

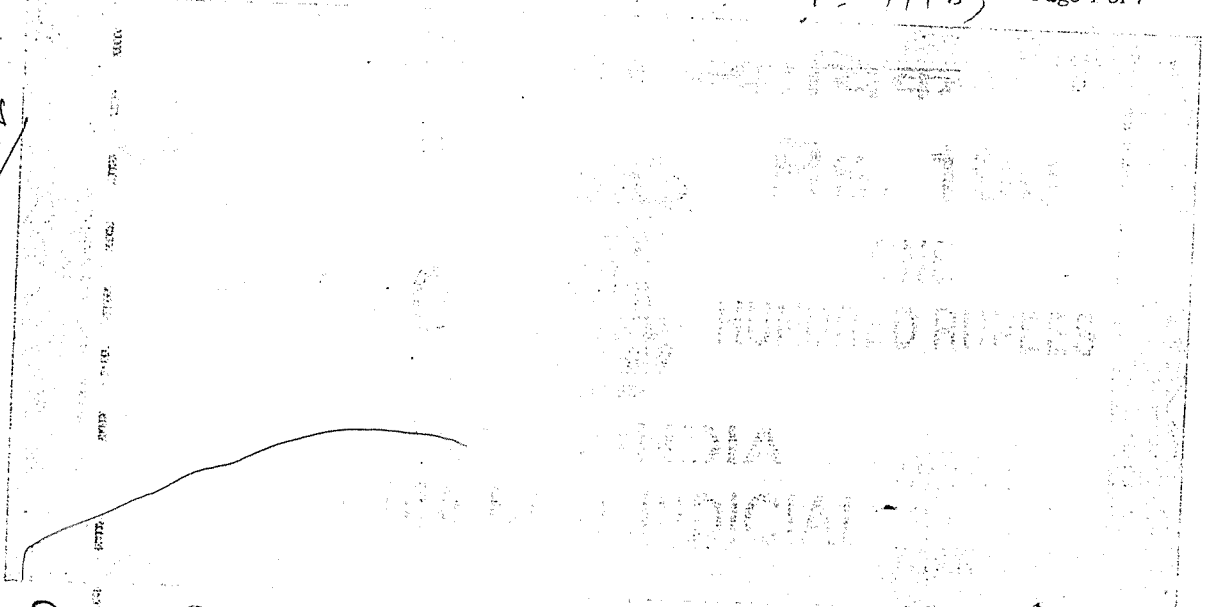
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Bidhan Nagar
 11 SEP 2011
 11 AUG 2011

Convey/ 17481

DEED OF CONVEYANCE

THIS INDENTURE made on this 27th day of August Two
 Thousand and Eight **BETWEEN SRI BHAGIRATH SARDAR** son of Late
 Gobinda Sardar, by faith - Hindu, by Occupation - Business, residing at
 Mahisbathan, Police Station - Bidhannagar (East), in the District of 24-
 Parganas (North), Indian Citizen, hereinafter called the **VENDOR**, (which
 expression shall unless excluded by or repugnant to the context be
 deemed to mean and include his heirs, executors, administrators,
 representatives and assigns) of the **FIRST PART**.

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पते _____
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दिनांक _____
7 JUN 2008

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Bhagirathi Garden.

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AND

JEWRAJKA PLASTICS PVT. LTD; a limited company, registered under the companies Act, 1956, having its office at 36, Maharshi Debendra Road, Third Floor, Room No. 318, Kolkata - 700 006, represented by its Director **SRI VINOD KUMAR PODDAR** son of Sri Kedar Mall Poddar, by faith - Hindu, by Occupation - Business, residing at 67/50, Jagannath Cross Road (South), Kolkata - 700 007, hereinafter called the **PURCHASER**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS Sri Bhagirath Sardar, the Vendor herein, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 04.20 Satak out of 42 Satak comprised in R.S. Dag No. 482 (Sali), an area 02.50 Satak out of 15 Satak comprised in R.S. Dag No. 483 (Sali), an area 02.66 Satak out of 16 Satak comprised in R.S. Dag No. 480 (Sali), being total area **09.36 Satak** under L.R. Khatian No. **248**, at Mouza - Mahisbathan, Police Station - Bidhannagar (East), in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS the Vendor herein, has agreed to sell and the purchaser has agreed to purchase the land measuring an area 04.20 Satak out of 42 Satak comprised in R.S. Dag No. 482 (Sali), an area 02.66 Satak out of 16 Satak comprised in R.S. Dag No. 480 (Sali), being total area **06.86 Satak** being Plan Plot No. **A-1**, under L.R. Khatian No. **248**, at Mouza - Mahisbathan, Police Station - Bidhannagar (East), in the District of 24-Parganas (North), more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 8,31,500/-** (Rupees Eight Lacs Thirty One Thousand Five Hundred) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 8,31,500/-** (Rupees Eight Lacs Thirty One Thousand Five Hundred) only paid by the Purchaser to the Vendor at or before the execution of these presents (receipts whereof the Vendor doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every



1 AUG 1988

part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendor doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of Sali Land admeasuring an area of **06.86** Satak being Plan Plot No. **A-1**, comprised in R.S. Dag No. **482, 480**, under L.R. Khatian No. **248**, at Mouza – Mahisbathan, Police Station – Bidhannagar (East), in the District of 24-Parganas (North), morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "RED" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession 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 plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispensens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of



Adel E. ...
Richard ...
1 AUG 78

and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispendens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendor;

iv) AND THAT the Vendor has, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendor has no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendor, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendor or any of its predecessors-in-title or any person lawfully or equitably claiming as aforesaid;



PROCESSED
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vii) AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispensens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

viii) AND ALSO THAT the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "Sali" land measuring an area **06.86** Satak being Plan Plot No. **A-1**, comprised in R.S. Dag No. **482, 480**, under L.R. Khatian No. **248**, at Mouza - Mahisbathan, Police Station - Bidhannagar (East), within the limit of Bidhannagar Municipality, Addl. District Sub-Registrar Office Bidhannagar, Salt Lake City, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No. 18, in the District of 24-Parganas (North).

<u>R.S. DAG NO.</u>	<u>TOTAL AREA</u>	<u>SOLD AREA</u>
480	16 Satak	02.66 Satak
482	42 Satak	<u>04.20 Satak</u>
		<u>06.86 Satak</u>



1975
1976

1977

The said plot of land is butted and bounded as follows: -

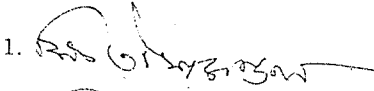
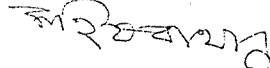
ON THE NORTH : Part of R.S. Dag No. 482.
ON THE SOUTH : Part of R.S. Dag No. 482 & 496.
ON THE EAST : Part of R.S. Dag No. 482.
ON THE WEST : Part of R.S. Dag No. 480 & 479.

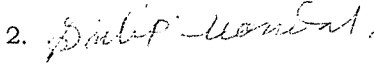
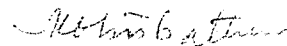
IN WITNESS WHEREOF, the VENDOR has executed these presents on the day month and year first above written.

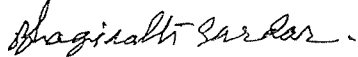
SIGNED SEALED AND DELIVERED

by the VENDOR At Kolkata in presence of: -

Witness :

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2. 




SIGNATURE OF THE VENDOR



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MEMO OF CONSIDERATION

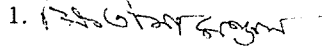
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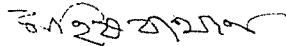
Rs. 8,31,500/-

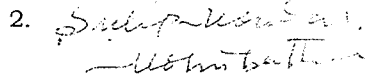
Total: Rs. 8,31,500/-

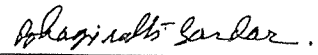
(Rupees Eight Lacs Thirty One Thousand Five Hundred) only.

Witness: -


1. 



2. 


SIGNATURE OF THE VENDOR

Drafted by: -


ARUN KUMAR BHAUMIK (Advocate)
Calcutta High Court
Registration No. 905/1983
63/21, Dum Dum Road, Kol-74
Surer Math, Dial 2529-2531.

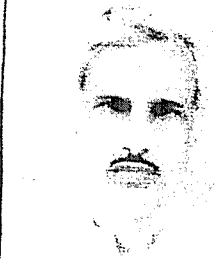



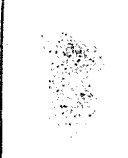

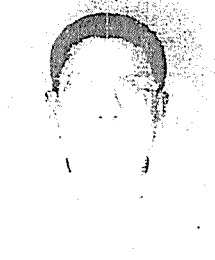
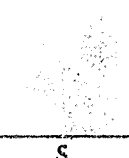











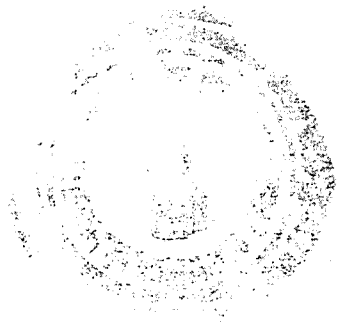
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SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executants.

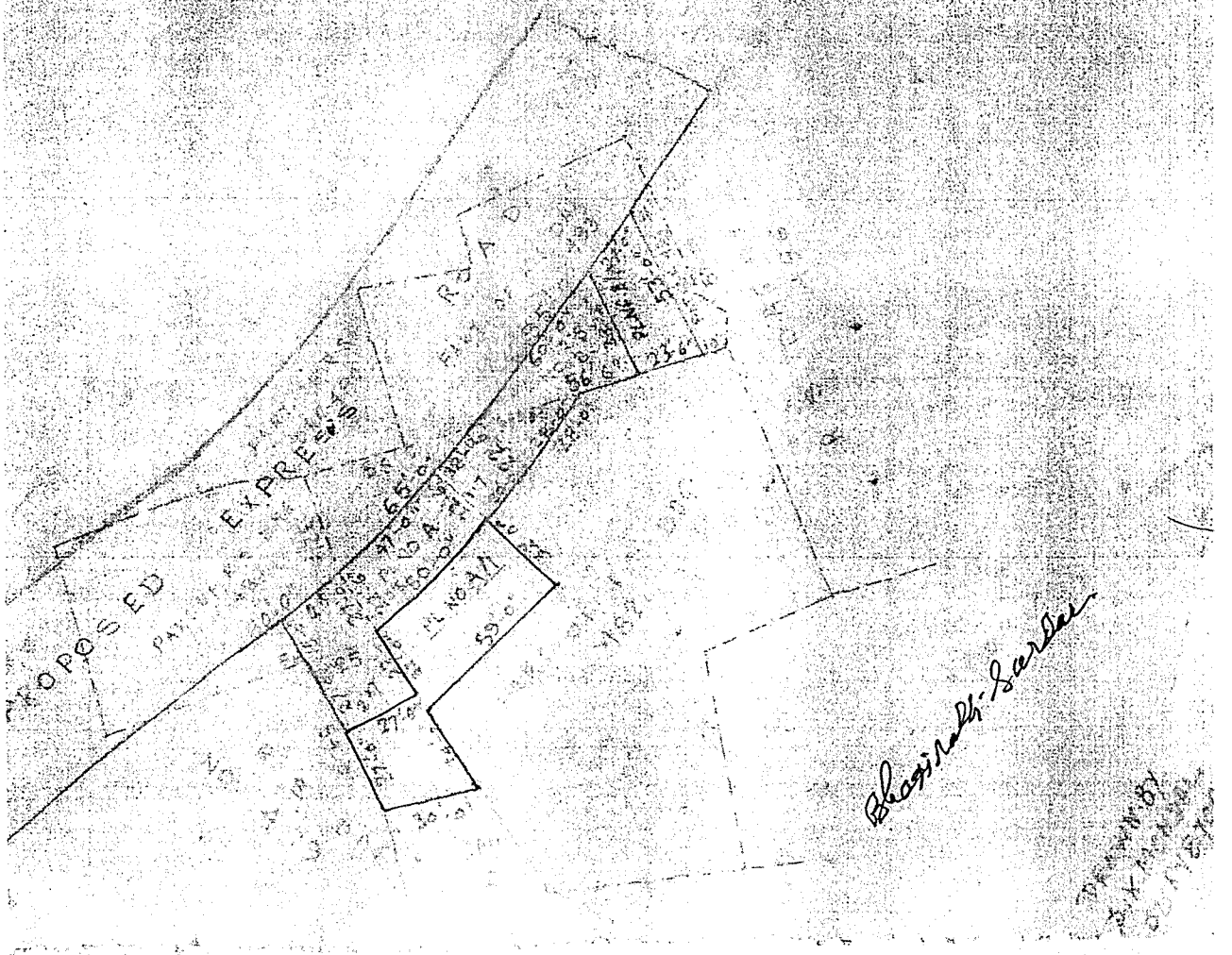
					
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	<i>Bhagwati Sardar</i>				
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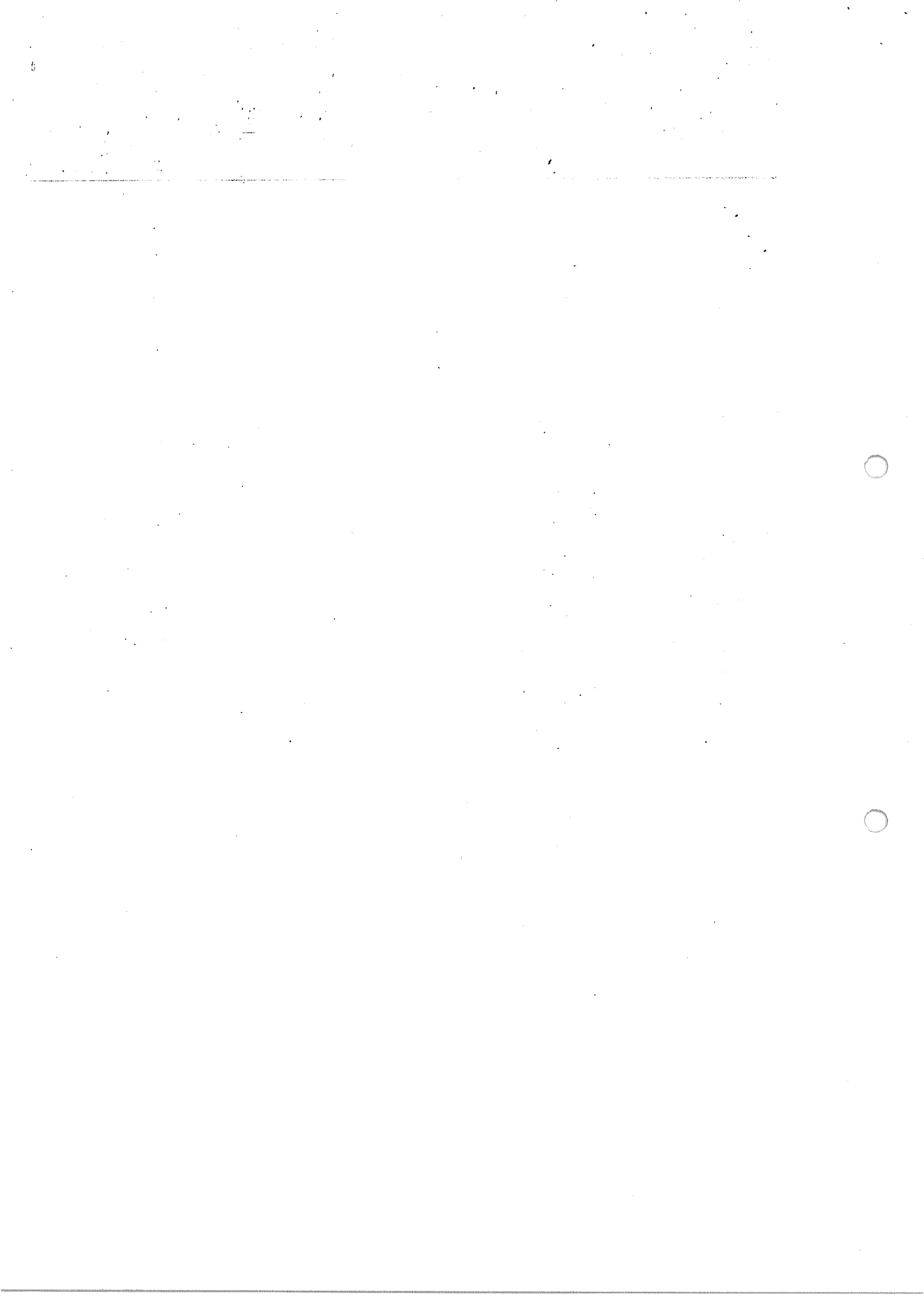


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WASHINGTON, D.C. 20004
AUG 1 1981

LAND PLAN PART OF R.S. DAG. NO. 480, 482, 483. R.S. KHATIAN NO.
 C.S. DAG. NO. C.S. KHATIAN NO. L.R. KHATIAN NO.
 MODZA BIAHISH BATHAN J.L. NO. IE. RESA NO. 203 P.S. RAJARHAT
 NOW UNDER BIDHAN NAGAR MUNICIPALITY WARD NO. 14 P.S.
 BIDHAN NAGAR E. DIST. N. 24 PARAGANAS. SCALE 50' 1"

NAME OF VENDOR	NAME OF VENDEE	DAG NO.	AREA	TOTAL AREA
		480	2.67	6.86 DE.
		482	2.50	
		482	1.70	
		483	2.50	
		480	2.66	
Bhagirath Sardar	JEWRAJKA PLASTICES (P) LTD.	482	4.20	
		483	2.50	





Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :-11189 of :2008
(Serial No. 08997, 2008)

On 27/08/2008

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

Presented for registration at 19.03 hrs on :27/08/2008, at the Private residence by Bhagirath Sardar, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 27/08/2008 by
1. Bhagirath Sardar, son of Lt Gobinda Sardar, Mahisbathan, Thana Bidhannagar East, By caste Hindu, by
Profession :Business
Identified By Khitish Mondal, son of Lt S Mondal Mahisbathan Thana: -, by caste Hindu, By Profession :Business.

Name of the Registering officer :Abhijit Kumar Das
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 29/08/2008

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-
1767599/-


Certified that the required stamp duty of this document is Rs 106056 /- and the Stamp duty paid as: Impressive Rs- 100

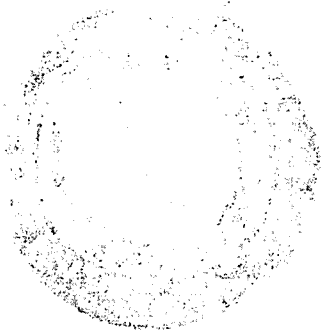
Name of the Registering officer :Abhijit Kumar Das
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/09/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of
Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-


[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal •



SEP 2000

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-11189 of :2008
(Serial No. 08997, 2008)


Payment of Fees:

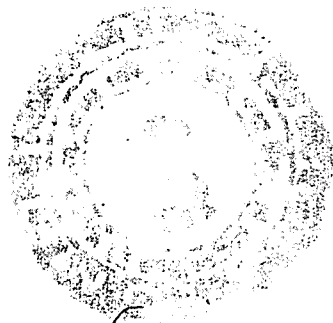
Fee Paid in rupees under article : A(1) = 19437/- on:01/09/2008

Deficit stamp duty

Deficit stamp duty 1.Rs 1000/- is paid, by the draft number 588823, Draft Date 01/09/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :01/09/2008. 2.Rs 29700/- is paid, by the draft number 310618, Draft Date 01/09/2008 Bank Name STATE BANK OF INDIA, Dum Dum, received on :01/09/2008. 3.Rs 49000/- is paid, by the draft number 310555, Draft Date 27/08/2008 Bank Name STATE BANK OF INDIA, Dum Dum, received on :01/09/2008. 4.Rs 26280/- is paid, by the draft number 310549, Draft Date 27/08/2008 Bank Name STATE BANK OF INDIA, Dum Dum, received on :01/09/2008.

Name of the Registering officer :**Abhijit Kumar Das**
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**


[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal

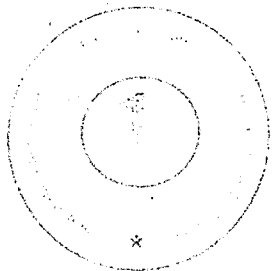


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SEP 2000

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 18991 to 19003
being No 11189 for the year 2008.



(Abhijit Kumar Das) 02-September-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

