



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

56AA 417188

$$\begin{array}{r} 7821 \\ 2517 \\ \hline 20112 \end{array}$$

102  
114

$$\begin{array}{r} 81 \\ 81 \\ \hline 122 \end{array}$$



10/11/22

D. 07262

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

C 228740

Additional Machine No. Register  
Muzaffarpur Dist. Bihar

2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 27<sup>th</sup> day of December  
Two Thousand and Seven B. E. I W E E N (1) BISWANATH MONDAL, (2)  
SHIVNATH MONDAL, both sons of Late Nav Kumar Mondal, both residing at  
Chak Pachuria P. S. Rajarhat Dist North 24-Parganas, West Bengal,  
hereinafter referred to and called as the "VENDORS" (which terms or  
expression shall unless excluded by or repugnant to the context be deemed to  
mean and include their heirs, executors, administrators, legal representatives  
and assigns) of the ONE PART.

1255  
13-12-2007  
S. M. Mandala & Co.  
Office  
Ravindra Pal

SHY MERCHENTS PVT. LTD.

100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

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S. M. Mandala & Co.  
Ravindra Pal

Shri Sub. K. ...  
Spit Lake

20 DEC 2007

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A N D

CALGARY MERCHANTS PVT. LTD., a Limited Company, having its registered Office at 176, M. G. Road, 1<sup>st</sup> Floor, Kolkata – 700 007, hereinafter referred to and called as the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors and successors in its Office and assigns) of the OTHER PART.

WHEREAS

A) By a Saf Bikray Kobala written in Bengali dated 27.11.1984 made between: Smt. Nandrani Mondal, wife of Late Sabharam Mondal and her minor four sons and one daughter therein called as Kobala Data and (1) Sri Biswanath Mondal and (2) Shivanath Mondal, both sons of Late Nav Kumar Mondal therein jointly called as Kobala Grahita and registered in the Office of the A.D.S.R. Bidhannagar (Salt Lake City), and recorded in Book No. 1, Volume No. 103F, pages 49 to 56 Being No. 6517, for the year 1984 for the valuable consideration mentioned therein and jointly purchased a piece and parcel of Sali land containing an area of 15 satak (approx. Nine Cottahs) comprised in Dag No. 1952, Khatian No. 1105, R. S. No. 205½, J. L. No. 33, in Mouza – Chak Pachuna, Dist. North 24-Parganas from the total area of the said Dag No. 74 Satak and as per recorded of Parcha dated 11.09.1990 Sri Biswanath Mondal became the absolute owner of 8 Satak and recorded his name in L. R. Settlement as per L. R. Khatian No. 1105/1 and Shivanath Mondal became absolute owner of 7 Satak recorded his name in L. R. Settlement as per L. R. Khatian No. 1623/2 by recorded of Parcha dated

03 08 1990 with two rooms and structure both in Dag No. 1952, Mouza Chak Pachuria

B] The Vendors herein are now the owner of ALL THAT piece and parcel of Sali land measuring an area of 15 Satak equivalent to 9 Cottahs more or less but at present by actual physical measurement is 9 (nine) Cottahs 12 (twelve) Chittacks 24 (Twenty Four) sq. ft. with Tile Shed Bamboo structure measuring covered area of 300 (three hundred) sq. ft. more or less lying and situated at Mouza - Chak Pachuria, J. L. No. 33, R. S. No. 205½, Touzi No. 145, under R. S. Dag No. 1952, corresponding to L. R. Khalian No. 1105/1 & 1623/2, within the jurisdiction of Rajarhat Police Station, within the local limits of Pathar Hata Gram Panchayet, in the District of North 24-Parganas and seized and possessed of and / or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully, freely, absolutely and without any interruptions from any corners together with rights to sell, convey and transfer the same to any intending buyer or buyers at any consideration as they will think fit and proper.

C] Now the Vendors hereby agreed to sell and the Purchaser hereby agreed to purchase ALL THAT piece and parcel of Sali land measuring an area of 15 Satak equivalent to 9 Cottahs more or less but at present by actual physical measurement is 9 (nine) Cottahs <sup>12 chittaks 24 Sq. feet</sup> more or less with Tile Shed Bamboo structure measuring covered area of 300 (three hundred) sq. ft. more or less lying and situated at Mouza - Chak Pachuria, J. L. No. 33, R. S. No. 205½, Touzi No. 145, under R. S. Dag No. 1952, corresponding to L. R.

Khatian No. 1105/1 & 1623/2 within the jurisdiction of Rajarhat Police Station, within the local limits of Pathar Hata Gram Panchayet, in the District of North 24-Parganas, particularly mentioned in the Schedule hereinafter written at or for the total consideration of Rs. 18,00,000/- (Rupees Eighteen Lac) only free from all sorts of encumbrances and both the parties herein have entered into an Agreement for Sale on 15.10.2007 in this respect and for greater clearance of the aforesaid property, one Site Plan is annexed herewith and delineated in RED mark which will be treated as a part of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. 18,00,000/- (Rupees Eighteen Lac) only paid by the Purchaser as per Memo below at or immediately before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and forever discharge the said Purchaser as well as the said property, particularly described in the Schedule hereunder written) the Vendors do hereby grant, sell, transfer, assign and assure unto the Purchaser herein ALL THAT piece and parcel of Sali land measuring an area of 15 Satak equivalent to 9 Cottahs more or less but at present by actual physical measurement is 9 (nine) Cottahs 12 (twelve) Chittacks 24 (Twenty Four) sq. ft. with Tile Shed Bamboo structure measuring covered area of 300 (three hundred) sq. ft. more or less lying and situated at Mouza - Chak Pachuna, J. L. No 33, R. S. No 205½, Touzi No. 145 under R. S. Dag No. 1952, corresponding to L. R. Khatian No. 1105/1 & 1623/2 within the jurisdiction of Rajarhat Police Station, within the local limits of Pathar Hata Gram Panchayet, in the District of North

24-Parganas, morefully described in the Schedule hereinafter written and delineated in map or plan annexed hereto and therein bordered together with full benefits of passages, ways, rights, liberties, privileges, all manner of easement and appurtenances belonging to AND ALL the estate, rights, title, interest claim and demand whatsoever of the Vendors into or upon the same and every part thereof TO HAVE AND TO HOLD the said property hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use of the Purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens etc whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession and the Vendors do hereby covenant with the Purchaser as follows -

1. [THAT] notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments or defects in title whatsoever and that the Vendors have full power and absolute Authority to sell the said property in manner aforesaid.
2. [THAT] the Purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or any claiming through or under them.

3. FURTHER THAT the Vendors, their heirs, executors, administrators, representatives or assigns, covenant with the Purchaser, its successors, executors, administrators, representatives or assigns to save harmless indemnify and keep indemnified the Purchaser, its heirs, administrators or assigns, free or against all encumbrances, charges and equities whatsoever.
- o
4. THAT the Vendors, their heirs, administrators or assigns further covenant that the Vendors, they will at the request and cost of the Purchaser, its successors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.
5. THAT the Purchaser herein will be entitled to mutate its name in respect of the said property, with the authorities concerned and will pay the proportionate sum of revenue to the State of West Bengal.
6. THAT the said property fully described in the Schedule hereinafter written stands retained by the Vendors through operation of family ceiling as envisaged in Chapter - II B, West Bengal Land Reforms Act.
7. AND that the said property or any part or portion thereof or any interest therein has not vested in and / or are / is not acquire by the State of



West Bengal Estate Acquisition Act 1956 or statutory modification thereof or under the Urban Land Ceiling and Regulations Act, 1976 or any other law for the time being in force

8. ALL THE taxes, land revenue and impositions payable in respect of the said property up-to-date of these presents have been fully paid by the Vendors and if any portion of such taxes, levies, impositions etc. found to have remained unpaid for the period up to the date hereof, the same shall be deemed to be the liability of the Vendors and realisable from the Vendors.

AND the Vendors delivers this day khas possession of the said property unto the Purchaser

- THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO -

ALL THAT piece and parcel of Sali land measuring an area of 15 Satak equivalent to 9 Cottahs more or less but at present by actual physical measurement is 9 (nine) Cottahs 12 (twelve) Chittacks 24 (Twenty Four) sq. ft. more or less with Tile Shed Baniboo structure measuring covered area of 300 (three hundred) sq. ft. more or less lying and situated at Mouza - Chak Pachuna, J. I. No. 33, R. S. No. 205/2, Fouzi No. 145 and the corresponding Dag Nos. area of land and Khatai Nos. are as follows :-

<u>Dag No.</u>	<u>L. R. Khatai No.</u>	<u>Area of land</u>	<u>Nature of land</u>
1952	1105/1	4½ Cottahs / 8 Satak	Sali
1962	1623/2	4½ Cottahs / 7 Satak	Sali

within the jurisdiction of Rajarhat Police Station, within the local limits of Pathar Hata Gram Panchayat, in the District of North 24-Parganas, which is butted and bounded as follows

ON THE NORTH BY

R S Dag No. 1952 (P)

ON THE SOUTH BY

R S Dag No. 1952 (P)

ON THE EAST BY

R S Dag No. 1954

ON THE WEST BY

Present Gram Panchayat Road

A map or plan is annexed herewith and border by colour RED which will be treated as part and parcel of this Deed of Conveyance.

IN WITNESS WHEREOF the parties hereto hereunto set and subscribed their hand and seals on the day, month and year first above written

SIGNED & DELIVERED by the

Parties at Kolkata in the presence of :-

1. *[Handwritten signature]*

2. *[Handwritten signature]*

*[Handwritten signatures and names: Subrata Mondal, Ghoshan Mondal, etc.]*

SIGNATURE OF THE VENDORS.

BALGARY MERCHANTS PVT. LTD.

*[Signature]*  
Director, Authorized Signatory

BALGARY MERCHANTS PVT. LTD.

*[Signature]*  
Director, Authorized Signatory

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 18,00,000/- (Rupees Eighteen Lac) only from the withinnamed Purchaser, being the full consideration money of the aforesaid land fully described in the Schedule hereinafter written and payment as per Memo below :-

M E M O

paid by cheque and cash  
on diverse dates Rs 18,00,000/-

TOTAL : Rs. 18,00,000.00

(Rupees Eighteen Lac) only

WITNESSES

1. [Signature]  
[Signature]  
[Signature]

2. [Signature]  
[Signature]  
[Signature]

[Stamp]  
L. T. for Shri Gannu Mandal  
of [Signature] Mandal  
By Mr. [Signature]  
[Signature]

SIGNATURE OF THE VENDORS

Drafted by :-  
[Signature]  
Mr. Santosh Kumar Mandal,  
Advocate,  
High Court, Calcutta.

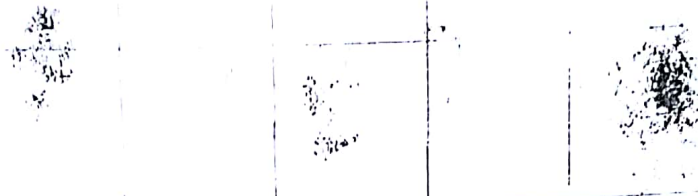
25/12/07

PAGE NO.....  
**SPECIMEN FORM FOR TEN FINGERPRINTS**

Signature of the  
 Executants/Presentants



*(Handwritten signature and text, partially illegible)*



Little      Ring      Middle      Fore      Thumb  
 (Left Hand)

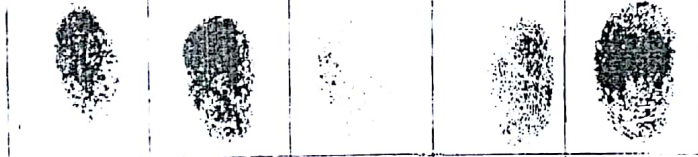
Thumb      Fore      Middle      Ring      Little  
 (Right Hand)



Little      Ring      Middle      Fore      Thumb  
 (Left Hand)



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 (Right Hand)



Little      Ring      Middle      Fore      Thumb  
 (Left Hand)



Thumb      Fore      Middle      Ring      Little  
 (Right Hand)

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number J-07262 of :2007  
(Serial No. 10772, 2007)

2012/2007

Registration(Under Section 52 & Rule 22A(3) 46(1))

Deed for registration at 18:41 on 20/12/2007 at the Office of the A. D. S. R. BIDHAN NAGAR by Anil  
Chakraborty

Consent of Execution(Under Section 58)

Deed is admitted on 20/12/2007 by  
1. Biswanath Mondal, son of Lt Nav K. Mondal Chakraborty Thana Rajarhat, By caste Hindu, by Profession  
2. Shyamath Mondal, son of Lt Nav K. Mondal Chakraborty Thana Rajarhat, By caste Hindu, by Profession  
3. Anil Chakraborty Signatory, Calgary Merchants Pvt Ltd, 17/1 M G Rd, profession : Cultivation  
4. Anil Chakraborty, son of Biswanath Mondal Chakraborty Thana Rajarhat, by caste Hindu, by  
Profession : Cultivation

Name of the Registering officer : Nurul Amin Khan  
Designation : ADDITIONAL DISTRICT SUB-REGISTRAR

2012/2007

Liability(Rule 43)

Deed is stamped under rule 21 of West Bengal Registration Rules, 1967, duly stamped under schedule 1A Article number 23 of  
Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

Amount of Fees:

Registration fee under article 1A(1) - 107200/- on 20/12/2007

Rate of Market Value(WB RUVI rules 1990)

Market value of this property which is the subject matter of the deed has been assessed at Rs-

and the required stamp duty of this document is Rs 50000/- and the Stamp duty paid as: Impresive Rs- 100


[Nurul Amin Khan]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR  
Govt of West Bengal

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :I-07262 of :2007  
(Serial No. 10772, 2007)

Stamp duty

Stamp duty of Rs 45000/- is paid by the draft no. 55512, Draft date:24/12/2007, Bank name:STATE BANK OF INDIA, Bara Bazar Kol, received on 26/12/2007. 2 Rs 45000/- is paid by the draft no. 55513, Draft date 24/12/2007, Bank name:STATE BANK OF INDIA, Bara Bazar Kol, received on 26/12/2007.

Name of the Registering officer Nurul Amin Khan  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

  
[Nurul Amin Khan]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR  
Govt. of West Bengal

SITE PLAN OF R.S. DAG NO- 1952 AS  
KHATIAN NO- 11 L.R. KHATIAN NO-  
1105/ 1673/ AT MOUZA- CHAKPANCHURIA  
J.L. NO- 35 R.S. NO- 205 1/2 P.S. RATAR  
HAT DIST. NORTH 24 PARAGANAS.

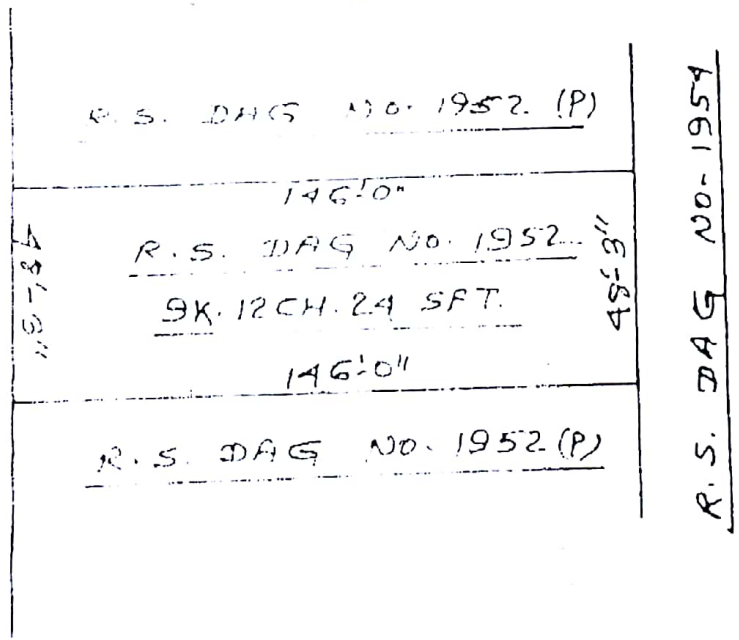
PURCHASER  
CALSHAY MERCHANTS

SCALE- 40'-0" = 1" INCH.

SOLD BY.

BISWANATH MONDAL  
SIBNATH MONDAL

PRESENT G.P. ROAD.



DRAWN BY  
ASKAR

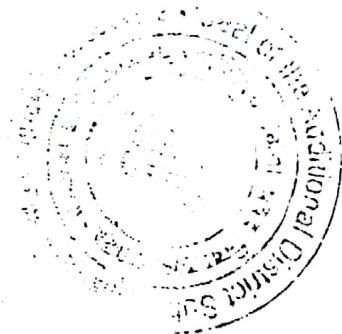
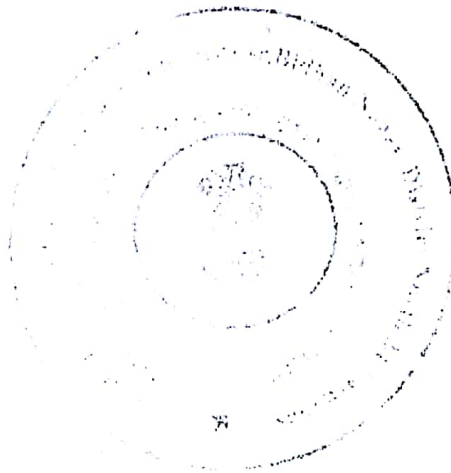
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 6

Pages from 5792 to 5806

Registration No 07262 for the year 2007.



(Sd/- Amin Khan) 23-December-2007  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHANNAGAR  
West Bengal

~~RECEIVED BY THE ADDITIONAL DISTRICT SUB-REGISTRAR~~

X  
Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)  
20-11-12