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B. GINCOIA & CO. Advertisers
4E & F, Hastings Chamber
16, Kiran Shankar Roy Road,
Kolkata-700001

NAME.....
ADDRESS.....
RS.....

- 6 OCT 2005

SURANJAN MUKHERJEE

Licensed Stamp Vendor

G. G. Court

1, K.S. Roy Road, Calcutta.

Received at 11-40 Am.

2005
by SK Rabun Faruk

with

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8.10.05

SK Rabun Faruk 810 Lt
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Jazsala Dist Howrah.

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Vol- 69.

ADDITIONAL ASSISTANT

500Rs.



पश्चिम बंगाल WEST BENGAL

00AA 015090

-2-

context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART AND (1) NAVRAJ CONSTRUCTION PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Kolkata - 700 016, represented by its Director Rajesh Jhurjhunwala, son of S. K. Jhurjhunwala residing

at 10/4, Alipore Park Place, Kolkata - 700 027, (2) **RAJESH DEALERS PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 10/4, Alipore Park Place, Kolkata - 700 027, represented by its Director the said Rajesh Jhunjhunwala, (3) **SNEHRAJ SUPPLIERS PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 10/4, Alipore Park Place, Kolkata - 700 027, represented by its Director the said Rajesh Jhunjhunwala, (4) **SONALI SELECTION PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 10/4, Alipore Park Place, Kolkata - 700 027, represented by its Director Sonali Jhunjhunwala, wife of Rajesh Jhunjhunwala residing at 10/4, Alipore Park Place, Kolkata - 700 027, (5) **NAVIN DEALERS PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Kolkata - 700 016, represented by its Director Navin Jhunjhunwala, son of S. K. Jhunjhunwala residing at 10/4, Alipore Park Place, Kolkata - 700 027, (6) **YASHRAJ VINIMAY PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Kolkata - 700 016, represented by its Director the said Navin Jhunjhunwala, (7) **DEVIKA VANIJYA PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 66, Parwati Ghosh Lane, Kolkata - 700 007, represented by its Director the said Navin Jhunjhunwala, (8) **ADITI VYAPAAR PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 66, Parwati Ghosh Lane, Kolkata - 700 007, represented by its Director the said Rajesh Jhunjhunwala, (9) **RAJASTHAN DEALERS PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 12, Shibnath Shastri Sarani, Block "E", New Alipore, Kolkata - 700 053, represented by its Director the said Sonali Jhunjhunwala, (10) **RELIABLE VYAPAAR PRIVATE LIMITED** a

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Company within the meaning of the Companies Act, 1956 having its registered office at 12, Shibnath Shastry Sarani, Block "E", New Alipore, Kolkata - 700 053, represented by its Director K. C. Sipani son of Late Bulaki Chand Sipani, residing at 70, Ashutosh Mukherjee Lane, Howrah - 711 106, (11) **VIMLA MERCANTILE PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 12, Shibnath Shastry Sarani, Block "E", New Alipore, Kolkata - 700 053, represented by its Director Sushil Goenka, son of Late Anandi Lal Goenka, residing at 17, Hara Prasad Shastry Lane, Kolkata - 700 053, (12) **HANUMAN SUPPLY CHAIN PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at Block "E", Mercantile Building, 9/12, Lalbazar Street, Kolkata - 700 001, represented by its Director the said Sushil Goenka, (13) **SHREE GAJRAJ VANIJYA PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at Block "E", Mercantile Building, 9/12, Lalbazar Street, Kolkata - 700 001, represented by its Director the said K. C. Sipani, (14) **HARIPRASAD VINIMAY PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at Block "E", Mercantile Building, 9/12, Lalbazar Street, Kolkata - 700 001, represented by its Director the said Rajesh Jhunjhunwala, (15) **JAI DURGA SUPPLIERS PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at Block "E", Mercantile Building, 9/12, Lalbazar Street, Kolkata - 700 001, represented by its Director the said Navin Jhunjhunwala, hereinafter collectively referred to as 'the **PURCHASERS**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor(s)-in-interest and assigns) of the **OTHER PART** -

WHEREAS:

L The Vendor has represented to the Purchasers as follows:

A The Vendor is the lawful absolute owner and fully seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece or parcel of Danga land measuring about 4 decimals in L. R. Dag no. 1210 (R. S. Dag No. 1176) under L.R. Khatian No. 284 (previously Khatian no. 897), J.L. No. 10, Mouza Uniani, P.S. Jagacha, District Howrah, and more fully described in the **Schedule** hereunder written and hereinafter referred to as "**the said property**" free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever.

B The Vendor alongwith Rabia Khatun and Tajkia Khatun had purchased from one Anwar Ali Sana by and under a Deed of Absolute Sale (in Bengali) dated 24th March, 1982 and registered with Addl. District Sub-Registrar, Domjur, Howrah in Book no. I, Volume no. 21, Pages 36 to 39 being no. 836 for the year 1982, land measuring about 12 decimals in L. R. Dag, no. 1210 (R. S. Dag No. 1176) under L.R. Khatian No. 284 (previously Khatian no. 897), J.L. No. 10, Mouza Uniani, P.S. Jagacha, District Howrah. In terms of the said Deed, the share of the Vendor herein in respect of the said 12 Decimals of land is equivalent to 4 decimals, being the said property.

C The Vendor herein thus is the lawful absolute owner and fully seized and

possessed of and/or otherwise well and sufficiently entitled to the said property.
The Vendor does not own or possess any other land or area in the said L. R. Dag
no. 1210 (R. S. Dag No. 1176).

D. No person other than the Vendor has any right title or interest whatsoever in the
said property or any part thereof and the said property is free from all
incumbrances and liabilities whatsoever. The Vendor has been and is in actual
peaceful khas possession of the said property and every portion thereof absolutely
and has been personally enjoying and using the same without any interruption
whatsoever.

E. The said property or any part thereof is not affected by any Bargadar, Bhagchasi
occupancy or any other rights and no Bargadar or Bhagchasi is recorded in the
relevant records in respect of the said property or any part thereof.

F. The Vendor and/or his predecessors-in-title has not in any way dealt with the said
property or any part thereof whereby the right, title and interest of the Vendor
and/or his predecessors-in-title as to the ownership, use, enjoyment and sale of the
said property or any part thereof is or may be affected in any manner whatsoever.
The Vendor and/or his predecessors-in-title has not used the said property or any
part thereof for any purpose other than that for which the same was meant and has
not committed default of and/or contravened any provision of law applicable to the
said property or any part thereof.

6) No other agreement or arrangement whatsoever, written or oral, with any other person or entity relating to and/or concerning the said property or any portion thereof in any manner whatsoever is valid or subsisting.

7) There is no legal or other proceeding or any injunction or other order of any Court (Civil or Criminal) against the Vendor affecting, relating to or concerning the said property or any part or portion thereof in any manner whatsoever.

8) The predecessors-in-title of the Vendor's was and the Vendor is entitled to lawfully retain, own and transfer the said property under the relevant laws governing the same. There neither was nor is any bar or restriction, legal or otherwise, to the sale of the said property by the Vendor to the Purchaser as mentioned herein.

9) The Vendor has a good and marketable title to the said property, free from all encumbrances and liabilities whatsoever.

10) The Vendor has agreed to sell to the Purchasers and the Purchasers, relying on the aforesaid representations and assurances of the Vendor and believing the same to be true and correct and acting on the faith thereof, have agreed to purchase the said property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs. 1,45,000/- (Rupees one lac forty five thousand only). The Purchasers have at or before the execution hereof already paid to the Vendor the aforesaid total consideration of Rs. 1,45,000/- and the Vendor has already put the Purchasers in vacant, peaceful and khas physical possession of the said property in its entirety.

NOW THIS DEED WITNESSES that in pursuance of the said agreement and nomination and in consideration of the said sum of Rs. 1,45,000/- (Rupees one lac forty five thousand only) paid to and received by the Vendor at or before the execution of these presents, being the total consideration money for the transfer of the said property as aforesaid (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do hereby for ever acquit release and discharge the Purchasers as well as the said property hereby transferred and conveyed) the Vendor doth hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers absolutely and forever free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts prohibitions restrictions executions acquisitions requisitions attachments vesting easements liabilities and lis pendens whatsoever **ALL THAT** the piece or parcel of Danga land measuring about 4 decimals in L. R. Dag no. 1210 (R. S. Dag No. 1176) under L.R. Khatian No. 284 (previously Khatian no. 897), J.L. No. 10, Mouza Unsani, P.S. Jagacha, District Howrah, and more fully described in the **Schedule** hereunder written and hereinafter referred to as "**the said property**" **OR HOWSOEVER OTHERWISE** the said property or any part of portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **Together With** all benefits and advantages of ancient and other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto **AND** the

reversion or reversions remainder or remainders and the rents issues and profits of the said property and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendor in to and upon and in respect of the said property or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said property or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and for ever free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy-rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever **AND** the Vendor doth hereby covenant with the Purchasers that the Vendor is the absolute and lawful owner of and well and sufficiently seised and possessed of and entitled to the said property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendor doth hereby covenant with the Purchasers that neither the Vendor nor any of his predecessors-in-title have at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said property hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner aforesaid unto the

Purchasers **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor and/or any of his predecessors-in-title done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seised and possessed of and entitled to the said property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor has now in himself good right and full and absolute power to grant sell convey transfer and assure the said property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner aforesaid **AND** that the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or from under or in trust for any of his predecessors in title or any of them **AND THAT** the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever suffered or made or created in respect of the said property by the Vendor and/or his predecessors in title or any of them or by any person or persons lawfully and equitably claiming from under or in trust for the

Vendor or his predecessors in title or any of them as aforesaid or otherwise **AND THAT** all rates taxes all other impositions and/or outgoings payable in respect of the said property have been paid in full upto the date of these presents **AND THAT** the Vendor does not hold any excess land under the West Bengal Land Reforms Act, 1955 and/or under the Urban Land (Ceiling and Regulation) Act, 1976 and the said property or any part thereof has not been affected or vested under the said Acts or otherwise **AND THAT** the said property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or proceeding instituted or pending against the Vendor and/or concerning the said property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force **AND THAT** the said property is not affected by any notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority **AND THAT** no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act or any other acts for the time being in force and that the said property or any part thereof is not affected by any Notice or Scheme for acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever **AND THAT** no notice has been served on the Vendors and/or his predecessors in title or any of them for the acquisition of the said property or any part thereof under Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendor has no knowledge of issue of any such notice or notices under the above Acts and/or Rules for the time being in force affecting the said

property or any part thereof **AND THAT** no suit and/or proceeding are or is pending in any Court of law affecting the said property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority **AND** the Vendor covenants with the Purchasers that he and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said property or any part thereof from through under or in trust for him shall and will from time to time and at all times hereafter at the request of the Purchasers make do acknowledge and execute at the costs of the Vendor all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said property and every part thereof unto and to the use of the Purchasers as shall or may be reasonably required

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece or parcel of Danga land measuring about 4 decimals in L. R. Dag no. 1210 (R. S. Dag No. 1176) under L. R. Khatian No. 284 (previously Khatian no. 897), J.L. No. 10, Mouza Unsani, P.S. Jagacha, District Howrah, and delineated in **GREEN** borders in the map or plan annexed hereto and butted and bounded in the following manner:

On the North by	: land comprised in R. S. Dag No. 1197
On the East by	: land comprised in R. S. Dag No. 1176
On the West by	: land comprised in R. S. Dag No. 1176; and
On the South by	: land comprised in R. S. Dag No. 1177.

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

The said property is situated beyond 75 meters of the central line of Kona Expressway.

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

SIGNED AND DELIVERED by the CSM: CSMA/15/2/1/10
within-named Vendor at Kolkata in the
presence of

1) Boudip Maiti -

17, Govt Place Etw
Kolkata - 69.

2) SK. AKRAMALI
Unani, P.S. Jagacha
Hawrah

Read over and explain by
me in Bengali to SK. Golam
Faruk.

Boudip Maiti.

RECEIVED of and from the within-named Purchasers the within mentioned sum of Rupees one lac forty five thousand only being the consideration money in full payable to the Vendor under these presents as per the following -

MEMO OF CONSIDERATION

By Cash paid to the Vendor by the Purchasers at the time of execution of this Deed.

Rs. 1,45,000/-

(Rupees one lac forty five thousand only)

Witnesses:

17 Badip maita.
- 27 SKAKKAMALI

(S/S) (S/M) 24/10

SPECIMEN FORM FOR TEN FINGERPRINTS

DAG NO OF THE FOLLOWING LAND AT MOUZA
 UNSANI, I.L. NO. - 10, P.S. - JAGACHA, DIST. - HOWRAH,
 AREA SHOWN IN THE BORDER
 VENDOR - GULAM FARUK
 VENDEE - NAVRAJ CONSTRUCTION PVT. LTD. & OTHERS

R.S.	L.R.	DAG. NO	DAG. NO.	AREA IN DECIMAL
1176	1210			4.00

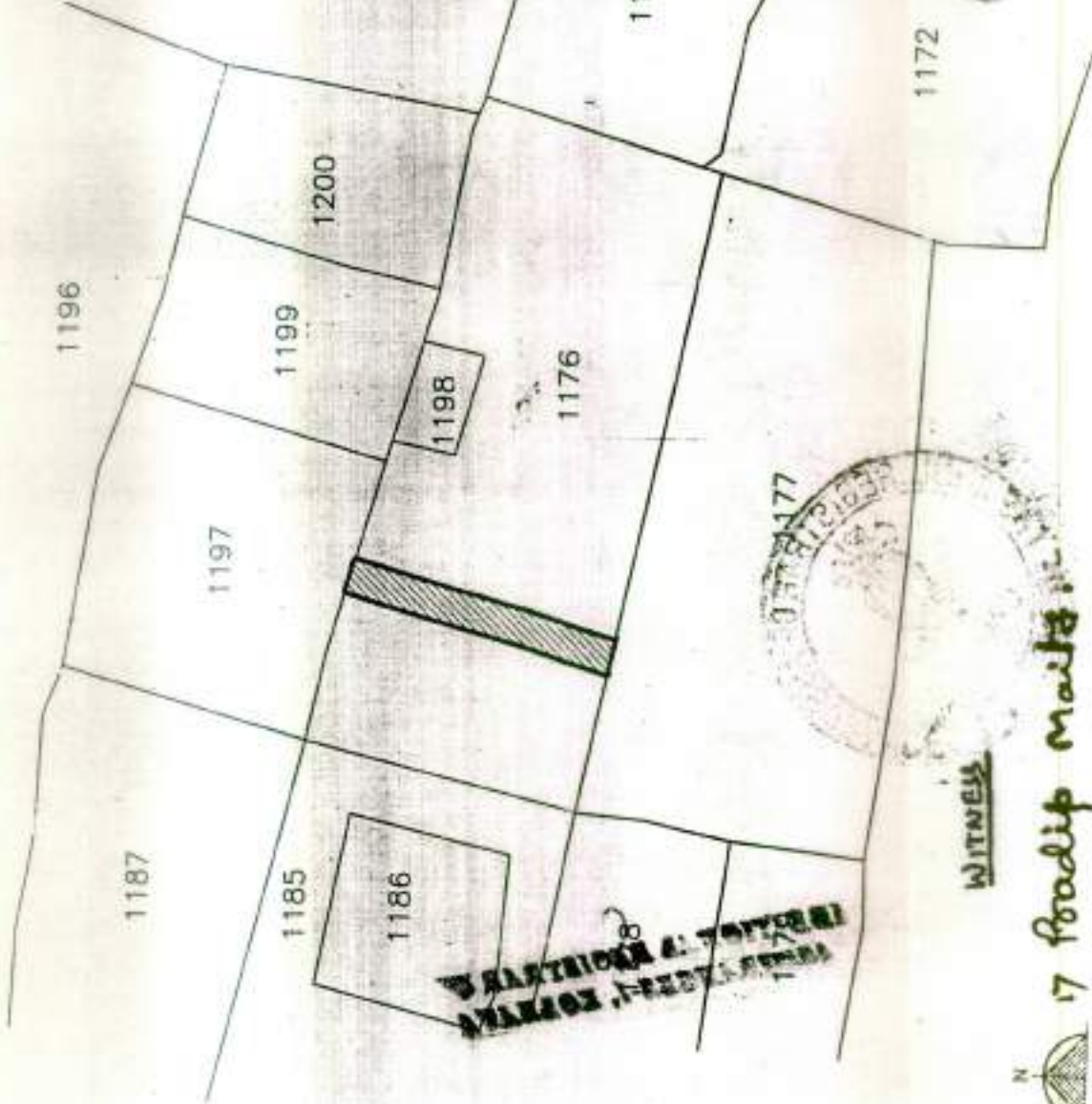
(Left Hand)

Ring Middle Fore Thumb

(Right Hand)

Index Middle Ring Little

LAW ENFORCEMENT

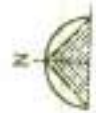


NAVRAJ CONSTRUCTION PVT. LTD.




WITNES

17 Roadip Moita
 27 SK AKHARMA



SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants					
						
	(Left Hand)					
	Little	Ring	Middle	Fore	Thumb	
						
	(Right Hand)					
Thumb	Fore	Middle	Ring	Little		
						

3/10/20 OF THE 10/11/2007 PAPER

COLOURED
PASSPORT SIZE
PHOTOGRAPH



Navraj Construction (P) Ltd.

Rajesh
Signature Director



For Rajesh Dealers (P) Ltd.

Rajesh
Signature Director



For Snehrj Suppliers (P) Ltd.

Rajesh
Signature Director

CHILDREN IN
PASSPORT SIZE
PHOTOGRAPH



Sonal Thunjhuvuala

THUMB

INDEX
FINGER

MIDDLE
FINGER

RING
FINGER

SMALL
FINGER



For Sonali Selection (P) Ltd.

Sonal Thunjhuvuala

Signature

Director



Chandrashekhara



For Navin Dealers (P) Ltd.

Chandrashekhara

Signature

Director



Chandrashekhara



For Yashraj Vinimay (P) Ltd.

Chandrashekhara

Signature

Director

DECLARATION BY
MANAGING DIRECTOR
(COMPANY)



Devika Vantija



For Devika Vantija (P) Ltd.

Devika Vantija

Director



Aditi Vyapaar



For Aditi Vyapaar (P) Ltd.

Aditi Vyapaar

Director



Sonali Theerthwale



For Rajasthan Dealers (P) Ltd.

Sonali Theerthwale

Director

For Reliable Vyapaar (P) Ltd.
Karti Chand Spar



For Reliable Vyapaar (P) Ltd.
Karti Chand Spar
Director

Boenha



For Vinia Mercantile (P) Ltd.
Boenha
Director

Boenha



For Hanuman Supply Chain (P) Ltd.
Boenha



For Reliable Vyapaar (P) Ltd.
Kanti Chand Spar
Director



For Vinay Mercantile (P) Ltd.
Soenha
Director



For Hanuman Supply Chain (P) Ltd.
Soenha

COLOUR
PASSPORT-SIZE
PHOTOGRAPH



Karthikeyan S. S. S. S.



For Shree Gajraj Venijyn (P) Ltd.

Karthikeyan S. S. S. S.



RIGHT HAND
LEFT HAND



For Hariprasad Vinimay (P) Ltd.

Rajeev
Signature Director



Ramesh S. S. S. S.



For Jal Durga Suppliers (P) Ltd.

Ramesh S. S. S. S.
Signature Director

Dated this 8th day of October 2014

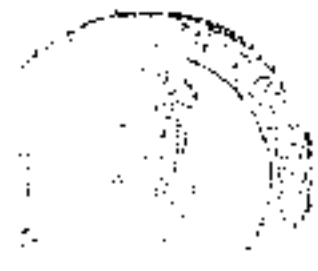
10.2.14
2005

BETWEEN
SK. GOLAM FARUK

Ver

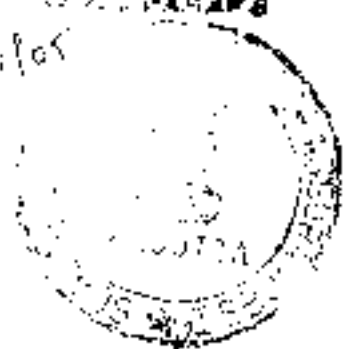
AND
NAVRAJ CONSTRUCTION (P) LTD & OR

Purch



DEED OF CONVEYANCE

91
Signature
BANKA



8/10/14

NAVRAJ CONSTRUCTION (P) LTD

1-5