

05505

9-05946



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

D 547573

Vc no - 1537/10

Handwritten signature/initials

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DEED OF CONVEYANCE DATED 25th MAY, 2010

LAND AREA - 6.000 DECIMAL

MOUZA - MAHISHBATHAN

POLICE STATION - BIDHANNAGAR (EAST)

DISTRICT - 24 PARGANAS (NORTH)

DEED VALUE - RS.11,19,500/-

Handwritten notes: 'confer', 'force', 'Maha', 'vish'

Certify that the document is admitted to registration. The signature sheets and endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

Handwritten signature

26 MAY 2010

Handwritten text: 'Maha...'

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116

Serial.....
Dt.....
No. of.....
Address.....


A. K. Purkayastha (Stamps Vendor)
Aizpore Police Court, Kot-27

05 APR 2010

Pratit chekrobodh. Adm
Aizpore Police Court

Kot-27

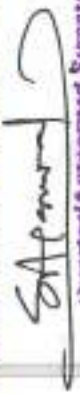


soof



NIL 3509


SHIVAM CHEMURER GROUP PV LTD



Director/Autonomous Statutory

(SUNIL AGARWAL)

NIL 3511

SHIVAM CHEMURER GROUP PV LTD

NIL 3512


Copy of 14/5/10



Addl District Sub-Registrar
Bishan Nagar (Salt Lake City)

25 MAY 2010

THIS INDENTURE OF CONVEYANCE made this the 25th day of May, 2010 [TWO THOUSAND TEN]

B-E-T-W-E-E-N

(1) SMT. CHANDIBALA MONDAL wife of Late Dillishwar Mondal, (2) SRI BISWAJIT MONDAL, (3) SRI INDRAJIT MONDAL both sons of Late Dillishwar Mondal, all residing at Mahisbathan, Police Station - Bidhannagar (East), in the District of 24-Parganas (North), (4) SMT. SHIBANI NASKAR wife of Sri Joydeb Naskar, residing at Pachuria, Police Station - KLC, in the District of 24-Parganas (South), (5) SMT. BHABANI GHOSH wife of Sri Debashish Ghosh, residing at Jyangra, Police Station - Bagulati, Kolkata - 700 059, in the District of 24-parganas (North), all are by faith - Hindu, by occupation - Housewife and Cultivation, hereinafter called and referred to as the VENDORS [which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their and each of their respective heirs, successors, executors, administrators, legal representatives, nominees, and/or assigns] of the ONE PART;

A N D

SHIVAM CONSUMER GOODS PVT. LTD. [Income Tax PAN No. AAICS0642P] a Private Limited Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at 316, Canal Street, Lake Town, Kolkata -700 048, represented by its Authorised Signatory Sunil Kumar Agarwal, son of Late Mahabir Prasad Agarwal, residing at P-3A, Sherwood Estate, 169, N S C Bose Road, Narendrapur, Kolkata - 700 103, hereinafter called and referred to as the PURCHASER (which terms and expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successor or successors-in-interest/ office and/or assigns) of the OTHER PART;

W - H - E - R - E - A - S :

- A. In this Deed the said SMT. CHANDIBALA MONDAL is referred to as the Vendor No. 1, the said SRI BISWAJIT MONDAL is referred to as the Vendor No. 2, the said SRI INDRAJIT MONDAL is referred to as the Vendor No. 3, the said SMT. SHIBANI NASKAR is referred to as the Vendor No. 4, the said SMT. BHABANI GHOSH is referred to as the Vendor No. 5 and the Vendor Nos. 1 to 5 are collectively referred to as the VENDORS;
- B. The Vendors are presently the joint and absolute owners of ALL THAT joint undivided 25% share or interest into and upon all that piers or parcel of Sali land measuring

U/-
FF
3513

Gudrajit Mondal

U/-
3514

LTI of Chandibala Mondal
by the Ben of Anur Tulshan

U/-
3515

ভদ্রানী চ্যোষ



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

From Tulshan
Godate Kishan Lal Tulshan
Fort Mysore 4th floor
Flat 4D Anusar Shah Road
2-Prince
Kolkata - 700033

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24 Decimals in aggregate be the same a little more or less, having Rayati rights therein and comprised in **L. R. Dag No.478** measuring 9 Decimals more or less, **L. R. Dag No. 479** measuring **0** Decimals (share 0.0312) more or less, **L. R. Dag No. 482** measuring 2 Decimals more or less, **L. R. Dag No. 492** measuring 4 Decimals more or less, **L. R. Dag No. 547** measuring 9 Decimals in aggregate more or less, all corresponding to **L. R. Khatian No. 126, TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, lying and situate at Mouza - Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar [East] Police Station and within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), hereinafter called and referred to as the said **LAND** (more fully and particularly mentioned and described the **FIRST SCHEDULE** hereunder written);

C. The Vendors have agreed to sell and transfer the entirety of their respective right title interest into or upon the respective plots being to each one of them and forming part of the said Land and the Purchaser has agreed to purchase and acquire the said Land and/or the entirety of the respective right title interest of each of the Vendors into or upon the said Land free from all encumbrances charges liens lispendens attachments trusts whatsoever or howsoever for the consideration and on the terms and conditions hereinafter appearing with the intent and object that the Purchaser shall be entitled to undertake integrated development of the said Land together with contiguous property either by themselves or in conjunction with the owners of the other adjacent plots of land;

D. The abstract on title whereby the Vendors have acquired their title of the land will appear from the **SECOND SCHEDULE** hereunder written;

E. At or before execution of these presents the **VENDORS** and each one of them have assured and covenanted with the Purchaser as follows:

J.1 THAT the Vendors have purchased and acquired the said Land in the manner as would appear from the abstract on title (more fully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written);

J.2 THAT the said **LAND** is free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, abilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts. Bargadars (Sharecroppers), Bhagchasi,



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adverse possession, wakfs, debutter or any type of encumbrance whatsoever or howsoever;

J.3 THAT the **VENDORS** hold free and marketable title in respect of the said **LAND**;

J.4 THAT save and except the **VENDORS** nobody has any right, title and interest of any nature whatsoever and howsoever in the said **LAND**;

J.5 THAT the **VENDORS** [or **VENDORS'** predecessor-in-interest] exercised their respective options to retain the said **LAND** by submission of Form 'B' under the West Bengal Estates Acquisition Act, 1953 **OR** the said **ENTIRE PROPERTY** described in the **1st SCHEDULE** hereunder written stands retained by the then riyat not having agricultural land beyond the ceiling of the predecessor-in-interest as the case may be;

J.6 THAT the said **LAND** described in Part I, Part II and Part III of the **FIRST SCHEDULE** hereunder written has been recorded in the finally published khanda-khatian of the each of the Vendors respectively [or **VENDORS'** predecessor-in-interest] as the case may be;

J.7 THAT the said **LAND** retained by the each of the **VENDORS** through operation of family ceiling as envisaged in Chapter II-B of West Bengal Land Reforms Act;

J.8 THAT none of the **VENDORS** are members of Scheduled Tribe and hence none of them are required to obtain previous permission in writing from the Revenue Officer under Section 14C of West Bengal Land Reforms Act, for transfer of the said **LAND**;

J.9 THAT none of the **VENDORS** have entered into any Agreement for Sale or lease or transfer in respect of their respective plots nor have created any interest of any third party;

J.10 THAT the **VENDORS** are and their predecessors-in-title were in uninterrupted and/or undisputed Khas possession of the respective plots owned by each one of them without any right or any claim whatsoever of any third party;



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- J.11 THAT all rates, charges, taxes, cess and all other-outgoings levied, charged or imposed by any public body or authority including Gram Panchayat/Municipality in respect of the said **LAND** has been duly paid till date by each of the Vendors in respect of their respective plots and no amount is due and payable and in the event of there being any outstanding it shall be the obligation and responsibility of the concerned Vendor to make payment of such outstanding amount in respect of its plot of land forthwith on demand without any demur. The **VENDORS** also agree to pay all such outgoings which may be levied with retrospective effect in future by the authorities in respect of their respective plots;
- J.12 THAT the said **LAND** or any part or portion thereof is not subject to any notice of acquisition or requisition none of the **VENDORS** have been served with any notice of acquisition or requisition under the Land Acquisition Act or under any notification, rules, and regulation whatsoever nor the same is subject to any attachment under the Public Demand Recovery Act, Income Tax, or any other law for the time being in force;
- J.13 THAT there is no Bargadar and/or Bhagchasi [be it recorded in the R.O.R. or not] into or upon the said **LAND** or any part or portion thereof;
- J.14 THAT none of the **VENDORS** (or their respective predecessor-in-interest) nor any body claiming from or under any one of them have or has granted any right of way or easement or license or created any other type of right or rights whatsoever and howsoever to or in favour of any person or persons, company or corporation in respect of their respective plots or any part of portion thereof nor such right has become effective by prescription or otherwise, howsoever and that the owners or occupiers of the adjoining lands or the public do not use or have any lawful access to any part of the said **LAND** for passing and re-passing between any points within the **ENTIRE PROPERTY** or for water line, drainage line, or for any other purpose whatsoever save and except a high tension electricity line running over the said **LAND**;
- J.15 THAT no part or portion of the said **LAND** can be deemed to be vacant land within the meaning of the Urban Land (Ceiling & Regulations) Act, 1976 and liable to be surrendered/acquired thereunder;



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Bidhan Neger (Sek Lake City)

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- J.16 THAT the said **LAND** nor any part or portion thereof is subject to any proceedings under any law for the time being in force. There is no decree, attachment or any other order of any court or authority operating against any of the **VENDORS** or the said **LAND** or part or portion thereof, which has the effect of prevailing or restraining any of the **VENDORS** in dealing with and/or disposing of its plot which can prejudicially affect the title to the same;
- J.17 THAT the **VENDORS** are in possession, power or control of the documents of title pertaining to their respective plots of land and further confirm that no document of title has been delivered, deposited or handed over by the any of the Vendors or any of their respective predecessors-in-title to any person whomsoever with a view to creating security, charge or lien thereon;
- J.18 THAT the **VENDORS** and each one of them have agreed to indemnify and keep indemnified the **PURCHASER** against any loss, damage (immediate, remote or consequential) action, claim, suit, proceedings, cost charges and expenses in respect of any thing and everything stated herein and as regards any hidden defect in title of any of the **VENDORS** of any nature whatsoever and each of the **VENDORS** shall be liable and responsible for discharge of the indemnity;
- J.19 THAT each of the **VENDORS** are now lawfully seized and possessed of or otherwise well and sufficiently to their respective plots forming part of the said **LAND** (more fully and particularly mentioned and described in PART I, Part II and Part III of the **FIRST SCHEDULE** hereunder written;
- J.20 THAT each of the **VENDORS** is fully competent to sell and transfer their respective plots of Land unto and in favour of the **PURCHASER**;
- J.21 THAT there is no legal bar or impediment under the provisions of any law or rule framed thereunder for the time being in force restraining any of the Vendors in effecting sale and transfer of their respective plots in favour of **THE PURCHASER**;
- F. The Purchaser has agreed to purchase and acquire the said **LAND** and/or the respective right title interest of each of the Vendors into or upon the said **LAND** relying on the aforesaid representations and believing the same to be true, at and for a consideration of **Rs.11,19,500/- (Rupees Eleven lacs Nineteen Thousand**



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Five Hundred only (hereinafter referred to as the **CONSIDERATION AMOUNT**) and subject to the terms and conditions hereinafter appearing;

G. The parties are desirous of recording the same in writing;

NOW THIS INDENTURE OF CONVEYANCE WITNESSETH as follows:

I. THAT in consideration of the said Agreement and in further consideration of a sum of **Rs.11,19,500/- (Rupees Eleven lacs Nineteen Thousand Five Hundred only)** of the lawful money of the Union of India well and truly paid by the **PURCHASER** to the **VENDORS** at or before the execution of these presents (the receipt whereof the **VENDORS** doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release exonerate and discharge the **PURCHASER** and the said land **MORE FULLY DESCRIBED IN THE FIRST SCHEDULE HEREUNDER WRITTEN AND** hereby intended to be sold transferred and conveyed) the Vendors doth hereby indefeasibly grant sell transfer convey assign and assure unto and to the **PURCHASER** ALL THAT joint undivided **25%** share or interest into and upon ALL THAT piece or parcel of Sall land measuring **24 Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in **L. R. Dag No.478** measuring 9 Decimals more or less, **L. R. Dag No. 479** measuring **0** Decimals (share 0.0312) more or less, **L. R. Dag No. 482** measuring 2 Decimals more or less, **L. R. Dag No. 492** measuring 4 Decimals more or less, **L. R. Dag No. 547** measuring 9 Decimals in aggregate more or less, all corresponding to **L. R. Khatian No. 126, TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, lying and situate at Mouza - Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar [East] Police Station and within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written) **OR HOWSOEVER OTHERWISE** the said Land or any part or 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 structures, sheds, corrections, yards, courtyards, areas, trees, bushes, crops, sewers, drain, ways, water courses, ditches, fences, paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever thereto or any part or portion thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or



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appertain thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits of the said **LAND** and every part or portion thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claims and demands whatsoever both at law and in equity of each of the Vendors into or upon and in respect of the said **LAND** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattas muniments and evidences of title which are anyways exclusively relates to or concerns the said **LAND** or any part or portion thereof which now are or hereinafter shall or may be in the custody power possession or control of the **VENDORS** or any person or persons from whom the **VENDORS** can or may procure the same without any action or suit at law or in equity;

II. **TO HAVE AND TO HOLD** the said **LAND** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the **PURCHASER** absolutely and forever free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever;

III. **AND THE VENDORS AND EACH ONE OF THEM DO HEREBY COVENANT WITH THE PURCHASER AND EACH ONE OF THEM** as follows:

- a. **THAT NOTWITHSTANDING** any act, deed matter or thing whatsoever by the **VENDORS** done or executed or knowingly suffered to the contrary each of the **VENDORS** are now absolutely seized and possessed of and/or otherwise well and sufficiently entitled their respective plots forming part of the said **LAND** together with all the structures and appurtenances thereto hereby sold, granted, conveyed, transferred, assigned and intended so to be and every part or portion thereof for a perfect and indefeasible estate or inheritance without any manner or conditions use trust encumbrances or to make void the same;
- b. **THAT NOTWITHSTANDING** any act, deed or thing or committed by the **VENDORS** or any of their ancestors or predecessors-in-title the **VENDORS** and each one of them have good right full power and absolute authority to sell, grant, convey, transfer, assign and assure the said **LAND** and the rights properties appurtenances



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hereditament and premises hereby sold transferred and conveyed unto the **PURCHASER** in the manner aforesaid;

c. **THAT NOTWITHSTANDING** anything contained herein, the said **LAND** shall always be put to use for such purposes as the **PURCHASER** deems fit and proper in accordance with law;

d. **AND THAT** the said **LAND** together with structures appurtenant thereto hereby sold, granted and conveyed or expressed so to be is now free from all encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever made or suffered by the **VENDORS** or any persons having or lawfully or equitably claiming any estate or interest therein through under or in trust for the **VENDORS** in the said **LAND** together with structures appurtenant thereto hereby sold in the manner aforesaid.

e. **AND THAT** the **PURCHASER** shall and may at all times hereafter peacefully and quietly hold possess and enjoy the same and every part thereof and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the **VENDORS** or any person or persons lawfully claiming through from under or in law or trust for the **VENDORS** or any of their ancestors or predecessors-in-title.

f. **AND FURTHER THAT** the **VENDORS** and all persons having lawfully or equitably claiming any estate, right, title, interest, use, trust, property, claim and demand whatsoever and howsoever into, upon and in respect of the said **LAND** together with structures appurtenant thereto hereditament and premises or any part or portion thereof through under or in trust for the **VENDORS** or any of their ancestors or predecessors-in-title shall and will from time to time and at all times hereafter at the request cost and expenses of the **PURCHASER** makes, does, executes and perfect or cause to be made, done executed and perfected all such further and absolutely assuring, conveying and confirming the said **LAND** unto and to the use and benefit of the said **PURCHASER** forever in the manner as aforesaid, as the said **PURCHASER** shall or may reasonably require **AND FURTHER MORE THAT** the **VENDORS** shall at all times hereafter indemnify and keep indemnified the **PURCHASER** against losses, damages, costs, charges and expenses, if any, suffered



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by reason of any defect in title of the **VENDORS** or any breach of the covenants hereunder contained;

- g. **AND ALSO** the **VENDORS** had not at any time done or executed or knowingly suffered or been part to any act deed or thing whereby and whereunder the said **LAND** together with structures appurtenant thereto hereby sold, granted, transferred and conveyed or expressed or so to be or any part or portion thereof is or may be impeached or encumbered or affected in title or otherwise.
- h. **AND THAT** the **VENDORS** shall and will make and affirm such affidavit or affidavits and sign all papers and documents as necessary for the purpose of effecting mutation of the Purchaser's name in the records of Block Land & Land Revenue Officer and/or Collectorate of Alipore and/or also with such other statutory body or bodies.
- i. **AND** the **VENDORS** doth hereby further covenant and assure the **PURCHASER** that it hath not encumbered the said land together with structures appurtenant thereto hereditament and premises in any way and hath full right and absolute authority and power to sell the same in the manner aforesaid and for any reason whatsoever if the **PURCHASER** are dispossessed and/or deprived of full enjoyment of the said land together with structures appurtenant thereto hereditament and premises or any part or parcel thereof the **VENDORS** shall and will indemnify the **PURCHASER** entirely for the losses and damages to be suffered by him in respect of the said **LAND** together with structures appurtenant thereto hereditament and premises hereby sold.
- j. **AND THAT** the **PURCHASER** herein shall be free clear and absolutely discharged saved harmless and kept indemnified against all estates, charges and encumbrances including but **NOT** limited to charges, liens, lis-pendens, liabilities, claims, demands, objections, mortgages, attachments, acquisitions, requisitions, alignments, vesting with the authorities, lease, license, tenancy, development agreement, easement, right of passage, exchange, trusts, Bargadars (Sharecroppers), Bhagchasi, adverse possession, debutter or any type of encumbrance whatsoever or howsoever created occasioned or made by the **VENDORS** or any person or persons lawfully or equitably claiming as aforesaid.
- k. **AND FURTHER THAT** the **VENDORS** doth hereby declare and confirm that they do not hold any excess vacant land within the meaning of West Bengal Land Reforms Act 1956 and also Urban Land (Ceiling & Regulation) Act 1976, both as amended up to date.



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- l. **AND FURTHER THAT** the **VENDORS** shall and will pay all outstanding Municipal District Board or Panchayat Tax and taxes Government Revenues and all other impositions whatsoever due and payable by the Vendors or any of their ancestors or predecessors-in-title up to the date of these presents.
- m. **AND** the **VENDORS** have agreed to indemnify and keep the **PURCHASER**, its successor and/or successors saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.
- n. **AND IT IS HEREBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **VENDORS** covenant and assured the **PURCHASER** that all title deeds, muniments, papers, documents and receipts in respect of the said **LAND** hereby conveyed to the **PURCHASER** hereto and more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written shall remain in custody, control and power of the **VENDORS** herein fully secured, saved harmless, un-obliterated and un-defaced with the covenant for production, inspection maintenance and security and the **PURCHASER** herein shall have the right and power to take inspection thereof or obtain extracts there from at its own costs and expenses at all times upon 48 hours prior notice in writing to the **VENDORS** herein, and the **VENDORS** shall produce the original of these Presents to all Courts of law, tribunal, arbitration, proceeding and other places at all times upon request and cost of the **PURCHASER** herein upon 48 hours prior notice in writing.
- o. **AND THAT** the **VENDORS** also declare and confirm that they are in khas and vacant possession of the said land together with structures appurtenant thereto and no one else has any right or interest therein or on any part or portion thereof as occupant or otherwise.
- p. **AND THAT** the **VENDORS** herein declare and confirm that the said **LAND** (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written) has got no claim whatsoever with any Government Body and/or statutory body and/or any agency under the Government.
- IV. **AND THE VENDORS** doth hereby assure and covenant with the **PURCHASER** that in the event of there being any defect in Title and/or any claim from any third Party, or any of the representations is found to be incorrect or false, the **VENDORS** shall cause such defect to be removed, remedied and have agreed to keep the **PURCHASER** saved, harmless and fully indemnified from and against all costs,



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charges, claims, actions, suits and proceedings arising out of such defect in title and/or misrepresentation;

V. **AND THAT** the **VENDORS** never held and do not hold any excess vacant land within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976 and/or the West Bengal Land Reforms Act as amended upto date **AND THAT** no certificate proceedings and/or notice or attachment is subsisting under the Income Tax Act, 1961 **AND THAT** no notice, which is or may be subsisting has been served on the **VENDORS** for the acquisition or the said **LAND** or any part or portion thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the **VENDORS** have no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said **LAND** or any part or portion thereof **AND THAT** no suit and/or proceeding is pending in any Court of law affecting the said **LAND** or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority **AND FURTHER THAT** the **VENDORS** and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **LAND** or any part or portion thereof from through under or in trust for the **VENDORS** shall and will from time to time and at all times hereafter at the request and costs of the **PURCHASER** make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **LAND** and every part or portion thereof unto and to the use the **PURCHASER** as shall or may be reasonably required.

VI. **AND THIS DEED FURTHER WITNESSETH** that the Purchaser shall be entitled to amalgamate and/or cause to be amalgamated the said Plots of Land and it is hereby further agreed and declared that the Purchaser has agreed to acquire the said **LAND** with the intent and object of undertaking integrated development thereof either by themselves or in conjunction with the other persons and/or persons owning the other contiguous plots of land on such terms and conditions as may be agreed upon between the Purchaser and the owners of the adjacent and/or contiguous plots of land.

VII. **AND FURTHER THAT** Schedules and Plans annexed hereto form and constitute as an integral part of this Deed and while constructing and/or interpreting the meaning of this Deed the same shall be relied upon;



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VIII Simultaneously with the execution of this Deed of Conveyance the **VENDORS** have made over to the **PURCHASER** the actual, physical, vacant and peaceful possession of the said **LAND**;

IX. **AND IT IS HERBY FURTHER AGREED AND DECLARED** by and between the parties hereto that the **PURCHASER** [represented by its Authorised Signatory as the Constituted Attorneys and/or Authorized Representatives of the **VENDORS** are hereby authorized and shall be entitled:

1. To defend, manage and maintain the said **LAND** and to pursue the plan to be sanctioned by the Competent Authority;
2. To cause the Building Plans to be revalidated/modified/alterd and to pay fees, costs, charges for such sanction/revalidation/modification/alteration of the Building Plans to be sanctioned by the Competent Authority.
3. To appoint Architect or Architects, Engineers, Surveyors and to have surveyed and soil-tested of the said **LAND** as necessary and for that purpose to make all necessary correspondences with the authorities concerned.
4. To sign, execute and submit all necessary papers, application, documents, statements, undertakings, declaration and map or plans as may be required for having the map/plan or plans in respect of the said **LAND** and also for sanction by the Competent Authority and/or any other Authority or Authorities having Jurisdiction in this regard.
5. To appear and represent before all the appropriate authority or authorities including the Municipality, Panchayat, Kolkata Metropolitan Development Authority, Kolkata Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Block Land & Land Reforms Officer [B.L. & L.R.O.] or its Superior Authorities, District Magistrate/Collector in connection with the mutation of the said **LAND**, the sanction of the said plan of the said **LAND** and/or change in use and character of the said **LAND** in the Land Records of the Govt. of West Bengal;
6. To pay fees, obtain sanction and such other orders and permissions from the necessary Authorities as may be found expedient for sanction of the plan and other papers and documents as may be required by the necessary authorities.



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7. To receive the excess amount of fees, if any paid for the sanction of the said plan/plans to the Authority or Authorities.
8. To utilize or shift or connect the existing utilities in the said Premises in such manner as the Attorneys may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever for and on account of the said Premises or any part thereof (and similarly to receive excess payments receivable from concerned Authorities for and on account of the said **LAND** or any part thereof).
10. To appear and represent and sign on behalf of the **VENDORS** before all Authorities including those under the Municipality for fixation and/or finalisation of the annual valuation of the said **LAND** and for that purpose to sign, execute, register and submit necessary papers and documents and to do all such other acts, deeds and things as the said Attorney may deem fit and proper.
11. To file and submit all necessary declarations, statements, applications and/or returns to the necessary Authority or Authorities in connection with the matters herein contained in respect of the Said Premises and obtaining sanction plan.
12. For all or any of the purposes hereinbefore stated and to appear and represent us before all the Authorities having jurisdiction and to sign, execute and submit all necessary papers and documents.
13. To obtain necessary clearance from respective Authorities namely Kolkata Improvement Trust, C.M.D.A., Metro Railway or any other statutory authority or authorities which may be found to be required for the purpose of applying and/or obtaining sanction plan from the KMC in respect of the said Premises and to do all other things ancillary thereto.
14. To prepare and sign all necessary Deed of Declaration which may be required for the purpose of registration and for submission of the same before the Kolkata Improvement Trust, C.M.D.A. or any other statutory authority or authorities and also to sign necessary affidavit.
15. And to pay all fees, charges, cost and expenses in the matter as aforesaid and all other matters concerning and arising out of the said Premises.



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16. To obtain mutation of the said Premises in the records of the KMC and the office of the B.L. & L.R.O. or any other authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
17. To obtain change in use and character of the land contained in the said Premises from the Office of the B.L. & L.R.O. and/or any other competent authority and for this purpose sign and execute all applications, declarations, undertakings, affidavits, statements and all other necessary papers and documents as may be required and file the same and follow up and represent us for obtaining suitable orders and obtaining the necessary orders;
18. To do and perform all acts, deeds, matters and things necessary for all or any of the purposes aforesaid and for giving full effect to the powers and authorities herein before contained, as fully and effectually as the Vendors could do in person.
19. To substitute and appoint from time to time, one or more Attorney, under the Attorney, with the same or limited powers and to cancel/withdraw such appointment at will.

THE FIRST SCHEDULE ABOVE REFERRED TO
(SAID LAND)

ALL THAT joint undivided **25%** share or interest into and upon ALL THAT piece or parcel of Sali land measuring **24 Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in **L. R. Dag No.478** measuring 9 Decimals more or less, **L. R. Dag No. 479** measuring 0 Decimals (share 0.0312) more or less, **L. R. Dag No. 482** measuring 2 Decimals more or less, **L. R. Dag No. 492** measuring 4 Decimals more or less, **L. R. Dag No. 547** measuring 9 Decimals in aggregate more or less, all corresponding to **L. R. Khatian No. 126, TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, lying and situate at Mouze - Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar [East] Police Station and within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office Bidhannagar and District Registration Office at Barasat, 24 Parganas (North), a detailed table is set out hereinafter:-



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Bidhan Nagar (Salt Lake City)

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R.S. Dag No.	L.R. Khatian No.	Nature	Total Area in Dag in Decimals	Share in Dag Conveyed	Area Conveyed (in Decimals)
478	126	Sali	117	0.0196	2.25
479	126	Sali	10	0.078	0.00
482	126	Sali	42	0.0117	0.50
492	126	Sali	52	0.0195	1.00
547	126	Sali	98	0.0234	2.25
			TOTAL		6.00

OR HOWSOEVER OTHERWISE the said **LAND** or any part or 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 and more clearly shown and delineated in the map or plan annexed hereto and thereon bordered RED which is butted and bounded in the manner following :-

Dag No. 478

ON THE NORTH : Dag No. 479
 ON THE EAST : Dag No. 496
 ON THE SOUTH : Dag No. 497
 ON THE WEST : Dag No. 477

Dag No. 479

ON THE NORTH : Dag No. 498
 ON THE EAST : Dag No. 482
 ON THE SOUTH : Dag No. 478
 ON THE WEST : Dag No. 480

Dag No. 482

ON THE NORTH : Dag No. 483
 ON THE EAST : Dag No. 486
 ON THE SOUTH : Dag No. 496
 ON THE WEST : Dag No. 498

Dag No. 492

ON THE NORTH : Dag No. 490
 ON THE EAST : Dag No. 491
 ON THE SOUTH : Dag No. 547
 ON THE WEST : Dag No. 547



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Dag No. 547

ON THE NORTH : Dag No. 493 and 492
 ON THE EAST : Dag No. 492
 ON THE SOUTH : Dag No. 548
 ON THE WEST : Dag No. 496

THE SECOND SCHEDULE ABOVE REFERRED TO
(ABSTRACT ON TITLE)

The **VENDORS** have acquired the title in respect of the said **LAND** in the manner following:-

1. During the lifetime of one Dillishwar Morjal had acquired right, title and interest by intestate succession and thus became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst others all that piece and parcel of Sali land measuring **24 Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in **L. R. Dag No.478** measuring 9 Decimals more or less, **L. R. Dag No. 479** measuring **0** Decimals (share 0.0312) more or less, **L. R. Dag No. 482** measuring 2 Decimals more or less, **L. R. Dag No. 492** measuring 4 Decimals more or less, **L. R. Dag No. 547** measuring 9 Decimals in aggregate more or less, all corresponding to **L. R. Khatian No. 126, TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, lying and situate at Mouza - Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar [East] Police Station and within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North) and recorded his name in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the BL & LRO at Rajarhat and also mutated his name in the records of the Bidhannagar Municipality upon payment of proportionate rates and taxes as applicable, absolutely and forever, free from all encumbrances, charges, liens, lispendenses, attachments, mortgages, acquisitions, requisitions, Bargadar, debottor or trust whatsoever (hereinafter referred to as the said '**LAND**').
2. While being seized and possessed of the said land the said Dillishwar Mondal died intestate was survived by his wife Chandola Mondal and two sons namely Biswajit Mondal and Indrajit Mondal, two daughters namely Shibani Naskar and Bhabani Ghosh as his only heirs and heiresses and/or legal representative to his estate.



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25 MAY 2010

3. Thus the Vendors herein acquired right title and interest by intestate succession and as such became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to amongst others all that piece and parcel of Sali land measuring **24 Decimals** in aggregate be the same a little more or less, having Rayati rights therein and comprised in **L. R. Dag No.478** measuring 9 Decimals more or less, **L. R. Dag No. 479** measuring 0 Decimals (share 0.0312) more or less, **L. R. Dag No. 482** measuring 2 Decimals more or less, **L. R. Dag No. 492** measuring 4 Decimals more or less, **L. R. Dag No. 547** measuring 9 Decimals in aggregate more or less, all corresponding to **L. R. Khatian No. 126, TOGETHER WITH** one RT Shed measuring in aggregate 100 Square Feet, lying and situate at Mouza - Mahishbathan, J. L. No. 18, within the territorial limits of Bidhannagar [East] Police Station and within the limits of Bidhannagar Municipality, Additional District Sub-Registration Office, Bidhannagar and District Registration Office at Barasat, 24 Parganas (North) and applied for recording their names in the records of rights of the Government of West Bengal upon payment of proportionate revenue at the office of the BL & LRO at Rajarhat and also applied for mutating their names in the records of the Bidhannagar Municipality upon payment of proportionate rates and taxes as applicable.
4. The Vendors herein have represented that the right, title and interest in the said Land have been acquired by the operation of the laws of inheritance from their predecessor in title/interest and that neither the Vendors herein nor their predecessor in title/interest were ever dispossessed or removed from the possession of the said Land in any manner whatsoever nor have the title of the Vendors herein have ever been challenged and neither any suit or litigation is pending before any court of law inter alia challenging the title of the Vendors or their predecessor in title/interest. The Vendors herein further represent that the Vendors herein have been in uninterrupted possession of the said Land for more than last 35 (Thirty Five) years.
5. The Vendors herein undertake to keep the Purchaser indemnified, saved and harmless against any loss or damage (present, remote or consequential) arising out of any defect in title of the said Land, which the Vendors herein agree to sell, transfer and convey free from all encumbrances, charges, liens, lispendences, attachments, mortgages, bargadar, acquisitions, requisitions, debottor or trust whatsoever.



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Bidhanagar (Split Lake Circle)
25 MAY 2010

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

*LTJ & Chandipada Mondal by the
Pang. Indrajit Mondal*

SIGNED, SEALED AND DELIVERED

by the above named **VENDORS** in the presence of:

1. Arun Tulshan
Son of Late Kishan Lal Tulshan
Flat 4D-4th Floor FORT MYSORE
2 Prince Anwar Shah Road
Kolkata - 700 033

Chandibala Mondal

Biswajit Mondal
Biswajit Mondal

Indrajit Mondal
Indrajit Mondal

Shibani Naskar

Shibani Naskar

2. Indranil Das

Indranil Das
Working for gain at
83 Topsia Road South
Kolkata - 700 046

Bhabani Ghosh

Bhabani Ghosh

SIGNED, SEALED AND DELIVERED by the above named **PURCHASER** in the presence of:

Sunil Kumar Agarwal

Sunil Kumar Agarwal
Sunil Kumar Agarwal

1. Arun Tulshan
Son of Late Kishan Lal Tulshan
Flat 4D-4th Floor FORT MYSORE
2 Prince Anwar Shah Road
Kolkata - 700 033

Sunil Kumar Agarwal

2. Indranil Das

Indranil Das
Working for gain at
83 Topsia Road South
Kolkata - 700 046



Addl District Sub-Registrar
Bikaner Nagar (Salt Lake City)

25th MAY 2010

MEMO OF CONSIDERATION

RECEIVED of and from the within named Purchaser the sum of **Rs.11,19,500/- (Rupees Eleven lacs Nineteen Thousand Five Hundred only)** only being the earnest money and in part payment of the total amount payable in terms hereof, as per memo below:-

Sl. No.	Date	Draft No.	Bank	Favouring	Amount (Rs.)
1	25/05/10	029393	Punjab & Sind Bank	Chandibala Mondal	2,23,900/-
2	25/05/10	029394	Punjab & Sind Bank	Biswajit Mondal	2,23,900/-
3	25/05/10	029395	Punjab & Sind Bank	Indrajit Mondal	2,23,900/-
4	25/05/10	029396	Punjab & Sind Bank	Shibani Naskar	2,23,900/-
5	25/05/10	029397	Punjab & Sind Bank	Bhabani Ghosh	2,23,900/-
			TOTAL		11,19,500/-

(Rupees Eleven lacs Nineteen Thousand Five Hundred only)

Witnesses:

1. 
Arun Tulshan
Son of Late Kishan Lal Tulshan
Flat 4D 4th Floor FORT MYSORE
2 Prince Anwar Shah Road
Kolkata - 700 033

1.

Chandibala Mondal

Indrajit Mondal.

Biswajit Mondal
Biswajit Mondal

Indrajit Mondal.

Indrajit Mondal

শিবানী নস্কর

Shibani Naskar

2. *Indranil Das*

Indranil Das
Working for gain at
83 Topsia Road South
Kolkata - 700 046

Prepared in my Office

Pratit Chakraborty.

Pratit Chakraborty
Advocate
Alipore Police Court
Kolkata - 700 027

প্রতি চক্রবর্তী

Bhabani Ghosh

Read over and explained by me
and Indrajit Mondal in Bengali
the true meaning and contents of
this Deed to all the other vendors.

Indrajit Mondal.

Read over & Explained by me.
Pratit Chakraborty (part)



✓ Addl. District Sub-Registrar
Bihannagar (Salt Lake City)

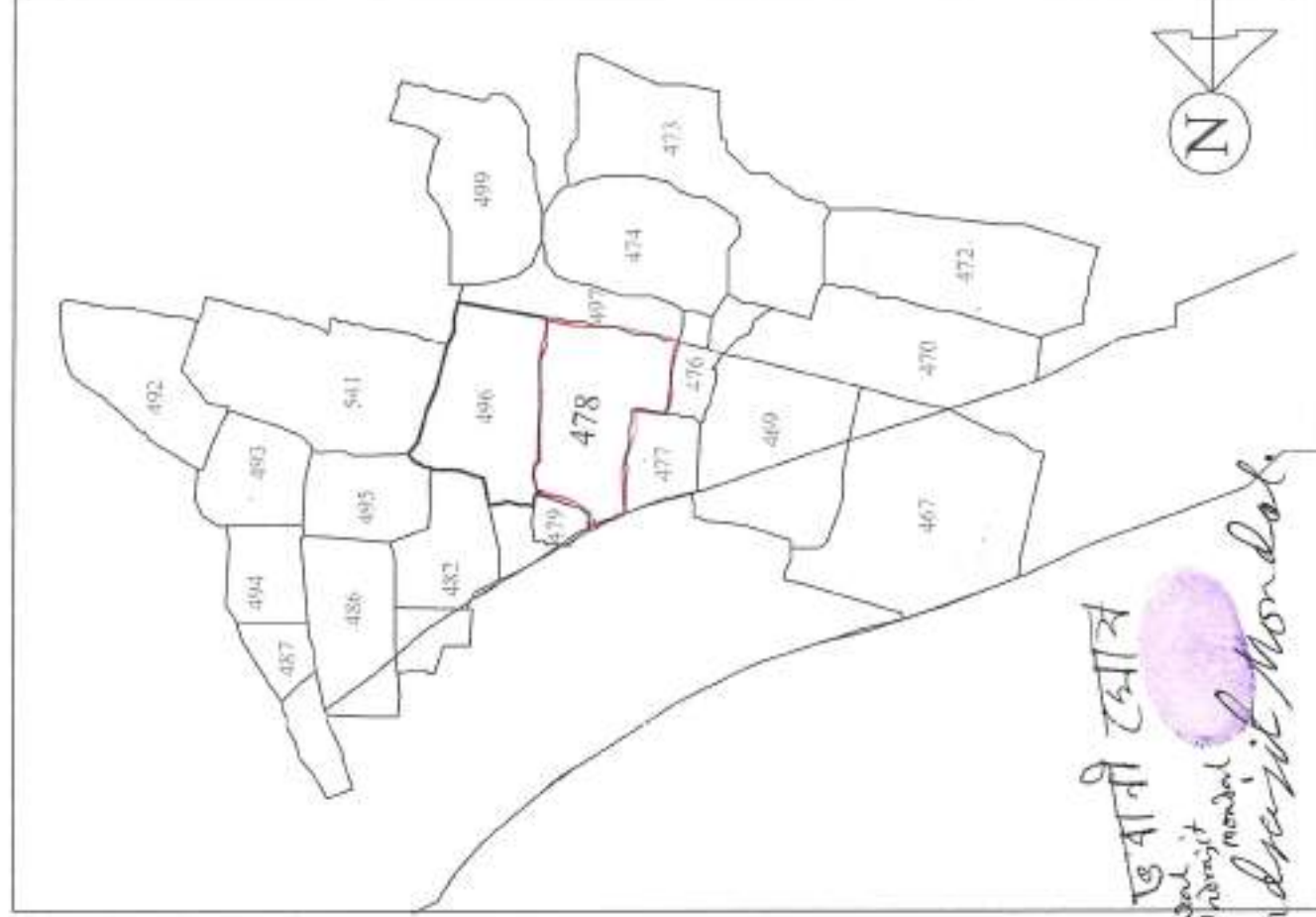
25 MAY 2010

Site Plan For L.R.Dag no. 478

Mouza Mahishbathan, J.L. No. 18, Khatian No.- 126

Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 2.25 decimals



ক্রেতার তালিকা

LTI & Chandibala Mondal
By the Son of Indrajit Mondal
Indrajit Mondal

ক্রেতার তালিকা
Indrajit Mondal.

Signature of Vendors

- 1) Smt. Chandibala Mondal
- 2) Sri Biswajit Mondal
- 3) Sri Indrajit Mondal
- 4) Smt. Shibani Naskar
- 5) Smt. Bhabani Ghosh

SHIVAM CONSUMER GOODS PVT. LTD

Signature of Purchaser

Signature of Purchaser
Shivam Consumer Goods Pvt. Ltd.



Addl District Sub-Registrar
Bidhan Nagar (Balt Lake City)

25 MAY 2010



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

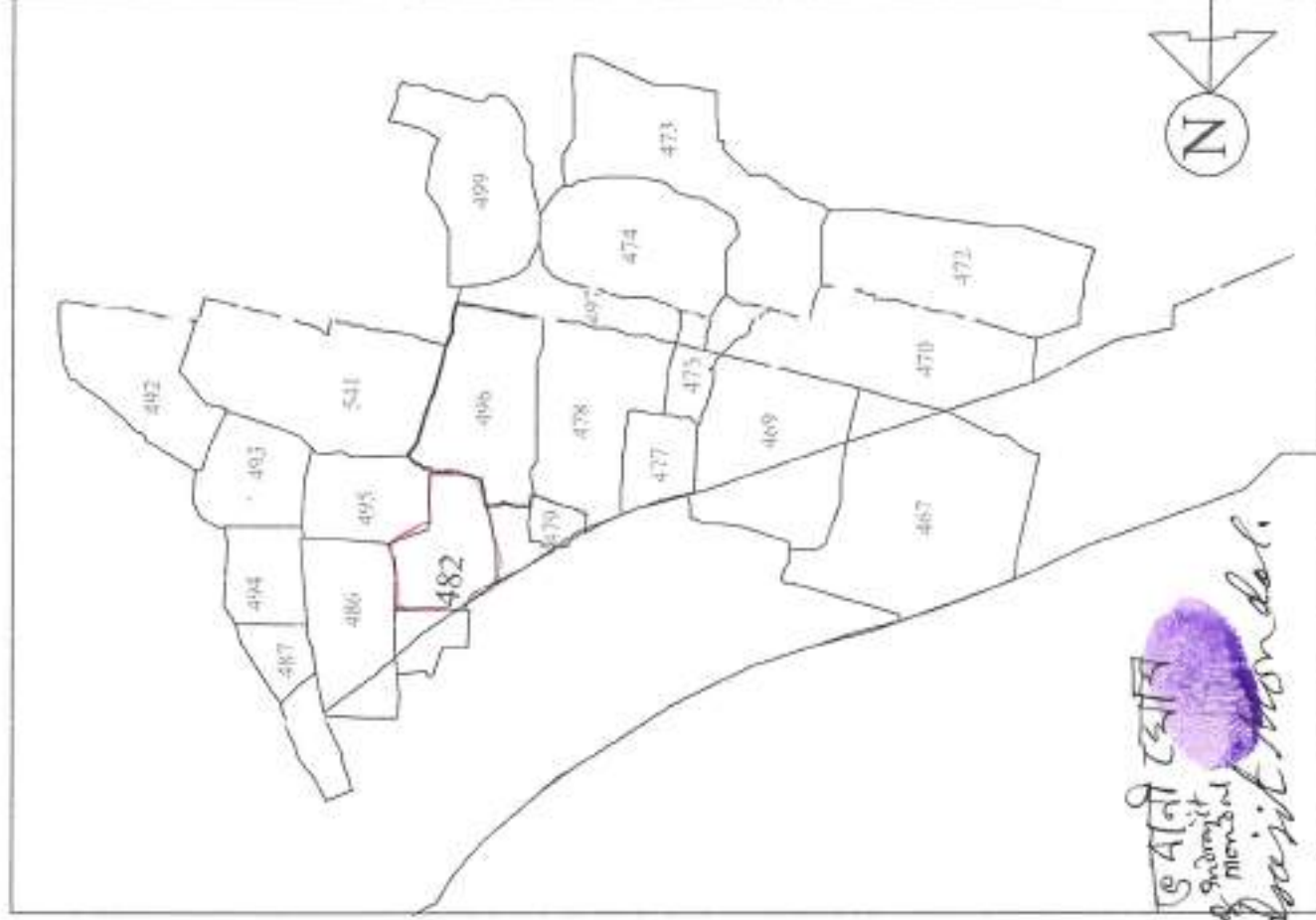
25 MAY 2010

Site Plan For L.R.Dag no. 482

Mouza Mahishbathan, J.L. No. 18, Khatian No.- 126

Police Station - Bidhan Nagar (East), District North 24 Parganas

Area Sold - 0.50 decimals



LT1 & Chandibala Mondal by the pen of Indrajit Mondal.
Indrajit Mondal.

সম্মতি প্রদান

Indrajit Mondal.

Indrajit Mondal

Signature of Vendors

- 1) Smt. Chandibala Mondal
- 2) Sri Biswajit Mondal
- 3) Sri Indrajit Mondal
- 4) Smt. Shibani Naskar
- 5) Smt. Bhabani Ghosh

SHIVAM CONSUMER GOODS PVT. LTU

Signature of Purchaser
Director, Ahmedabad, Gujarat

Signature of Purchaser

Shivam Consumer Goods Pvt. Ltd.



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

25 MAY 2010














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Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)












25 MAY 2010



Adtl. District Sub-Registrar
Bidhan Nagar (Self Lake City)
25 MAY 2010












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left hand					
right hand					

Name SUNIL AGARWAL
 Signature [Signature]












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left hand					
right hand					

Name CHANDIBALA MONDAL
 Signature [Signature]

LTI of Chandibala Mondal by the pen of
Indrajit Mondal.

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left hand					
right hand					

Name BISWAJIT MONDAL
 Signature [Signature]











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left hand					
right hand					

Name SHUBANT NASKAR
 Signature [Signature]




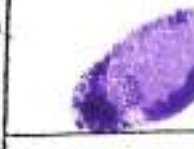







✓ Addl District Sub-Registrar
Bidhan Nagar (Self-Locks Pass)

25 MAY 2010

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left hand					
right hand					



Name INDRAJIT MONDAL
 Signature Indrajit Mondal

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left hand					
right hand					



Name GHABANA GOSWAMI
 Signature ঘাবনা গোস্বামী

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left hand					
right hand					



Name
 Signature

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name
 Signature



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

25 MAY 2010



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 054446 of 2010
(Serial No. 05505 of 2010)

On 25/05/2010

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

Presented for registration at 19.05 hrs on 25/05/2010 at the Private residence by Sunil Kr Agarwal, Claimant.

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

Execution is admitted on 25/05/2010 by

1. Chandibala Mondal, wife of Lt Dillishwar Mondal, Mahisbathan, Thana:-Bidhannagar East, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : Others
2. Biswajit Mondal, son of Lt Dillishwar Mondal, Mahisbathan, Thana:-Bidhannagar East, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : Others
3. Indrajit Mondal, son of Lt Dillishwar Mondal, Mahisbathan, Thana:-Bidhannagar East, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : Others
4. Shibani Naskar, wife of Joydeb Naskar, Pachuria, Thana-K L C, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste Hindu, By Profession : Others
5. Bhabani Ghosh, wife of Debashish Ghosh, Jyanga, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700059, By Caste Hindu, By Profession : Others
6. Sunil Kr Agarwal
Authorised Signatory, Shivam Consumer Goods Pvt Ltd, 316, Canal Street, Lake Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700048
, By Profession : Others

Identified By Arun Tulshan, son of Lt Kishan Lal Tulshan, 2 Prince Anwar Shah Road, District:-Kolkata, WEST BENGAL, P.O. :- Pin :-700033, By Caste: Others, By Profession: Others.



(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 26/05/2010

Certificate of Admissibility(Under Section 58, W.B. Registration Rules 1962)

Admissible under rule 21 of the Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23.4 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) = 15994/-, E = 14/- on 26/05/2010

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.-1454437/-

Addl. District Sub Registrar
Bidhan Nagar (Salt Lake City)

26 MAY 2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



THE UNIVERSITY OF
MICHIGAN
LIBRARY



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 05446 of 2010
(Serial No. 05505 of 2010)

Certified that the required stamp duty of this document is Rs. - 87286 /- and the Stamp duty paid as:
Impresive Rs. - 500/-

Deficit stamp duty

Deficit stamp duty Rs. 86820/- is paid 29827425/05/2010 State Bank of India, GOKHALE ROAD,
received on 26/05/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 MAY 2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 14743 to 14774
being No 05446 for the year 2010.



[Signature]
(Rajendra Prasad Upadhyay) 27-May-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal