)	0.1250	3.375
Total:				15.625

vii) That under and by virtue of a Deed of Conveyance dated 1st September, 2006 and registered in the office of ADSR Bidhannagar, Salt Lake City, recorded in Book No.I CD Volume No.01 Pages 4335 to 4360 Being No.2641 for the year 2007, Madan Mohan Mondal & 6 Others (3 sons and 4 daughters) all being the heirs of the said Monmotho Nath Mondal (except Suranjit Mondal, being the Vendor herein) for the consideration mentioned therein sold transferred, granted and conveyed unto and to Deepjyoti Dealers Pvt.Ltd & 6 Others, **ALL THAT** a divided and demarcated part and portion of land containing an area of **13.67 Sataks** (being their 1/7th share in the said 15.625 Sataks) in the said Dags, absolutely and forever;

viii) In the events aforesaid, the Vendor herein became seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner / raiyat, amongst other properties, to **ALL THOSE** the various pieces or parcels of land containing an area of **1.95 Sataks** (being his 1/8th share out of total area of 15.625 sataks owned by the heirs of the said Monmothoath Mondal by virtue of the said Decree) comprised in various Dags, recorded various Khatians, in Mouza Atghara, J.L. No.10, under Police Station Baguihati, Sub-Registration Office A.D.S.R. Bidhannagar (Salt Lake City), in the District of North 24-Parganas, within the limits of Rajarhat Gopalpur municipality, Ward No.9, absolutely and forever, morefully described in the **SCHEDULE** hereunder written (and hereinafter referred to as "the **SAID PROPERTY**"), full details whereof are mentioned hereinbelow:

R.S/L.R. Dag No.	L.R. Khatian No.	Total Area in Dag (in Satak)	Share of the Vendor	Area Owned, being conveyed (in Satak)
524	401, 444, 495, 518, 595, 686, 840, 924, 948, 625, 841 & 577 (this Khatian in the name of Monmotho Nath Mondal) (R.S.Khatian Nos.521 & 522 and C.S.Khatian Nos.119 & 121)	2 (entire Dag)	1.5625	0.0312
529		12 (entire Dag)	1.5625	0.1872
532		61 (entire Dag)	1.5625	0.9516
539		17 (entire Dag)	1.5625	0.2652
554		06 (entire Dag)	1.5625	0.0936
555		27 (out of 71 Satak in this Dag)	1.5625	0.4212
Total:				1.95

- ix) That the said Property is free from all encumbrances mortgages charges liens lispens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- x) That the Vendor is in uninterrupted and exclusive "Khas" peaceful vacant possession of the said Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendor has been using the same for their personal use and cultivation;
- xi) That the Vendor has duly made payment of the Khajana in respect of the said Property;
- xii) That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- xiii) That the Vendor never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendor ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- xiv) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- xv) That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- xvi) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendor for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xvii) That there is no impediment or restriction under any law for the time being in force in the Vendor selling conveying and transferring the said Property and/or their respective portions thereof unto and in favour of the Purchaser.
- xviii) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof nor filed any suit or other legal proceeding in respect thereof nor is the Vendor aware of any such claim, notice, suit or proceeding and that save and except the Vendor, no other person can claim any right title or interest whatsoever in the said Property or any part thereof.
- xix) That the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispens or annuity, (c) any right of residence or

maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

- B. The Vendor, being in urgent need of money, approached the Purchaser and offered to sell transfer convey assign and assure the said Property to the Purchaser and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendor and believing the same to be true and correct and acting on faith thereof, the Purchaser agreed to purchase and acquire the said Property from the Vendor absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Property for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.
- C. The Purchaser has at or before execution of this deed of sale paid to the Vendor the entire amount of the said mutually agreed consideration and have called upon the Vendor to grant this conveyance in favour of the Purchaser.

I. **NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs.7,50,000/=** (Rupees seven lacs fifty thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchaser **ALL THAT** the said Property, fully described in the **SCHEDULE** hereunder written, **and** all ownership share portions rights title and interest therein of the Vendor and/or his predecessors in title with all ownership rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendor in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents thereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendor into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **TO HAVE AND TO**

HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done committed executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** 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 properties 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;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights 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;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands 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 Vendor's predecessors-in-title.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive 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 having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendor or any person or persons claiming as aforesaid.
- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or the Vendor's predecessors-in-title shall and will from time to time and at all times

hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

- (vii) **AND THAT** the Vendor shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchaser produce or cause to be produced to the Purchaser or his agent or agents or any person or persons as the Purchaser may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said Property, including the Parcha and those hereinbefore recited, which have not been expressly delivered by the Vendor to the Purchaser, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchaser and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.
- (viii) **AND THAT** the Vendors have requested and requisitioned the Purchaser to make payment of the part / entire consideration in cash and accordingly at such request of the Vendor, the Purchaser have made payment of the part / entire consideration in cash to the Vendor, if and as per memo written hereinbelow.
- (ix) **AND ALSO THAT** the Vendor shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchaser and the Purchaser's successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchaser or the Purchaser's successors or successors in title or interest by reason of any defect in the title of the Vendor to the said Property or any part or portion thereof or by reason of any of the representations declarations and assurances made and/or given by the Vendor to the Purchaser being found to be untrue, incorrect, false or misleading.

III. AND THE VENDOR DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASER as follows:

- i) **THAT** the Vendor is and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the said Property for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendor on a demand being made by the Purchaser and the Vendor shall indemnify and keep saved harmless and indemnified the Purchaser in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchaser due to non-payment or delay in payment thereof;
- ii) **AND THAT** the said Property is under the Vendor's own direct cultivation and that there is no Bargadar or Bhag Chasi in the said Property or any part thereof;
- iii) **AND THAT** the Vendor had first offered the said Property to the contiguous owners of the said plots of land and that upon their refusal to purchase the same, the Vendor herein has approached and negotiated with the Purchaser herein for the sale and transfer of the said Property to the Purchaser. The Vendor doth hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchaser herein against all claims, demands, injury, loss or any other harmful action against the Purchaser by any person claiming any right on the said Property.

(iv) **AND THAT** the Vendor shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchaser herein from time to time for having the name of the Purchaser mutated in respect of the said Property hereby sold and conveyed;

THE SCHEDULE ABOVE REFERRED TO:
(said Property)

ALL THOSE the various pieces or parcels of land, recorded as "Sali" containing an area of **1.95 Sataks** more or less, comprised in various Dags, recorded in **L.R.Khatian Nos.401, 444, 495, 518, 595, 686, 840, 924, 948 & 577 (R.S Khatian Nos.521 & 522 and C.S. Khatian Nos.121 & 119)**, in Mouza Atghara, J.L. No.10, under Police Station Baguihati, Sub-Registration Office A.D.S.R. Bidhannagar (Salt Lake City), in the District of North 24-Parganas, within the limits of Rajarhat Gopalpur municipality, Ward No.9, full details whereof are mentioned hereinbelow:

R.S/L.R dag No.	L.R. Khatian No.	Total Area in Dag (in Satak)	Share of the Vendor	Area Owned, being conveyed (in Satak)
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539		17 (entire Dag)	1.5625	0.2652
554		06 (entire Dag)	1.5625	0.0936
555		27 (out of 71 Satak in this Dag)	1.5625	0.4212
Total:				1.95

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Vendor hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

Suresjit Mondal

SIGNED SEALED AND DELIVERED by the withinnamed **VENDOR** at Kolkata:

Suresjit Sen.

Vinod Kumar Jaiswal
of Atghara - P.S. Rajarhat
Dist - 24 Prgns. (North)

SIGNED SEALED AND DELIVERED by the withinnamed **PURCHASER** at Kolkata:

Suresjit Sen.

7B, Kiran Sankar Roy Road.
Kolkata - 700 001.

For SUPERIOR VINIMAY Pvt. Ltd.
By the pen of

Sujohanno

AUTHORISED SIGNATORY
(SINIL KUMAR LOHARUKA)

Vinod Kumar Jaiswal

RECEIPT AND MEMO OF CONSIDERATION:

RECEIVED of and from the withinnamed Purchasers the withinmentioned sum of **Rs.7,50,000/=**
(Rupees seven lacs fifty thousand) only being the consideration in full payable under these presents as per
memo written hereinbelow:

MEMO OF CONSIDERATION:

1. By Cheque No.801460 dated 26/04/10 on The Royal Bank of
Scotland N.V. CD-16, Sector 1, Salt Lake City, Kolkata - 700 064,
India, favouring the **Vendor** for...

Rs.7,50,000/=

Rs.7,50,000/=

Suranjit Mondal

WITNESS:

Suranjit Sen.

Ujjwal Kumar Jain

Drafted By:

Shanayshukna

Advocate, High Court, Calcutta



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

Endorsement For Deed Number : I - 05114 of 2010
(Serial No. 04139 of 2010)

On 28/04/2010

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

Presented for registration at 17.10 hrs on 28/04/2010, at the Private residence by Sunil Kumar Loharuka, Claimant.

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

Execution is admitted on 28/04/2010 by

1. Surendra Mondal, son of Late Mochomtho Nath Mondal, Mouza Alghara, Thana:-Rajarhat, District:-North 24 Parganas, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : Others
2. Sunil Kumar Loharuka
 Authorised Signatory, Superior Vinimay Pvt Ltd, D C 9/28, Shastri Bagan, Deshbandhu Nagar, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700059.
 By Profession : Service.
 Identified By: M. Mahato, son of Late N. Mahato, 7 B, Kiron Sankar Roy Road(Hastings Street), Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001, By Caste: Hindu, By Profession: Service

(Tarak Baran Mukherjee)
 ADDL REGISTRAR OF ASSURANCES-II

On 29/04/2010

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

Admission made in accordance with West Bengal Registration Rules, 1962 duly stamped under schedule 1A, sub-section 1 of the Indian Stamp Act 1899.

Payment of Fees:

Fee Paid = Rupees value under rule - A(1) = 8239/-, E = 7/-, J = 35/-, M(a) = 25/-, M(b) = 4/- on 28/04/2010

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.-750000/-

Certified that the required stamp duty of this document is Rs.- 45010 /- and the Stamp duty paid as: Impositive Rs.- 100/-

Deficit stamp duty

Of late stamp duty, The 45000/- is paid 62086921/04/2010 State Bank of India, TEGHORIA RAMKUNATHPUR, Kolkata on 29/04/2010

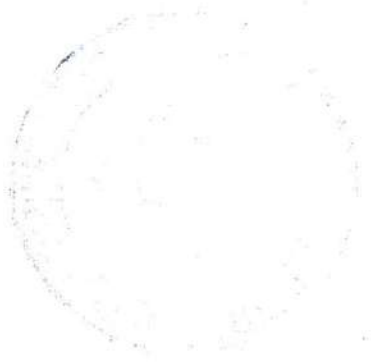
29.04.10 (Tarak Baran Mukherjee)
 ADDL REGISTRAR OF ASSURANCES-II



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

Endorsement For Deed Number : - 05114 of 2010
(Serial No. 04139 of 2010)

(Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II



29.04.10 (Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 2 of 2

Sl. No. Signature of the executants / and/or Purchaser



S. Subramanian

Index	Ring	Middle (Left Hand)	Fore Hand)	Thumb
Thumb	Fore	Ring (Right Hand)	Middle Hand)	Little



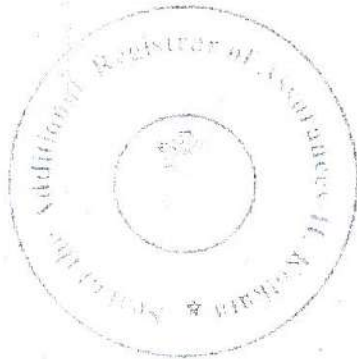
Sesangit Mondal

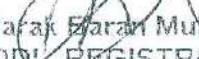
Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little
Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

Certificate of Registration under section 60 and Rule 69.

Registered in Book -I
CD Volume number 14
Page from 6742 to 6755
being No 05114 for the year 2010.




(Tarak Baran Mukherjee) 30¹ April-2010
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. -II KOLKATA
West Bengal

24

1.3610
4

04587

1

I-07981



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Admissible under Rule 21 & also
u/s 5 (1) of W. B. L. R. Act. 1958
duty Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No. 23
Fees Paid.

Stamp duty of Rs. 9000
as per...
as per...
Bank Draft No. 780657
Date 13/4/07
Barisal

A 1639
A 28
mb A
1671
08 DEC 2008

DEED OF CONVEYANCE

THIS DEED OF INDENTURE is made this 13th day of April
two thousand seven Christian Era BETWEEN RISHIKA JAISWAL
daughter of Sri Vinod Kumar Jaiswal, by faith Hindu, Indian Citizen, by
occupation Business and residing at Athara, P.S. Rajarhat, Dist.- North
24 Parganas hereinafter called the VENDOR (which expression shall
unless excluded by or repugnant to the context be deemed to mean and
include her heirs, executors, administrators, representatives and assigns)
of the ONE PART;

Rajarhat
100
Bid 9000
9100
Sale
23

150000
A 1639
A 28
MCO 4
1671

cf 101

MV 341000
A 210
007776
1/12/08
Chomraje
2011250
270
20
13/4/07

20/8
Stamp: 20/8
received on 8-12-08
as per Misc. Receipt No. 4732
dated 8-12-08

2

Stamp: NORTH 24 PARGANAS
8-12-08

AND

M/S PRAYAG DEALCOMM (P) LTD, a Company incorporated under the Indian Companies Act 1956, having its registered office at 8/1 Lalbazar Street, Kolkata - 700001 hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, administrators and assigns) of the OTHER PART;

WHEREAS by an indenture of a Bengali Deed made between Kaochhar Ali Tarafdar described as therein the Vendor, sold, conveyed and transferred a part of land an area of 2.25 Satak, $\frac{1}{4}$ share of the Vendor out of 9 Satak on the C.S. Dag No. 567, C.S. Khatian No. 118 comprised in R.S. Dag No. 553, R.S. Khatian No. 530, L.R. Khatian No. 263 along with other land situated in Mouza Atghara, P.S. Rajarhat, Dist.- North 24 Parganas in favour of Rishika Jaiswal described as therein the Purchaser the Vendor herein this deed which executed and registered in the office of A.D.S.R.O. Bidhan Nagar vide recorded in Book I, Volume No. 62, Pages 96 to 108 and Being No. 01121 for the year 2003.

AND WHEREAS the Vendor Rishika Jaiswal as become the absolute and bonafide owner of the land measured an area of 2.25 Satak by virtue of the aforesaid purchase deed she has a fair and marketable title to transfer the said land to any purchaser or purchasers free from all encumbrances.

AND WHEREAS now the Vendor in urgent need or money, has declared to sell the hereunder schedule landed property and the Purchaser has agreed to purchase the land measuring an area of 2.25 Satak or equivalent to

...1 (one) Cottah ...6 (Six) Chittack ...0 (Zero) Sq ft. be the same or a little more or less more fully described in the schedule hereunder written and for the consideration price of Rs. 1,50,000/- (Rupees one Lakh Fifty thousand.....) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 1,50,000/- (Rupees one.....Lakh Fifty thousand.) only to the Vendor paid by the Purchaser as per Memo below at or immediately before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from same and every part thereof hereby acquit release and for ever discharge the said purchaser as well as the said land particularly described in the schedule hereunder written) the Vendor doth hereby sell, grant, convey, transfer, assign unto the Purchaser free from all encumbrances attachments charges, liens, lispensens ALL THAT piece or parcel of Rayat Dekhali Swattya land and all rights easements 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 so to be with the appurtenances unto the Purchaser absolutely and for ever free from all encumbrances whatsoever.

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

1. THAT notwithstanding any act deed matter or things whatsoever done by the Vendor or his predecessor-in-title or any of he done executed or knowingly suffered to the contrary, the Vendor in fully

and absolutely seized and possessed of the conditions, use trust for other thing whatsoever to alter or make void the same.

2. THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right full lawful absolute authority and indefeasible title to grant transferred and assigned or expression or intended to be with the appurtenances unto and to the use of the Purchaser in the in the manner aforesaid and according to the true intent and meaning of these presents.
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 land hereby granted transferred and assigned and take rents and profits thereof absolute use and benefit without any lawful hindrance, interruption, disturbances, suit, eviction, claim or demand whatsoever from or by the Vendor or any person whatsoever.
4. THAT free clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the cost and expenses of the Vendor and sufficiently saved defended kept harmless and other estate right, title claim or demand whatsoever from or by the Vendor or any person or persons whatsoever AND mortgages, charges, liens, lispens attachments and encumbrances whatsoever.
5. FURTHER THAT the Vendor and all person having and lawfully claiming any estate, right, title or interest unto upon the said land and every part thereof from under or in trust for the Vendor and predecessor in title or any of him shall and will from time to time and at all

times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed, all such acts, assurances and things whatsoever for further better and perfectly assuring the said land hereby granted, conveyed, transferred and assigned or expressed or intended so to be transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required.

6. THAT no notice issued under the Public Demand Recovery Act has been served on the Vendor nor any such notice has been published.
7. THAT the Vendor has not yet received any notice of requisition or 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 Vendor and he is not the benamdar of any one.

AND the Vendor deliver this day khas possession of the said land unto the Purchaser.

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of *Sali* Land measuring an area of undivided 2.25 Satak or equivalent to 1 Cottah 6 Chittacks ◯ Sq ft. be the same or a little more or less being the Par of C.S. Dag No. 567. C.S. Khatian No. 118 comprised in R.S. & L.R. Dag No. 553, R.S. Khatian No. 530, L.R. Khatian No. 263, J.L. No. 10, R.S. No. 133, Touzi No. 172

which lying and situate in Mouza Atghara, P.S. Rajarhat, Dist. North 24 Parganas within the limit of Rajarhat Gopalpur Municipality Word No. 6 and under the Jurisdiction of A.D.S.R.O. Bidhan Nagar.

The land is Rayat Dakhali Swattiya under the Govt. of West Bengal.

IN WITNESS WHEREOF the Vendor had hereunto set and subscribed his hand on the day, month and year first above written.

SIGNED AND DELIVERED by
the VENDOR at Kolkata in
the presence of :

1. Billesh Dm.
Atghara.
2. Byshu Nath
Terhara
12.1.57

Rishika Jaiswal

SIGNATURE OF THE VENDOR

Drafted by:
Anandona Kala
Adw.
Gostha Behari Ghosh
Jagadishpur
License No. - DW-2VI-1
A.D.S.R.O. Bidhan Nagar

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/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>Madam Gopal Sahu</i>	LH.					
	RH.					

ATTESTED :- *Madam Gopal Sahu*

 <i>Ristula Jaiswal</i>	LH.					
	RH.					

ATTESTED :- *Ristula Jaiswal*

PHOTO	LH.					
	RH.					

ATTESTED :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 1,50,000/- (Rupees One lakh fifty thousand —) only in full payment of the consideration money as per memo below: -

MEMO OF CONSIDERATION

By A/c. Payee cheque
being no 415359 dt. 13.4.2007.
drawn upon Corporation Bank.
Kof- 13.

4,50,000/-

One lakh fifty thousand only .

1,50,000/-

Rupees

Rishika Jaiswal

SIGNATURE OF THE VENDOR

WITNESSES

1. Bikesh Jaiswal

2. Bishu Nath

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 1,50,000/- (Rupees One lakh fifty thousand —) only in full payment of the consideration money as per memo below: -

MEMO OF CONSIDERATION

By A/c. Payee cheque
being no 415359 dt. 13.4.2007.
drawn upon Corporation Bank.
Kof- 13.

4,50,000/-

One lakh fifty thousand only .

1,50,000/-

Rupees

Rishika Jaiswal
SIGNATURE OF THE VENDOR

WITNESSES

1. Billesh Jais.

2. Bishu Nath



Registrar & I O
North 24 Parganas
(D. S. R. I)

113 APR 2007



Registrar & I O
North 24 Parganas
(D. S. R. I)

Book No.
Volume No.
Page.....
Being No.....
of the year 2008..

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 2111 to 2120
being No 07981 for the year 2008.



(X) 19-March-2009
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal