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

भारतीय गैर न्यायिक

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिमबंगला पश्चिम बंगाल WEST BENGAL

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

C 228740

Additional District Sub-Registrar
Bidhannagar (Salt Lake City)

20 DEC 2021

DEED OF CONVEYANCE

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

PVT. LTD.

20 DEC 2007

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 to the context be deemed to mean and include its successors and successors in its Office and assigns) of the **OTHER PART**.

WHEREAS

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

03.08.1990 with two rooms and structure both in Dag No. 1952, Mouza Chak Pachuria

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

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

Khatian No. 110501 & 162302 within the jurisdiction of Rajarhat Police Station within the local limits of Pathar Hata Gram Panchayet, in the District of North 24-Parganas, particularly mentioned in the Schedule hereinafter written at or for the total consideration of Rs. 18,00,000/- (Rupees Eighteen Lac) only free from all sorts of encumbrances and both the parties herein have entered into an Agreement for Sale on 15.10.2007 in this respect and for greater clearance of the aforesaid property, one Site Plan is annexed herewith and delineated in RED mark, which will be treated as a part of this Deed of Conveyance.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs. 18,00,000/- (Rupees Eighteen Lac) only paid by the Purchaser as per Memo below at or immediately before the execution of these presents (the receipt whereof the Vendors do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof acquit, release and forever discharge the said Purchaser as well as the said property particularly described in the Schedule hereunder written) the Vendors do hereby grant, sell, transfer, assign and assure unto the Purchaser herein ALL THAT piece and parcel of Sali land measuring an area of 15 Satak equivalent to 9 Cottahs more or less but at present by actual physical measurement is 9 (nine) Cottahs 12 (twelve) Chittacks 24 (Twenty Four) sq. ft. with Tile Shed Bamboo structure measuring covered area of 300 (three hundred) sq. ft. more or less lying and situated at Mouza - Chak Pachuna, J. L. No. 33, R. S. No. 205%, Touzi No. 145 under R. S. Dag No. 1952, corresponding to L. R. Khatian No. 110501 & 162302 within the jurisdiction of Rajarhat Police Station, within the local limits of Pathar Hata Gram Panchayet, in the District of North

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

1 THAT notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said property free from all encumbrances, attachments or defects in title whatsoever and that the Vendors have full power and absolute Authority to sell the said property in manner aforesaid.

2 THAT the Purchaser shall hereafter peaceably and quietly hold possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendors or any claiming through or under them.

3 FURTHER THAT the Vendors, their heirs, executors, administrators, representatives or assigns, covenant with the Purchaser, its successors, executors, administrators, representatives or assigns to save harmless indemnify and keep indemnified the Purchaser, its heirs, administrators or assigns, free or against all encumbrances, charges and liabilities whatsoever.

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 coiling as envisaged in Chapter – II B West Bengal Land Reforms Act.

7 AND that the said property or any part or portion thereof or any interest therein has not vested in and / or are / is not acquire by the State of

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

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

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

- THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO -

ALL THAT piece and parcel of Sali land measuring an area of 15 Satak equivalent to 9 Cottahs more or less but at present by actual physical measurement is 9 (nine) Cottahs 12 (twelve) Chittacks 24 (Twenty Four) sq. ft more or less with Tile Shed Bamboo structure measuring covered area of 300 (three hundred) sq. ft. more or less lying and situated at Mouza – Chak Pachiano, J. L. No. 32, R. S. No. 255/5, Touzi No. 145 and the corresponding Dag Nos. area of land and Khatian Nos. are as follows :-

Dag No.	L. R. Khatian No	Area of land	Nature of land
1952	1105/1	4½ Cottahs / 8 Satak	Sali
1952	1623/2	4½ Cottahs / 7 Satak	Sali

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

ON THE NORTH BY	R. S. Dag No. 1952 (P)
ON THE SOUTH BY	R. S. Dag No. 1952 (P)
ON THE EAST BY	R. S. Dag No. 1954
ON THE WEST BY	Present Gram Panchayet Road

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

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

SIGNED & DELIVERED by the

Parties at Kolkata in the presence of :-

1. [illegible]

2. [illegible]

SIGNATURE OF THE VENDORS.

CALCARY MERCHANT PVT. LTD.

Director / Authorised Signatory

CALCARY MERCHANT PVT. LTD.

Director / Authorised Signatory

SIGNATURE OF THE PURCHASER

MEMO OF CONSIDERATION -

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

M E M O -

[illegible] by cheque and cash
[illegible] Rs 18,000000.00

TOTAL - Rs.18,00,000.00

(Rupees Eighteen Lac) only

WITNESSES -

1. [illegible]
2. [illegible]

L.T. of Shibendra Mandal
[illegible] Mandal
[illegible]

SIGNATURE OF THE VENDORS

Drafted by :-

[illegible] 25/12/07

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

PAGE NO.............

SPECIMEN FORM FOR TEN FINGERPRINTS

gnature of the xecutants/Presentants					
	Little	Ring (Left	Middle Hand)	Fore	Thumb
	Thumb	Fore (Right	Middle Hand)	Ring	Little
	Little	Ring (Left	Middle Hand)	Fore	Thumb
	Thumb	Fore (Right	Middle Hand)	Ring	Little
	Little	Ring (Left	Middle Hand)	Fore	Thumb
	Thumb	Fore (Right	Middle Hand)	Ring	Little

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-07262 of :2007
(Serial No. 10777, 2007)

[illegible]12/2007

[illegible] Under Section 52 & Rule 22A(3) 46(1)]

[illegible] Registration at 18:41 on 20/12/2007 at the Office of the A. D. S. R. BIDHAN NAGAR by Anil [illegible]

[illegible] of Execution(Under Section 58)

[illegible] on 20/12/2007 by
[illegible] Mondal, [illegible] Nay Ki Mondal [illegible] Thana Rajarhat, By caste Hindu, by Profession [illegible]
[illegible] Mondal, [illegible] Nay Ki Mondal [illegible] Thana Rajarhat, By caste Hindu, by Profession [illegible]
[illegible] Kanta Audio Communication Company [illegible] Pvt Ltd, [illegible] M G Rd, profession :Cultivation
[illegible] Mondal, [illegible] of Pinakadhi Mondal [illegible] Thana Rajarhat, by caste Hindu, by [illegible]

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

[illegible]/12/2007

[illegible] (Rule 43)

[illegible] under Rule 21 of West Bengal Registration Rules, 1967 duly stamped under schedule 1A, Article number :23 of [illegible] Act 1899 and under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.:10/-

[illegible] of Fees:

[illegible] on 20/12/2007

[illegible] Market Value Was Paid (Rules 1989)

[illegible] of the property which is the subject matter of the deed has been assessed at Rs.-

[illegible] remained stamp duty of the document is Rs.50000/- and the Stamp duty paid as Impressive Rs.- 100

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

[illegible]/07

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

...stamp duty

...Rs.4[illegible] paid by the draft no. 555512, Draft date 24/12/2007, Bank name STATE BANK OF ... Bazar Kol, received on 26/12/2007 [illegible] is paid by the draft no. 555513, Draft date 24/12/2007, ... STATE BANK OF INDIA, Bara Bazar [illegible] on 26/12/2007

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

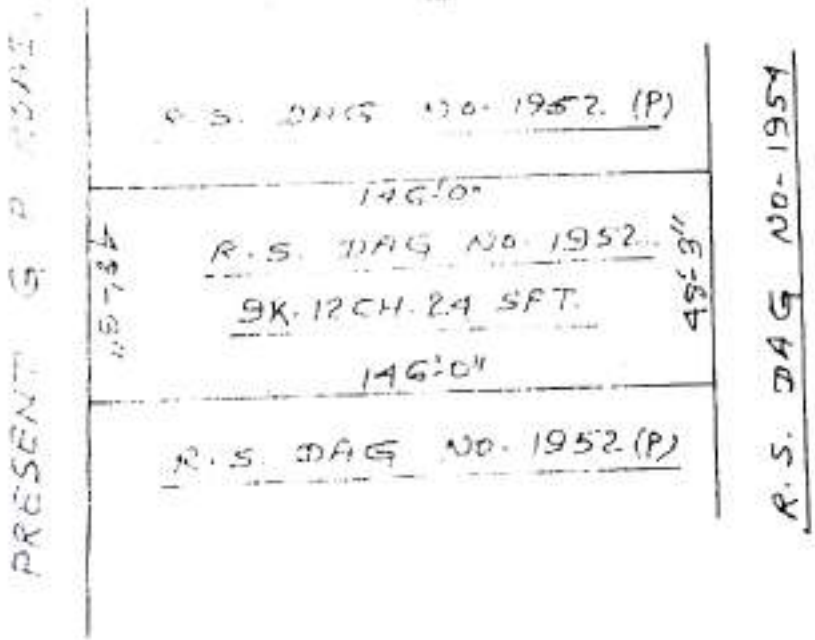
(Nurul Amin Khan)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR
Govt. of West Bengal

SITE PLAN OF R.S. DAG NO. 1952 R.S. KHATIAN NO. [illegible] L.R. KHATIAN NO. 1105, 1624½ AT MOUZA- CHAKPANCHURIA J.L. NO. 33 R.S. NO. 205½ P.S. RAJAR HAT DIST. NORTH 24 PARGANAS.

PURCHASER
CALCUTTA MERCHANTS
[illegible]

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

SOLD BY.
BISWANATH MONDAL
SIBNATH MONDAL



DRAWN BY
[illegible]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
(1) Volume number [illegible]
[illegible] from 5792 to 5808
[illegible] No 07262 for the year 2007.

(Anib Khan) 28-December-2007
ADDITIONAL DISTRICT SUB REGISTRAR
[illegible] of the A. D. S. R. BIDHAN NAGAR
[illegible] Bengal

Addl. District Sub-Registrar
Bidhannagar,(Salt Lake City)
20-4-12