

Book-1, Vol No - 6 , Del No - 7262 , Page - 5792/5806 , Year - 2007 , A.D.S.R. - B/Nagar



পশ্চিমবঙ্গ। পশ্চিম বঙ্গাল WEST BENGAL
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56AA 417188

15/2
25/17
2/11/12
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भारतीय और न्यायिक

एक सौ रुपये

Rs. 100.

₹. 100

ONE
HUNDRED RUPEES



भारत INDIA
INDIA NON JUDICIAL

बंगाल पश्चिम बंगाल WEST BENGAL

C 228740

Additional Power Sub. Regd.
Subsequent Date Later 0000

2000

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 23rd day of December, 1985,

By, 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 Chok Pachuli, P. S. Rupnarayan, 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,

the differences between PVT, LTR,

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1970-1971
Yearly Report

A N D

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

WHEREAS

At By a Suf Bikray Koban written in Bengali dated 27.11.1984 made between Smt. Nandram Mondal wife of Late Sabharam Mondal and her minor four sons and one daughter herein called as Kobala Datta and (1) Sri Biswanath Mondal and (2) Shivnath Mondal, both sons of Late Nav Kumar Mondal herein jointly called as Kobala Grahita and registered in the Office of the A.D.S.R. Bichannagar (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 Salt land containing an area of 15 satak (approx. Nine Cottahs) comprised in Dog No. 1952 Khata No. 1105, R. S. No. 205%, J. L. No. 33, in Mouza - Chak Pachura Dist. Kulti, 74-Parganas from the total area of the said Dog 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 I. R. Settlement as per I. R. Khata No. 1105/1 and Shivenath Mondal became absolute owner of 7 Satak recorded his name in L. R. Settlement as per I. R. Khata 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 Salak equivalent to 9 Cottahs more or less but at present by actual physical measurement is 9 (nine) Cottahs 12 (twelve) Chittaks 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 205%, Touzi No. 145, under H. S. Dag No. 1952 corresponding to L. R. Khalian No. 1105/1 & 1623/2, within the jurisdiction of Rajabhat Police Station, within the local limits of Patna Hata Gram Panchayat, 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 corner 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 Salak equivalent to 9 Cottahs more or less but but at present by ~~12 chittahs 24 Squ. feet more or less~~ actual physical measurement is 9 (nine) Cottahs 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 205%, Touzi No. 145, under H. S. Dag No. 1952, corresponding to L. R

4

Khasra 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 this Agreement for Sale on 16-11-1997 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 5 Guntas more or less but at present by actual physical measurement is 9 (nine) Gunahs 12 (twelve) Chittanks 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 Pachura, J. L. No. 33, R. S. No. 205%, Tuni No. 145 under R. S. Dag No. 1952, corresponding to L. R. Khata 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-Pargangs, more fully described in the Schedule hereinafter written and delineated in map or plan annexed hereto and therein bordered together with full benefits of passage, 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, bargained, transferred and assigned and intended so to be unto and in the use of the Purchaser hence absolutely and forever free from all encumbrances, charges, impositions, items etc. whatsoever and free from all covenants and reservations and stipulations 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, impositions 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.

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3. FURTHER THAT the Vendors, their heirs, executors, administrators, representatives or assigns, covenant with the Purchaser, its successors, executors, administrators, representatives or assigns to have harmless indemnity and keep indemnified the Purchaser, its heirs, administrators or assigns, free or against all encumbrances, charges and equities whatsoever.
- 8
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 to the time being in force.

- R. ALL THE taxes, land revenue and impositions payable in respect of this 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 Vendor.

AND the Vendor delivers this day has possession of the said property unto the Purchaser.

- THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO -

ALL THAT piceh and parcel of Sali land measuring an area of 15 Satak equivalent to 9 Guntas more or less but as present by actual physical measurement is 9 (nine) Guntas 12 (twelve) Chittacks 24 (Twenty Four) sq. ft more or less with 1/2 Shid Bamber structure measuring covered area of 300 (three hundred) sq. ft. more or less lying and situated at Mouza - Chak Pachano J. I. No. 22 R. S. No. 20/V, Touzi No. 145 and the corresponding Dog Nos. area of land and Khatian Nos. are as follows :-

Dog No.	L. R. Khatian No.	Area of land	Nature of land
1952	1105/1	4½ Guntas / 8 Satak	Sali
1952	1622/2	4½ Guntas / 7 Satak	Sali

within the jurisdiction of Hugli Police Station, within the local limits of Pathar Para Gram Panchayet, in the District of North 24-Parganas, which is bounded and bounded as follows :-

ON THE NORTH BY

R. S. Dog No. 1952 (P)

ON THE SOUTH BY

R. S. Dog No. 1952 (P)

ON THE EAST BY

R. S. Dog No. 1954

ON THE WEST BY

Present Gram Panchayet Road

A map or plan is annexed hereto and border by colour RED which will be
lodged at post office of the Board of Revenue.

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

SIGNED & DELIVERED by the

Parties at Kolkata in the presence of :-

1. AYUB BEG

L. I. J. & - Ghurbati Mianbagh
Alka S. Ghurbati Mianbagh
B. N. 120 9-
A. R. Ghurbati - Dabir Ghurbati

SIGNATURE OF THE VENDORS.

GALGARY HERBIVET LTD.

Director Authorised Signatory

GALGARY HERBIVET LTD.

Director Authorised Signatory

SIGNATURE OF THE PURCHASER

9

MEMO OF CONSIDERATION

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

M E M O .

Dated by the 1st day of Dec.
Year nineteen hundred and eight. Rs 18,00,000/-

TOTAL - Rs 18,00,000.00

(Rupees Eighteen Lac) only

WITNESSES -

1. Mr. Debdulal
Bandyopadhyay
Advocate
2. Mr. Santosh Kumar
Mandal
Advocate
2. S. K. Mandal

L. T. 300 Chirbanin Mandal
Santosh Kumar Mandal
by me on the
15th December 2007

SIGNATURE OF THE VENDORS

Drafted by -

Mr. Santosh Kumar Mandal,
Advocate.
High Court, Calcutta.

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

Signature of the
Exhibitors/Presentants



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. 10777, 2007)

17/2/2007

Substantiation Section 52 & Rule 22A(3) 48(1))

..... registered at 18.45 on 20/12/2007 at the Office of the A. D. S. R. BIDHAN NAGAR by And
present

Copy of Execution(Under Section 58)

..... registered on 20/12/2007 by
1. Parimal Mondal, son of Mr. K. Mondal (Chakrapurush Trina Rajesh, By caste Hindu, by Profession:-
Businessman, Mangal Singh of Mr. K. Mondal (Chakrapurush Trina Rajesh, By caste Hindu, by Profession:-
Businessman
2. Mr. Chintam Andheri (Parimal Mondal), son of Mr. K. Mondal (Chakrapurush Trina Rajesh, By caste Hindu, by
Profession:- Businessman
3. Mr. K. Mondal (Chakrapurush Trina Rajesh, By caste Hindu, by Profession:- Businessman

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

17/2/2007

Duty (Rule 33)

..... under rule 21 of West Bengal Registration Act, 1962, duly stamped under Schedule 1A, Article number 23 of
Stamp Act 1899, issue under Section 5, of West Bengal Land Reforms Act, 1955, Court fee stamp paid Rs.-10/-

Amount of Tax

..... amount of tax paid Rs. - 10/-

Actual Market Value (W.B.P.R.Rules 1999)

..... amount of tax paid Rs. - 10/-

..... amount of tax paid Rs. - 10/-

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
F. No. 4
Govt. of West Bengal

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :107262 of :2007
(Serial No. 10772, 2007)

for stamp duty

Amount Rs. 4/- (Rupees four only) paid by the draft no. 555512, Draft date 24/12/2007, Bank name: STATE BANK OF
INDIA, Bazar Kat, received on 24/12/2007 7.30 AM & Paid by the draft no. 555513, Draft date 24/12/2007,
Bank name: STATE BANK OF INDIA, Bazar Kat, Received on 24/12/2007

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

Court of West Bengal

SITE PLAN OF R.S. DAG NO. 1952 R.S.
 KHATIAN NO. L.R. KHATIAN NO-
 1105 1624' FT MOURA-CHAKPANCHURIA
 T.L. NO. 32 R.S. NO. 2052 P.S. RATAR
 HAI PPS 1 MORT 24 PARGANAS.
 PURCHASER SCALE-40'0" INCH.
 CHINNAY MECHINIS SOLD BY.
 RISWANATH MONDAL
 SIBNATH MONDAL

PRESENT	R.S. DAG NO. 1952 (P)	R.S. DAG NO. 1952
	146'0"	
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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

i) Volume number 6

ii) From 5792 to 5809

iii) To 07262 for the year 2007.



(Mr. Arif Khan) 23-December-2007
NATIONAL DISTRICT SUB-REGISTRAR
of the A. D. S. R. BIDHANNAGAR
Kolkata

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