



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to register. The signature is seen and the document is sealed with the seal of the office, all of this is true.

Adl. Dist. Sub-Registrar  
Sonarpur, South 24 Parganas

Adl. Dist. Sub-Registrar  
Sonarpur, South 24 Parganas

17 MAR 2008

Modern Engineering  
10  
2043750-80  
Dre - 64-13cl

THIS DEED OF CONVEYANCE made this the 14<sup>th</sup> day of March Two Thousand Eight BETWEEN M/S. MODERN ENGINEERING COMPANY, a partnership firm, registered under Indian Partnership Act, 1932 (Regd. No. 72289), having its registered office at 15, Telipara Lane, Dhakuria, Kolkata- 700 031, being represented by its partners namely (1) SRI BIMAL KUMAR MITRA, son of Late Basanta Kumar Mitra, by occupation- Business, (2) SMT. PURNIMA MITRA, wife of Kanailal Mitra, by occupation- Business,

K. B. Debnath  
Deq - 80  
6k - 13cl

(3) SRI ATAL BEHARI KAYAL, son of Mohanlal Kayal, by occupation- Business, all are residing at 15, Telipara Lane, Dhakuria, P.S. Kasba, Kolkata- 700 031 all are by faith- Hindu, by Nationality- Indian, hereinafter called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and administrators, legal representatives and assigns) of the ONE PART, being represented by/or acting through its constitute Attorney SRI RAM BILAS AGARWAL, son of Late Gulab Chand Agarwal, by occupation- Business, residing at 13, Lower Range, P.S. Beniapukur, Kolkata- 700 017, by faith- Hindu, by Nationality- Indian (by and under registered General Power of Attorney on 23/12/1992, registered at D.R. Alipore and recorded in Book No. IV, Being No. 826 for the year 1992.

A N D

K.B. DEALERS PRIVATE LIMITED, having its registered office at 11, Lower Renge, P.S. Benia Pukur, Kolkata- 700 017, being represented by its Director MR. BISHAN M. AGARWAL, son of Sri Rambilas Agarwal, by faith- Hindu, by Nationality- Indian, by profession- Business, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office and administrators, legal representatives) of the OTIHER PART.

WHEREAS the said M/s. Modern Engineering Company, the Vendor herein purchased the land measuring 26 decimals in R.S. Dag No. 80 on 10/2/1976 from Satish Mondal, Jyotish Mondal, registered at S.R. Sonarpur, recorded in Book No. I, Volume No. 12, Page No. 50 to 54, Being No. 442 for the year 1976 and also the Company purchased the land measuring 49 decimals in Dag No. 80 on 27/02/76 from Barada Prasad Mondal, Muktararam Mondal, Nityananda Mondal, Smt. Kamalabala Mondal, Bijay Kumar Mondal, Ajay Kumar Mondal, Avay Chandra Mondal and Shailendra Nath Mondal, registered at A.D.S.R. Sonarpur office and recorded in Book No. I, Volume No. 17, Page No. 36 to 40, Being No. 760 for the year 1976.

AND WHEREAS the said M/s. Modern Engineering Company, Vendor herein became the absolute owner of the land measuring 75 decimals in R.S. Dag No. 80 out of 93 decimals in R.S. Dag No. 80 of Garagachha Mouza by purchased through two separate sale deeds.

AND WHEREAS the said M/s. Modern Engineering Company's partners executed a General Power of Attorney regarding the land measuring 75 decimals on 23/12/1992 in favour of Sri Ram Bilas Agarwal, registered at D.R. Alipore office and recorded in Book No. IV, Being No. 826 for the year 1992.

AND WHEREAS the said land i.e. measuring 75 decimals in Dag No. R.S. 80, Khatian No. R.S. 31 of Garagachha Mouza, J.L. No. 45, had been suitably developed and also divided into plots by the attorney Sri Ram Bilas Agarwal on behalf of M/s. Modern Engineering Company.

AND WHEREAS the said Ram Bilas Agarwal on behalf of M/s. Modern Engineering Company decided to dispose of the property and made public announcement to this effect.

AND WHEREAS the Purchaser having come to know of such announcement and offered a consolidated value of the land measuring more or less 6 Cottahs 13 Chattaks fully described in the Schedule hereunder written and also shown in the map or plan annexed hereto by RED border for Rs. 4,77,000/- (Rupees Four Lakh Seventy Seven Thousand) only in lump sum and the Attorney on behalf of the Vendor has accepted the offer of the Purchaser for an out and out sale of the aforesaid property at Rs. 4,77,000/- (Rupees Four Lakh Seventy Seven Thousand) only.

NOW THIS INDENTURE WITNESSETH as follows :-

In pursuance of the said agreement and in consideration of the said sum of Rs. 4,77,000/- (Rupees Four Lakh Seventy Seven Thousand) only fully paid by the purchaser to the Attorney, on behalf of Vendor (the receipt whereof the Attorney doth hereby acknowledge and of and from the same and every part thereof release and forever discharge the purchaser and the said plot of land hereby conveyed) the said Attorney on behalf of the Vendor do hereby absolutely and indefeasibly grant, convey, sell, transfer, assign and assure unto the said purchaser ALL THAT piece and parcel of sali land measuring more or less 6 Cottahs 13 Chattaks fully described in the Schedule

hereunder written and also shown in the Map or Plan annexed hereto by RED border TOGETHER WITH all liberties, privilege, easements and appurtenances whatsoever to the said property belonging or in any way appertaining or usually hold or occupied therewith or reputed to belong or be appurtenant thereto.

AND all the estate, right, title, interest, claim and demand whatsoever of the Vendor in or to the property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same to the Purchaser absolutely and forever AND THE Purchaser may hereafter peaceable and quietly possess and enjoy the said property in khas or through tenant without any claim or demand whatsoever from Vendor or any person claiming through or under them.

AND the Attorney on behalf of the Vendor covenant to save harmless and keep indemnified the purchaser free from all sorts of encumbrances, charges and equities whatsoever.

AND the Attorney on behalf of the Vendor further covenant that he will at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds, things whatsoever for and more perfectly conveying and assuring the said property and every part to the use of the Purchaser to the true intent meaning of these presents as shall or may reasonably be required.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Sali land measuring more or less 6 Cottahs 13 Chattaks situated and lying at Mouza- Garagachha, J.L. No. 45, Pargana- Khaspur, P.S. & A.D.S.R. Office at Sonarpur, R.S. No. 41, Touzi No. 56, comprising in R.S. Dag No. 80, appertaining to R.S. Khatian No. 31, Ward No. 1 of Rajpur-Sonarpur Municipality, District South 24-Parganas, together with all easementary rights of the said passage/road which is shown in the map or plan annexed hereto by RED border, the said Map or Plan is part and parcel of this document. The annual proportionate rent of 6 Cottahs 13 Chattaks is Rs. 0.50/- which is payable to the collectorate, South 24-Parganas, Alipore, who is to receive it on behalf of Govt. of West Bengal.

Butted and bounded by :-

On the North : R.S. Dag No. 80 (part).

On the South : R.S. Dag No. 66 & 80 (part).

On the East : R.S. Dag No. 62.

On the West : Passage.

IN WITNESS WHEREOF the Vendor hereto set and subscribed his hand, and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in presence of

WITNESSES :-

1. Bimal Chandra Mondal  
Esq. - Barisal  
Garia, Cal - 84
2. Gagan Ch. Chatterjee  
of Mahamayapur  
Garia Kal - 84

Bimal Kumar Mondal  
Purandara Mondal  
D. Tol. B. Chatterjee  
as a Consulting Attorney -

Rambilas Agarwala

SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the within mentioned a sum of Rs. 4,77,000/- (Rupees Four Lakh Seventy Seven Thousand) only being the full consideration, paid the following manner :-

Rambilas Agarwala

Paid by Cash on this day ..... Rs. 4,77,000/-  
and charge of Rs. 1305 dt 10/88  
Rs. 1302 dt 13-3-88.  
(Rupees Four Lakh Seventy Seven Thousand)

WITNESSES :-












1. Bimal Chandra Mondal.  
Esq. - Barisal  
Garia  
Cal - 84
2. Gagan Ch. Chatterjee  
of Mahamayapur  
Garia Kal - 84

Rambilas Agarwala  
SIGNATURE OF THE VENDOR












Prepared and Drafted by :-

Tarun Kanti Chakraborti  
(TARUN KANTI CHAKRABORTI)  
Advocate (F. No. 853/95)  
Baruipur Civil Court.

Printed by :-  
Pradip Baidya  
(PRADIP BAIDYA)  
Sourpur

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME Ram Bilas Agarwal SIGNATURE Rambilas Agarwal

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME Bishan M. Agarwal SIGNATURE Bishan M. Agarwal

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME ..... SIGNATURE .....

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME ..... SIGNATURE .....



Government Of West Bengal  
Office of the A. D. S. R. SONARPUR  
SONARPUR  
Endorsement For deed Number 1-02299 of 2008  
(Serial No. 02663/2008)

On 15/03/2008

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

Presented for registration at 13.45 on 15/03/2008, at the Private residence of, Bishan M. Agarwal, Claimant.

Executed by Attorney

1. Execution By Execution by Ram Bilas Agarwal, Representative of M/s Modern Engineering Company, 15, Telipara Lane, Dhakuria, Kolkata - 31, as the constituted attorney of 1. Bimal Kumar Mitra 2. Purnima Mitra 3. Alal Behari Koyal is admitted by him  
Identified By Bimal Ch. Mondal, son of Late S. Ch. Mondal East Birjee Kolkata 700084 Thana. by caste Hindu, By Profession, Business.

Name of the Registering officer: Utpal Kumar  
Chakrabarty  
Designation: ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/03/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23.5 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. -10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 22473/- on 17/03/2008

Certificate of Market Value(WB PUVI rules 1999)


Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2043750/-

Certified that the required stamp duty of this document is Rs 122635/- and the Stamp duty paid as Impressive Rs. 1000/-

Deficit stamp duty

Deficit stamp duty Rs 121650/- is paid by the draft no. 004992. Date date 15/03/2008, Bank name STATE BANK OF INDIA, Chowringhee, received on: 17/03/2008

Name of the Registering officer: Utpal Kumar  
Chakrabarty  
Designation: ADDITIONAL DISTRICT SUB-REGISTRAR

  
[Utpal Kumar Chakrabarty]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
SONARPUR  
Govt. of West Bengal

R. S. DAG NO 79 & 80 PART. P. S. SONAR PUR. DIST. SOUTH 24 PARAGANAS. UNDER RAJ PUR. SONAR MUNICIPALITY, WORD NO 1. SCALE = 1" = 45' 0" FEET

AREA OF SOLD LAND - R. S. DAG NO 80, 6K. 13CH (APPROX)

COLOUR IN RED MARK



TRACED BY:-  
G. CHATTERJEE  
SURVEYOR, GARIA  
KALKAATA-700054

SIGNATURE OF VENDOR

Government of West Bengal  
Office of the A. D. S. R. SONARPUR

W.B. FORM NO. 1504

Date 17/03/2008

Deed No. 1 -02299/2008  
Deed No. 02663/2008  
Deed Name Bishan M. Agarwal  
Deed Description Sale Document  
Deed Value Rs.2043750/-  
Deed No. 1 -02299/2008  
Deed Name Kam Bilas Agarwal  
Deed Description Sale Document  
Deed Value Rs.2043750/-

Standard User charges Paid Rs.22655/-  
(Break up as below)

Stamp Duty Paid 122650  
(Break up as below)

Amount (Rs.)	Article	Amount (Rs.)
22473	E	7

1. By Stamp	Rs.	1000/-
2. By Draft/Challan	Rs.	121650

SL. No.	DD/BC/TC No.	DD/BC/TC Date	Amount (Rs.)
1.	994992	15/03/2008	121650

Standard User Charges Rs. 175/-

Registering Officer  
A. D. S. R. SONARPUR

**FORM - 1564**

**Miscellaneous Receipt**

**Visit Commission Case No.:** 00207 **Year :** 2008

**Presentant Name :** Gagan Chandra Chatterjee

**Fees Paid :** Rs. 400 **Date :** 14/03/2008

**Article No. Amount (Rs.)**

J1 250

J2 150

PTA-J2 0

  
Registering Officer

**A. D. S. R. SONARPUR**

Government of West Bengal  
Office of the A. D. S. R. SONARPUR  
(Market Value/Chargeability assessment Slip)

Query No. 000373 Year: 2008 Date: 18/02/2008  
Name of the Applicant: Gagan Chandra Chattarjee  
Status of the Applicant: Deed Writer  
Transaction Description: [0101] Sale Document  
Market Value: Rs. 2043750/-

Stampduty Payable Rs. 122625/- Stamp Duty: Schedule 1A, Article-23  
Registration Fee payable Rs. 22473/- Registration Fee Article: A(1)

Registering Officer  
A. D. S. R. SONARPUR

N.B.

1. Apart from Stampduty(S.D.) and Registration Fees (Regn.Fee) as assessed, there may be additional Stamp Duty & Registration fees based on the description of the document. Per unit charges are given in the following table below:

	Security Bond	Indemnity Bond	Trust	Declaration	Agreement
Stamp Duty	50/-	50/-	25/-	10/-	10/-
Registration fee	7/-	7/-	7/-	7/-	7/-

2. S.D. & Regn. Fees are calculated on the basis of information and transaction description/code provided in the Requisition Form. If those information are found to be given incorrect, the assessment made stands invalid.

3. Assessed market value is valid for one month.

4. Standard User charges of Rs 175/- (Rupees one hundred seventy five) only inclusive of all taxes per transaction upto 15 (fifteen) pages and Rs 5/- (Five) only per page for each additional page will be applicable.

