

06909/5 7

08349

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

004118

प्रमाणित
 म. व.
 नं. 2601/11 (NPA)
 P-1/2000
 दि. 3.9.2000

M.v 16,36,368/-

111584
 37740.00
 22/8
 40070
 5194.00
 22/8
 DEED OF CONVEYANCE

THIS INDENTURE is made this 1st day of Sept Two Thousand Five BETWEEN SUNNAT ALI MONDAL, son of Rahamat Ali Mondal, by faith Muslim, by Nationality Indian, by occupation - Landholder, residing at Atghara under Rajarhat Police Station in the District of North 24-Parganas, hereinafter called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART ;

AND

A 603/-
 R 55/-
 M 25/-
 MW 4/-
 6130

A. Kala

Admin

1700

1000

4000

4000
4000

मजदुर
कोटि प्रमाण कर
कोटि प्रमाण कर
मजदुर वार्डन कर
मजदुर वार्डन कर

30 MAY 2015

487. - 400

268000

4000 RS
ans

2200 PM

1st Sep 05
Bijay Karmakar, me & the Executive



11933

Bijay Karmakar

Signature

1/9/05



11932

Sunnat Ali Mordal

Bijay Karmakar S/o Kamal padekar
of N.S.S. Kalyani, Dist. Nashik, by faith -
by occupation - Business
Sunnat Ali Mordal S/o Rahmat
Mordal, by faith - Hindu, by occupation
Landholder of Atghore, P.S. Rajawhat
Dist - Zalgir (W)

Signature

Kamal Barmaje
S/o K.S. Barmaje
of 12/1, Lindsay St
KOL-87
Barmaje

Kamal Barmaje
S/o K.S. Barmaje
12/1, Lindsay St
KOL-87
Barmaje

1/9/05



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

004119

--: (2) :-

A N D

BIJOY KARMAKAR, son of Kundu Pada Karmakar of N.S.S. Kalyani Dist. Nadia, by caste Hindu, by occupation Business, Indian Citizen, hereinafter called the "CONFIRMING PARTY" I do hereby affirm and confirm that I am Advance money paid holder in concern the Land is being sold in this Deed, the Purchaser is my approved.

A N D

M/S. NEPTUNE VANIJYA PVT.LTD. a company incorporated under the Indian Companies Act, 1956, having its registered office at 8/1, Lalbazar Street, Kolkata - 700 001, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office and administrators and assigns) of the OTHER PART ;

WHEREAS

1000Rs.



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

004120

-: (3) :-

WHEREAS One Rahamat Ali Mondal seized and possessed and legal honafide recorded owner of land measuring 4 (four) decimals as recorded .4375 part out of 9 (Nine) decimals being the part of R.S. Dag No. 710 and an another land measuring .4062 decimals as recorded .4062 part out of 01 decimals being the part of R.S. Dag No. 525 as duly recorded in favour of the Rahamat Ali Mondal in the Last Jamabandi L.R. Settlement Zarip by Kri Khatian No. 806. The land which lying and situate in Mouza Atghara, Police

Station

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

004121

-: (4) :-

Station Rajarhat in the district of North 24-Parganas and also under J.L. No. 10, R.S. No. 133, Touzi No. 172 of present L.R. Touzi No. 10 and within the limit of Ward No. 6 Rajarhat Gopalpur Municipality.

AND WHEREAS the said Rahamat Ali Mondal by a registered Deed of Gift registered at the Office Registrar of Assurance Calcutta recorded in Book No. I, Volume No. 3, Pages 1 to 13 and Being No. 05982 for the year 2002 made Gift and transferred in favour of

his

-: (5) :-

his son Sunnat Ali Mondal the Vendor herein an area of 16 (sixteen) Decimals, ^{in R.S. Dag No- 534,} out of which the Vendor has sold out 3 (three) Decimal of land, along with other properties at Mouza Atghara, P.S. Rajarhat, District of North 24-Parganas and also Ward No. 6, Rajarhat Gopalpur Municipality.

AND WHEREAS the Vendor Sunnat Ali Mondal is the absolute and legal bonafide owner of the landed property 13 Decimals at R.S. Dag No. 534 and the Vendor for his urgent need of money has agreed to sell his aforesaid khas landed property and the Purchaser has agreed to purchase all that 12 Decimals say 7 (seven) cottahs 4 (four) Chittacks 8 (Eight) square feet be the same or a little more or less which is particularly described in the Schedule hereunder written hereinafter called the said property at or for the consideration of Rs. 5,50,000/- (Rupees five lacs fifty thousand only).

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the sum of Rs. 5,50,000/- (Rupees five lacs fifty thousand only) of the lawful money of Union of India in hand and truly paid by the Purchaser to the Vendor on or before the doth hereby admit and acknowledge and of and from the same

and

-: (6) :-

and every part thereof doth hereby acquit and release and discharge the Purchaser, the Vendor doth hereby indefeasibly grant, convey, transfer assure and assign free from all encumbrances, attachments, liens, charges unto and to in favour of the Purchaser ALL THAT Piece and parcel of land measuring an area of 12 decimals be the same a little more or less at Dag No.534 Mouza Atghara, P.S. Rajarhat in the district of North 24-Parganas morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said land.

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

1. THAT notwithstanding any act deed matter or thing whatsoever done by the Vendor or his predecessor-in-title or any of them done executed or knowingly suffered to the contrary the Vendor in fully and absolutely seized and possessed of the conditions, use trust for other things whatsoever to alter or make void the same.
2. THAT notwithstanding any such, act, deed or things whatsoever aforesaid, the Vendor now have good right full lawful absolute authority and indefeasible title to grant transferred and assigned or expression or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

3. THAT

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, lispendens attachments and encumbrances whatsoever.

5. FURTHER THAT the Vendor and all persons 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

-: (8) :-

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 the said land or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income tax, Wealth Tax, or Gift Tax authorities or Department or under the provision of the Public Demand Recovery act or otherwise and that no certificate has been filed in the office of certificate officer under the provisions of the public demand recovery act and no steps taken in execution of any certificate at the instance of the Income tax and/or Estate Duty Authorities.
7. THAT no notice issued under the Public Demand Recovery act has been served on the Vendor nor any such notice has been published.
8. THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the Schedule below.

It

-: (9) :-

It is hereby declared that the land, described in the schedule below, is the self acquired property of the vendor and he is not benamdar of any one.

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

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT Piece and parcel of Sali land measuring an area of 12 (twelve) decimals comprised in R.S. Dag No. 634, L.R. Khattian No. 806, J.L. No. 10, R.S. No. 133, Touzi No. 172 at present L.R. Touzi No. 10, of Mouza Atghara, Additional District Sub-Registration Office Bidhan Nagar (Salt Lake City) under Ward No. 6 within the jurisdiction of Rajarhat Gopalpur Municipality under Rajarhat Police Station in the district of North 24-Parganas.

The land is Rayat Dakhali swattiya under the Govt. of West Bengal. The proportionate annual rent will be paid as per land holding Revenue Act. Govt. of West Bengal.

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

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

Sunand Ahl Mardar
SIGNATURE OF THE VENDOR







1. *Amant Kd*
2. *Rama Banerjee*
12ft. Lindsay st Kol 87

Bijay Karmakar
SIGNATURE OF *the confirming party*






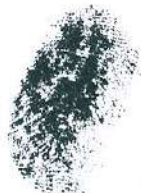





ATURE OF THE
RESENTANT/
CUTANT/SELLER/
BUYFR/CAIMENT
WITH PHOTO

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>Bijay Karmali</i>	LH.					
	RH.					

ATTESTED :-

 <i>Soumen Ghosh</i>	LH.					
	RH.					

ATTESTED :-

 <i>Sushil Bhatnagar</i>	LH.					
						

ATTESTED :-

-: (10) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 5,50,000/- (Rupees five lacs fifty thousand only) in full payment of the consideration money as per Memo below :

MEMO OF CONSIDERATION

Paid by *Mr. Bijay* Cheque No. 378803. Rs.
Drawn on Corporation Bank, *Chharmulda*
Street, *Kotkela* 700013. Dt 29.08.2005. 5,50,000/-
for the amount Rs. 5,50,000/-

TOTAL Rs. 5,50,000=00
=====

(Rupees five lacs fifty thousand only).

WITNESSES:

1. *Aman K. D.*
AR.

Sumanjit Mondal

SIGNATURE OF THE VENDOR.

2. *Kamal Banerjee*

Bijay Karmakar

SIGNATURE OF THE CONFIRMING PARTY

Drafted by :

Aman K. D.
AR. U. V.
cl.

Typed by :

Sumanjit Mondal
K. S. Mondal of Bikash Bhawan,
Salt Lake City, Kolkata - 91.

00027

207403



500Rs.



2
21/16

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 573077

Stampable under rule 21 and 22
S 5 (1) of the W. B. L. R.
Act. 1955 duty Stamped Exempt
from does not require stamp duty
under the Indian Stamp Act.
1899. Schedule I. A. No. 23+4+4

1133 - 41/1/70/-

28 - 3.12.01

982 - 41/1/70/- ad. 15 12/85

2733 378927 dt 21/10/06 B/160207

10/ Fee Paid 2753/-

Supra draft 37600/- (NO 128565)

27/1/06

Dist. District Sub-Reg.
Bhawanagar (Soh Lab)

CONVEYANCE
VALUED AT RS. 2,50,000/-

Somlath Ave Br Cl
File 5170/-

Seal on
28/1/06

207403
S-4000/-
D-16020/-
20,020/-
250,000/-
Salit Dec + Dec
23+4+4
A-2733/-
B-77/-
C-77/-
2753/-

THIS INDENTURE is made on this 3rd day of January Two Thousand Six BETWEEN JAFAR ALI MONDAL, son of Late Manick Mondal, by faith Muslim, Indian Citizen, by occupation - Landholder and residing at Atghara, P.S. Rajarhet, District North 24-Parganas, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART ;

AND

NOTARIAL
21/10/06

500Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 573078

-: (2) :-

A N D

M/S. LAGAN COMMODITIES PVT. LTD. , Company incorporated under the Indian Companies Act, 1956, having its registered office at 8/1, Lalbazar Street, Kolkata - 700 001 (3rd floor), 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 ;

VINOD KUMAR JAISWAL, son of Late Trebeni Prasad Jaiswal, residing at Atghara, P.S. Rajarhat, Dist. North 24-Parganas, by faith Hindu, Indian, by occupation Business, hereinafter called the "CONFIRMING PARTY".

WHEREA

ANNUAL 5



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 573079

-: (3) :-

WHEREAS the Vendor Jafar Ali Mondal along with his brothers Yar Ali Mondal, Omar Ali Mondal, Momrej Ali Mondal all sons of Manick Mondal and Rahat Bux Mondal, son of Madar Bux Mondal collectively purchased an area of land 08 decimals of C.S. Dag No. 731, R.S. Dag No. 722, an area of land 06 decimals of C.S. Dag No. 734, R.S. Dag No. 725 under C.S. Khatian No. 341/1, R.S. Khatian No. 370, and an area of land 11 decimals of C.S. Dag No. 717, R.S. Dag No. 707 under C.S. Khatian No. 341, R.S. Khatian No. 368 in Mouza - Atghara, P.S. Rajarhat, District 24-Parganas. They purchased from the sellers therein (1) Faraj Tarafdar, son of Late Ahad Bux Tarafdar, (2) Dukhi Tarafdar son of Late Elem Bux Tarafdar and (3) Saranjan Bibi, wife of Late Ahmed Ali Mondal and (4) Elejan Bibi wife of Komoraddin Mallick of Atghara, P.S. Rajarhat, District

500Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 573080

-: (4) :-

24-Parganas vide a registered Deed at Cossipore Dum Dum Registry Office recorded in Book No. I, Volume No. 31, Pages 274 to 277, and Being No. 2551 for the year 1968.

AND WHEREAS the Vendor herein Jafar Ali Mondal and his four co-sharers became the absolute and bonafide owner of 1/5th share of each in the aforesaid plots or Dags No. 722, 725 and 707 totally land of 25 decimals and then after the said Rehat Bux Mondal died intestate leaving behind him his wife Sokarjan Bibi and only sister Sakina Khatun alias Bibi and they inherited into the left property of deceased Rehat Bux Mondal according to the Muslim succession Act.

AND

500Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 573081

-: (5) :-

AND WHEREAS the Vendor herein Jagar Ali Mondal as became the absolute and bonafide owner of the 1/5th or 20% sharer of total land of 25 decimals which duly recorded in L.R. Settlement Zarip in Khatian No. Kri 379 and also purchased 1/4th share land from the seller Sakina Bibi alias Khatun out of the inherited into left property of her brother Rehat Bux Mondal as recorded L.R. Settlement Khatian No. Kri 718 vide Vendor's purchased Deed recorded in Book No. I, Volume No. 108, pages 143 to 166, Being No. 5336 for the year 1988 and by an another deed recorded in Book No. I, Volume No. pages to Being No. 5396 for the year 1988, both the deeds were registered at A.D.S.R.O. Bidhannagar.

AND



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 573083

-(7) :-

AND WHEREAS the Vendor herein has agreed to sell hereunder schedule landed property and the Purchaser has/have agreed to purchase ALL THAT piece and parcel of land totalling an area 5.94 decimals more or less or equivalent to 3 cottahs 9 Chittaks 23' square feet more or less undivided his full share of khas land morefully and particularly described hereunder written hereinafter called the said property at or for the consideration of Rs. 2,50,000/- (Rupees two lacs fifty thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement in consideration of the said sum of Rs. 2,50,000/- (Rupees two lacs fifty thousand only) paid by the Purchaser before the execution of these presents the receipt of which

the

500Rs.



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

00AA 573084

-: (8) :-

the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquired, released and discharge the purchaser its heirs, executors, administrators and legal representatives every one of the said convey, transfer and assure unto the Purchaser its heirs, successors administrators free from all encumbrances all that piece and parcel of land measuring 5.94 decimals be the same a little more or less at Mouza Atghara, P.S. Rajarhat, at Dag Nos. 707, 725 and 722 and J.L. No. 10, Touzi No. 172, morefully and particularly described in the schedule hereunder written and hereinafter called the said property.

OR HOWSOEVER OTHERWISE the said land or any part thereof now are or is heretofore were or was situated tenanted butted bounded

called

-: (9) :-

called known numbered described distinguished together with walls, water course, lights, rights, liberties privileges easements, appendages, appurtenances whatsoever to the said land belonging or in anywise appurtenant or usually held or enjoyed therewith or reputed to or to be appurtenant thereto. And all the estate right title interest claim and demand whatsoever of the vendor into or upon the said property or any part thereof together with all deeds pattans and muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are or thereafter shall or may be in the possession power or control of the Vendor or any other person or persons from whom he or she or any of him may procure the same without any action together with the benefits of all covenants relating to any deeds pattans and muniments of title whatsoever in any way relating to any concerning the said property hereby granted transferred and conveyed or expressed so to be unto and to the use of the purchaser that notwithstanding any act, deed or thing by the vendor by any of his ancestors or predecessors in title done executed or knowingly suffered to the contrary the vendor is now lawful rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted, transferred and conveyed or expressed so to be and every part thereof for perfect and indefeasible estate or inheritance without any manner or condition and use trust or other things whatsoever to alter defeat encumber or make void the said and that notwithstanding any such act deeds or thing whatsoever as aforesaid by the vendor have now himself have good right full power

to

-: (10) :-

to grant the said property hereby granted, transferred and conveyed expressed as to be unto and to the use of the Purchaser shall and may at all times hereafter peaceably and quietly possess enjoy the said land received the rents, issues and profits thereof without any lawful eviction interruptions claim or demand whatsoever from or by the Vendor any person or persons lawfully equitably claiming from under or intrust for him or from or under any of his ancestors or predecessors in title and that free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or by any of his ancestors or predecessors in title or any persons or persons lawfully or equitably from under or intrust for his and further the vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said property or any part thereof and at the request and costs of the Purchaser do and execute or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser manner aforesaid as shall or may be reasonably required.

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE :

ALL THAT pieces and parcel of Sali land containing an area of 5.94 decimals or equivalent to 3 (three) cottahs 9 (Nine) Chittacks 23' (twenty three) square feet more or less

undivided

-: (11) :-

undivided land out of 25 decimals mentioned hereunder lying and situate in Mouza Atghara, P.S. Rajarhat, District North 24-Parganas within the limit of Rajarhat Gopalpur Municipality under Ward No. 6 within the jurisdiction of A.D.S.R.O. Bidhan Nagar (Salt Lake City), J.L. No. 10, R.S. No. 133, Touzi No. 172.

Sl. No.	R.S. Khatian No.	L.R. Khatian No.	R.S. & L.R. Dag No.	Area of Land	sold area
1.	370	718	722.	08 Dec.	1.9 Dec.
2.	370	379	725	06 "	1.43 "
3.	368	379	707	11 "	2.61 "

The conveyed land 23.75% out of 25 decimals i.e. 5.94 decimals land more or less being sold in this Deed.

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

IN WITNESS WHEREOF the vendor has hereunto set and subscribed his hands on the day, month and year first above written.

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

1. Satish Kumar [Signature]
47 C.I.T. Road Sec No VII M
Kolkata. 700054

[Signature]
SIGNATURE OF THE VENDOR.

2. Kalipada Das -
100 South Smither Rd
Kol - 30.

[Signature]
SIGNATURE OF THE CONFIRMING PARTY

RECEIVED

-: (12) :-

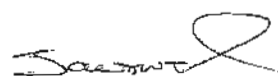
RECEIVED of and from within named Purchaser the within men-
tioned sum of Rs. 2,50,000/- (Rupees two lacs fifty thousand
only) in full payment of the total consideration as per memo
below :

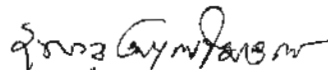
MEMO OF CONSIDERATION


Paid by cheque No - 378834 drawn from Corporation Bank dt 02/01/06 in favour of Vinod Kumar Jaiswal Dharmatala Branch.	Rs. 1,20,000/=
Paid by cheque No. 378833 drawn from Corporation Bank dt. 02/01/06 in favour of Jafar Ali Mondal. Dharmatala Branch.	Rs 1,30,000/=
TOTAL	<u>Rs. 2,50,000=00</u> =====

(Rupees two lacs fifty thousand only).

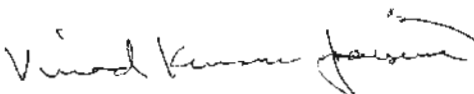
WITNESSES:

1. Salish Kumar 



SIGNATURE OF THE VENDOR. 

2. Kalipada Das.

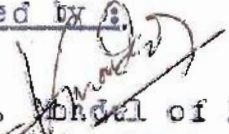


Confirming Party

Drafted by :

Gostha Behari Ghosh.
(Gostha Behari Ghosh)
of Jagadishpur, P. S. Rajarhat,
Licence No. DW-XVI-I.












Typed by :


K. S. Mondal of Bikash Bhawan,
Salt Lake City, Kolkata - 91.

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
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

 Soumen Bhosmick Soumen Bhosmick	LH.					
	RH.					

ATTESTED :-

 Vinod Kumar Jaiswal	LH.					
	RH.					

ATTESTED :- Vinod Kumar Jaiswal

 Vinod Kumar Jaiswal	LH.					
	RH.					

ATTESTED :- Vinod Kumar Jaiswal