

07785/10

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पश्चिम बंगाल WEST BENGAL



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
of Assurances II, Kolkata  
31-07-10

Handwritten notes and signatures: 100/8230, H 004663, and a signature with '489050' written below it.

THIS DEED OF CONVEYANCE made this 30th day of July Two Thousand Ten  
BETWEEN (1a) (SMT.) BASANTI GAYEN wife of Late Sudhir Chandra Gayen, (1b) SUKUMAR

76772

Handwritten signature and notes: 10257, 550, 800.

Sunil Kumar

✓ Sunil AREAMLAND VANIJYA PRIVATE LIMITED



Sunil Kumar  
Authorised Signatory

402A

NAME \_\_\_\_\_  
 ADD/ADV \_\_\_\_\_  
 RS \_\_\_\_\_

14 JUN 2010  
 SURANJAN MUKHERJEE  
 Licensed Stamp Vendor  
 C. C. Court  
 2 & 3, K. S. Roy Road, Kolkata

✓ Nilambar VANIJYA PRIVATE LIMITED



4025C Sunil Kumar

Authorised Signatory  
(SUNIL KUMAR LOHARUKA)



(1a) LTI of Basanti Gayen  
by the pen of Basanti Gayen



4026C

(1b) Sukumar Gayen



4027C



(1c) LTI of Silip Gayen  
by the pen of Silip Gayen



(1d) LTI of Anil Kumar



4028C

Handwritten signature



Identified by me  
 Sunil Kumar S/o Late Basanti Naha Sen  
 7B, K. S. Roy Road, Kot-1  
 Occupation: Service



17  
A. CHANDRA  
Chambers  
Roy Road,  
2008

**GAYEN, (1c) DILIP GAYEN, (1d) SUSHANTA GAYEN (1e) JAYANTA GAYEN** all being sons of Late Sudhir Chandra Gayen & **(2a) (SMT.) KRISHNA GAYEN** wife of Late Biswanath Gayen, **(2b) PRADIP GAYEN (2c) MINTU GAYEN** both sons of Late Biswanath Gayen and **(2d) (SMT.) BANDANA MONDAL** wife of Shri Biswanath Mondal and daughter of Late Biswanath Gayen, all residing at Atghara, Post Office R-Gopalpur, Police Station-Baguihati (formerly Rajarhat), District-North 24-Parganas, Kolkata 700136 hereinafter jointly referred to as "the **VENDORS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective heirs legal representatives executors and administrators) of the **ONE PART AND (1) DREAMLAND VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at No.DC 9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata - 700059 and **(2) NILAMBAR VANIJYA PRIVATE LIMITED**, a Company incorporated under the Companies Act, 1956 having its Registered Office at No.101 Park Street, Ground Floor, Siddha Point, Kolkata - 700016, both represented by their **Authorised Signatory, Mr. Sunil Kumar Loharuka** son of Late Ram Bhagat Loharuka and residing No.DC 9/28 Shastri Bagan, Deshbandhu Nagar, Kolkata - 700059 hereinafter referred to as "the **PURCHASERS**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their and each of their respective successors or successors in office and/or assigns) of the **OTHER PART**:

**WHEREAS:**

A. The Vendors herein have held out, represented before and assured the Purchasers, inter alia, as follows:

- (i) Bhupal Mondal, Bipin Behari Mondal and Biraj Moni Dasi were jointly seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats, amongst other properties, **All That** the various pieces and parcels of land situated and lying at in various Dags having an area of 689 Sataks recorded under various Khatian Nos.119, 121,177, 327 & 118, in Mouza Atghara, J.L. No.10, under Police Station Baguihati, Sub-Registration Office A.D.S.R. Bidhannagar (Salt Lake City), in the District of North 24-Parganas, absolutely and forever, each having 1/3<sup>rd</sup> equal undivided share therein equivalent to 229.7 Sataks of land;
- ii) That the said Biraj Moni Dasi by virtue of Deed of Gift dt.14/5/1962 gifted to her 3 sons Sudhir Chandra Gayen, Bankim Chandra Gayen & Biswanath Gayen, amongst other properties, **All That** the said 229.7 Sataks of land, each donee having 1/3<sup>rd</sup> share therein.
- iii) That the said Biswanath Gayen, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving him surviving his sole widow Krishna Gayen, two sons namely, Pradip Gayen and Mintu Gayen and one daughter namely Bandana Mondal (Gayen) (all being the Vendor Nos.2a to 2d herein) as his only heirs heiresses and legal representatives, who all upon his death inherited and became entitled to his share in the said 229.7 Sataks of land, absolutely and forever;
- iv) That the said Sudhir Chandra Gayen, a Hindu governed by the Dayabhaga School of Hindu Law, also died intestate leaving behind him surviving his sole widow Basanti Gayen and four sons namely, Sukumar Gayen, Dilip Gayen, Sushanta Gayen and Jayanta Gayen (all being the Vendor Nos.1a to 1e herein) as his only heirs heiresses and legal representatives, who all upon his death inherited and became entitled to his share in the said 229.7 Sataks of land, absolutely and forever;
- v) That disputes arose between parties related to possession and the said Vendors herein (being the heirs of Sudhir Chandra Gayen and Biswanath Gayen) along with Bankim



4029C



✓ (20) LTI of Jayantika Gonyan  
by the pen of Enclijo Gomon



4030C

✓ (20) 2817716317



4031C

✓ (20) Enclijo Gomon



4032C

✓ (20) Mintu Gaton



4033C

✓ (20) Bandana Mondal



Identified by me  
Supervisor



Chandra Gayen filed Title Suit No.203 of 1985 against the heirs of Jiban Chandra Mondal and others in the Court of the Learned 2<sup>nd</sup> Assistant District Judge at Alipore. On 28<sup>th</sup> February, 1994, the Learned 2<sup>nd</sup> Assistant District Judge at Alipore was pleased to pass a Preliminary Decree on contest and after measurement by a Advocate Commissioner, the Learned Court was further pleased to pass a Final Decree on contest in terms of the Commissioner's Final Report, Field Book and the sketch map which would form part of the Final Decree on 28<sup>th</sup> April, 1995.

- vi) Pursuant to the said Final Decree passed in Title Suit No.203 of 1985, a Title Execution Case No.11/1995 was filed. On hearing the Learned Court was further pleased to give possession on 13<sup>th</sup> August, 1995, mentioning share of land in terms of the plan drawn by the said Learned Advocate Commissioner.
- vii) According to the said Survey Plan, the heirs of Sudhir Chandra Gayen, the heirs of Biswanath Gayen and the said Bankim Chandra Gayen with the consent of both the Plaintiffs and Defendants, amongst other properties, were allotted **ALL THAT** the piece or parcel of land containing an area of 44 sataks (out of total area of 71 Sataks) comprised in R.S. & L.R.Dag No.555 (C.S.Dag No.569), recorded in R.S.Khatian No.521 (C.S.Khatian No.119), in Mouza Atghara, absolutely and forever, all having one-third equal share therein;
- viii) That under and by virtue of a Deed of Sale dated 15<sup>th</sup> September 1995 and registered in the office of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City and recorded in Book No.I Volume No.82 Pages 331 to 342 Being No.3747 for the year 1995 the said Bankim Chandra Gayen for the consideration mentioned therein sold transferred, granted and conveyed unto and to the said **Mintu Gayen (being the Vendor No.2c herein)** **ALL THAT** his share in the said Dag No.555, absolutely and forever. Under the said Deed, the said Bankim Gayen had sold his entire entitlement/allotment as per Decree to Mintu Gayen, wherein the Schedule was given as per Parcha but the fact of the Final Decree and entitlement/allotment of Bankim Gayen was duly recited.
- ix) In the events aforesaid, by virtue of the said Decree, inheritance and purchase, the Vendors herein became seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats, amongst other properties, to **ALL THAT** the piece or parcel of land containing an area of 44 sataks (out of total area of 71 Sataks) comprised in R.S. & L.R.Dag No.555 (C.S.Dag No.569), recorded in R.S.Khatian No.521 (C.S.Khatian No.119), in Mouza Atghara, absolutely and forever;
- xi) That under and by virtue of a Deed of Sale dated 1<sup>st</sup> October 2002 and registered in the office of Additional District Sub Registrar, Bidhan Nagar, Salt Lake City and recorded in Book No.I Volume No.442 Pages 24 to 42 Being No.7896 for the year 2002 the said Vendors herein for the consideration mentioned therein sold transferred, granted and conveyed unto and to Jahangir Hassan Tarafdar and Jiajur Rahaman Tarafdar **ALL THAT** a divided and demarcated part and portion of land containing an area of 15 Cottahs (equivalent to 24.79 Sataks) out of their total share of 44 Sataks in the said Dag 555, absolutely and forever.

- xii) In the events aforesaid, the Vendors herein are now seized and possessed of and/or otherwise well and sufficiently entitled as the full and absolute owners / raiyats, amongst other properties, to **ALL THAT** the balance divided and demarcated part and portion of land containing an area of 11.62 Cottahs (equivalent to 19.21 Sataks) out of their total share of 44 Sataks in the said Dag 555, absolutely and forever, more fully described in the **SCHEDULE** hereunder written (and hereinafter referred to as "the **SAID PROPERTY**");
- xiii) That the said Property is free from all encumbrances mortgages charges liens lispendens cases vestings attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments and liabilities whatsoever or howsoever;
- xiv) That the Vendors are in uninterrupted and exclusive "Khas" peaceful vacant possession of the said Property and all and every part thereof without any disturbance obstruction claim or objection whatsoever from any person or persons and that the Vendors have been using the same for their personal use and cultivation;
- xv) That the Vendors have duly made payment of the Khajana in respect of the said Property;
- xvi) That no part or portion of the said Property has ever vested in the State under the provisions of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property nor is there any case pending under such Acts or Statutes;
- xvii) That the Vendors never held nor holds any excess land within the meaning of the West Bengal Land Reforms Act, 1955 or any other act or statute applicable to the said Property, nor did the predecessors-in-title or interest of the Vendors ever held any excess land within the meaning of the said Acts or any other act or statute applicable to the said Property;
- xviii) That the said Property or any portion thereof is not affected by any notice or scheme or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public Body or Authority;
- xix) That no declaration has been made or published for acquisition or requisition of the said Property or any portion thereof under the Land Acquisition Act or any other Act for the time being in force and that the said Property or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any act or case whatsoever;
- xx) That the said Property or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceeding started at the instance of the Income Tax Authorities or other Government Authorities under the Public Demand Recovery Act or any other Acts or Case or otherwise whatsoever or howsoever and there is no Certificate case or proceeding against the Vendors for realization of taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- xxi) That there is no impediment or restriction under any law for the time being in force in the Vendors selling conveying and transferring the said Property and/or their respective portions thereof unto and in favour of the Purchasers.
- xxii) That no action, suit, appeal or litigation in respect of the said Property or in any way concerning the said Property or any part thereof has been or is pending or filed at any time heretofore and that no person has ever claimed any right title interest or possession whatsoever in the said Property or any part thereof nor sent any notice in respect thereof



nor filed any suit or other legal proceeding in respect thereof nor is the Vendors aware of any such claim, notice, suit or proceeding and that save and except the Vendors, no other person can claim any right title or interest whatsoever in the said Property or any part thereof.

xxiii) That the said Property or any part thereof is not affected by or subject to (a) any mortgage including mortgage by deposit of title deeds or anomalous mortgage under the Transfer of Property Act, (b) any charge lien lispendens or annuity, (c) any right of residence or maintenance under any testamentary disposition settlement or other documents or under any law, (d) any trust resulting or constructive arising under any debutter name benami transaction or otherwise, (e) any debutter wakf or devseva, (f) any attachment including attachment before judgement of any Court or authority, (g) any right of way water light support drainage or any other easement with any person or property, (h) any right of any person under any agreement or otherwise, (i) any burden or obligation other than payment of Khajana / Revenue, (j) any other encumbrance of any kind whatsoever or any decree or order including any injunction or prohibitory order;

- B. The Vendors, being in urgent need of money, approached the Purchasers and offered to sell transfer convey assign and assure **All That** the said Property to the Purchasers and relying on, amongst others, the representations assurances declarations and confirmations made and/or given by the Vendors and believing the same to be true and correct and acting on faith thereof, the Purchasers agreed to purchase and acquire the said Property from the Vendors absolutely and forever free from all encumbrances mortgages charges liens lispendens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever and with "khas" peaceful vacant possession of the said Property for the consideration and on the terms and conditions mutually agreed upon by and between the parties hereto.
- C. The Purchasers have at or before execution of this deed of sale paid to the Vendors the entire amount of the said mutually agreed consideration and have called upon the Vendors to grant this conveyance in favour of the Purchasers.

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of **Rs.69,72,000/=** (Rupees sixty-nine lacs seventy-two thousand) only of the lawful money of the Union of India in hand and well and truly by the Purchasers to the Vendors paid at or before the execution hereof (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof acquit release and forever discharge the Purchasers and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendors do and each of them doth hereby indefeasibly and absolutely grant sell convey transfer assign and assure unto and to the Purchasers **ALL THAT** the said Property, morefully described in the **SCHEDULE** hereunder written **and** all ownership share portions rights title and interest therein of the Vendors and/or their predecessors in title with all ownership rights title and interest to own hold possess use and enjoy the same **TOGETHER WITH** all ownership share rights title and interest whatsoever or howsoever of the Vendors in or upon the roads, paths and passages leading to and/or abutting and/or appertaining to the said Property and/or meant for beneficial use and enjoyment of the said Property **TOGETHER WITH** all and singular the intangible assets edifices fixtures gates courts courtyards compound areas sewers drains ways paths passages fences hedges ditches trees walls water water courses lights and all manner of former and other rights liberties benefits privileges easements quasi-easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **TOGETHER WITH** all legal incidents



ereof **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and other estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Vendors into out of or upon the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the said Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendors or any person or persons from whom the Vendors may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the same unto and to the use of the Purchasers absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever.

**II. THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASERS** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendors or any of them done committed executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties 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;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits advantages and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances mortgages charges liens lispens attachments trusts uses debutters tenancies leases occupancy rights restrictions restrictive covenants bargadars bhagchasis acquisitions requisitions alignments claims demands and liabilities whatsoever or howsoever made or suffered by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors or any of them or the Vendors' predecessors-in-title.
- (v) **AND THAT** the Purchasers shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any of them or any person or persons having or lawfully rightfully or equitably



claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and each of them and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages leases tenancies encumbrances restrictions restrictive covenants liens attachments lispendens uses debutters trusts bargadars bhagchasis acquisition requisition alignment claims demands and liabilities whatsoever or howsoever created by the Vendors or any of them or any person or persons claiming as aforesaid.

- (vi) **AND THAT** the Vendors and each of them and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or any of them or the Vendors' predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.
- (vii) **AND THAT** the Vendors and each of them shall from time to time and at all times hereafter unless prevented by fire or other inevitable accident upon every reasonable requests and at the costs and expenses of the Purchasers or any of them produce or cause to be produced to the Purchasers or their agent or agents or any person or persons as the Purchasers or any of them may direct or appoint or in any suit or proceeding or otherwise the documents-of-title relating to the said properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be, which shall not have been expressly found to be delivered by the Vendors to the Purchasers, and will permit such documents-of-title to be examined, inspected and given in evidence and will also at the like requests and costs make and furnish such true or attested or otherwise copies of or extracts or abstracts from such documents of title as may be required by the Purchasers and will at all times hereafter keep such documents-of-title safe unobliterated and uncanceled.
- (viii) **AND THAT** the Vendors have requested and requisitioned the Purchasers to make payment of the part / entire consideration in cash and accordingly at such request of the Vendors, the Purchasers have made payment of the part / entire consideration in cash to the Vendors.
- (ix) **AND ALSO THAT** the Vendors and each of them shall at all times hereafter indemnify and keep saved harmless and indemnified the Purchasers or any of them and the Purchasers' successors or successors in title and interest against all losses, damages, costs, charges, expenses, claims, demands and consequences if any suffered by the Purchasers or the Purchasers' successors or successors in title or interest by reason of any defect in the title of the Vendors or any of them to the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or by reason of any of the representations declarations and assurances made and/or given by the Vendors to the Purchasers being found to be untrue, incorrect, false or misleading.

**III. AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY FURTHER DECLARE AND ASSURE THE PURCHASERS** as follows:

- i) **THAT** the Vendors are and shall always be liable for payment of all arrears of rates, taxes, khajana, land revenue and other outgoings and impositions payable in respect of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to



for the period upto the date hereof, whether demanded or not till date by the authorities concerned, and all such outgoings shall be forthwith paid by the Vendors on a demand being made by the Purchasers and the Vendors and each of them shall indemnify and keep saved harmless and indemnified the Purchasers in respect thereof as also for all losses damages claims demands consequences and proceedings as may be suffered by the Purchasers due to non-payment or delay in payment thereof;

**AND THAT** the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be are under the Vendors' own direct cultivation and that there is no Bargadar or Bhag Chasi therein or in any part thereof;

**AND THAT** the Vendors had first offered the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be to the contiguous owners of the said Property hereby conveyed and that upon their refusal to purchase the same, the Vendors herein have approached and negotiated with the Purchasers herein for the sale and transfer of the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers. The Vendors do hereby further agree covenant and undertake to indemnify to keep saved harmless and indemnified the Purchasers herein against all claims, demands, injury, loss or any other harmful action against the Purchasers by any person claiming any right on the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be.

**AND THAT** the Vendors shall sign execute and deliver all papers documents instruments and writings and assist in all manner as may be required by the Purchasers herein from time to time for having the name of the Purchasers mutated in respect of the said Property hereby sold and conveyed;

**THE SCHEDULE ABOVE REFERRED TO:**  
**(Said Property)**

**ALL THAT** the piece or parcel of land, recorded as "Sali" containing an area of **11.62 Cottahs (equivalent to 19.21 Sataks)** (out of total area of 71 Sataks in the said Dag) more or less, situate lying at comprised in and being the divided and demarcated part and portion of **R.S. & L.R. Dag No.555**, recorded in **L.R.Khatian Nos.401** (recorded in the name of Jiban Krishna Mondal), **444** (recorded in the name of Dharendra Nath Mondal), **495** (recorded in the name of Pradip Gayen), **518** (recorded in the name of Bankim Gayen), **577** (recorded in the name of Manamatha Mondal), **625** (recorded in the name of Mintu Gayen), **686** (recorded in the name of Rabindra Nath Mondal), **841** (recorded in the name of Sambhu Nath Mondal), **924** (recorded in the name of Sudhir Chandra Gayen) & **948** (recorded in the name of Harendra Nath Mondal), in Mouza Atghara, J.L. No.10, under Police Station Baguihati, Sub-Registration Office A.D.S.R. Bidhannagar (Salt Lake City), in the District of North 24-Parganas, within the limits of Rajarhat Gopalpur municipality, Ward No.9.

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



names and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED by the withinnamed VENDORS at Kolkata in the presence of:

Manoj Mahato,  
B.K.S. Roy Road  
Kolkata-700001

Suresh Sen,  
B.K.S. Roy Road, Kol-1.

~~SG~~ LTI of Basanti Ghose  
by the pen of  
SUKUMAR Ghose

~~SG~~ LTI of Anjali Ghose  
by the pen of Anjali Ghose

~~GA (1st)~~ LTI of Hoe K...

LTI of Joyanti Ghose  
by the pen of Anjali Ghose

~~RG~~ (2a) ...

~~PG~~ (2b) Anjali Ghose

~~MG~~ (2c) ...

~~BN~~ ... Bandana Mondal

read over and explained  
the contents of this  
document in Bengali/Urdu

Anjali Ghose

SIGNED SEALED AND DELIVERED by the withinnamed PURCHASERS at Kolkata in the presence of:

Manoj Mahato,

Suresh Sen,

~~DVPL~~ DREAMLAND VANIJYA PRIVATE LIMITED

~~Signature~~  
Authorised Signatory

~~NUPL~~

NILAMBAR VANIJYA PRIVATE LIMITED

~~Signature~~

**RECEIPT AND MEMO OF CONSIDERATION:**

**RECEIVED** of and from the withinnamed Purchasers the withinmentioned sum of **₹69,72,000/=** (Rupees sixty-nine lacs seventy-two thousand) only being the consideration in full payable under these presents, by various cheques all drawn as per instructions of the Vendors and/or in cash, as per memo written hereinbelow:

**MEMO OF CONSIDERATION:**

**CHEQUES ISSUED BY NILAMBAR VANIJYA PVT.LTD. AS FOLLOWS:**

L NO	PARTY NAME	AMOUNT	BANK NAME	BANK BRANCH	CHEQUE NO	CHQUE DATE
1	Mintu Gayen	1,400,000.00	ABN AMRO	SALT LAKE	351904	29/07/2010
2	Krishna Gayen	50,000.00	ABN AMRO	SALT LAKE	351905	29/07/2010
		50,000.00	Cash			
3	Basanti Gayen	250,000.00	ABN AMRO	SALT LAKE	351906	29/07/2010
4	Susanta Gayen	250,000.00	ABN AMRO	SALT LAKE	351907	29/07/2010
5	Sukumar Gayen	250,000.00	ABN AMRO	SALT LAKE	351908	29/07/2010
6	Pradip Gayen	836,000.00	ABN AMRO	SALT LAKE	351909	29/07/2010
7	Jayanta Gayen	150,000.00	ABN AMRO	SALT LAKE	351913	29/07/2010
8	Dilip Gayen	250,000.00	ABN AMRO	SALT LAKE	351911	29/07/2010
9	Bandana Mondal	50,000.00	ABN AMRO	SALT LAKE	351912	29/07/2010
	Bandana Mondal	50,000.00	Cash			
<b>TOTAL</b>		<b>3,586,000.00</b>				

**CHEQUES ISSUED BY DREAMLAND VANIJYA PVT. LTD. AS FOLLOWS:**

SL NO	PARTY NAME	AMOUNT	BANK NAME	BANK BRANCH	CHEQUE NO	CHQUE DATE
1	Mintu Gayen	1,400,000.00	ABN AMRO	SALT LAKE	351601	29/07/2010
2	Krishna Gayen	50,000.00	ABN AMRO	SALT LAKE	351602	29/07/2010
		50,000.00	Cash			
3	Basanti Gayen	250,000.00	ABN AMRO	SALT LAKE	351603	29/07/2010
4	Susanta Gayen	250,000.00	ABN AMRO	SALT LAKE	351604	29/07/2010
5	Sukumar Gayen	250,000.00	ABN AMRO	SALT LAKE	351605	29/07/2010
6	Pradip Gayen	836,000.00	ABN AMRO	SALT LAKE	351606	29/07/2010
7	Jayanta Gayen	150,000.00	ABN AMRO	SALT LAKE	351607	29/07/2010
8	Dilip Gayen	250,000.00	ABN AMRO	SALT LAKE	351608	29/07/2010
9	Bandana Mondal	50,000.00	ABN AMRO	SALT LAKE	351609	29/07/2010
	Bandana Mondal	50,000.00	Cash			
<b>TOTAL</b>		<b>3,586,000.00</b>				

**WITNESSES:**

Mansj Mahabo .

LTI of Basanti Gayen  
by the pen of Pradip Gayen

SUKUMAR Gayen

(2c) 29/07/2010

Surjit Sen

(1b)

(2b) Pradip Gayen

Drafted By:

*Manoj Chakrabarti*  
Advocate, High Court, Calcutta

LTI of Dilip Gayen  
by the pen of Pradip Gayen

(2c) Mintu Gayen

Sd/- of 29/07/10

(2d) Bandana Mondal





Government Of West Bengal  
Office Of the A. R. A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 09308 of 2010  
(Serial No. 07785 of 2010)

07/2010

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

nted for registration at 19.50 hrs on :30/07/2010, at the Private residence by Sunil Kumar  
uka, one of the Claimants.

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

is admitted on 30/07/2010 by

Basanti Gayen, wife of Late Sudhir Ch Gayen , Atghara, Kol, Thana:-Baguiati, District:-North  
arganas, WEST BENGAL, India, P.O. :-Gopalpur Pin :-700136 , By Caste Hindu, By Profession :  
S

mar Gayen, wife of Late Sudhir Ch Gayen , Atghara, Kol, Thana:-Baguiati, District:-North  
arganas, WEST BENGAL, India, P.O. :-Gopalpur Pin :-700136 , By Caste Hindu, By Profession :  
S

Gayen, son of Late Sudhir Ch Gayen , Atghara, Kol, Thana:-Baguiati, District:-North 24-Parganas,  
T BENGAL, India, P.O. :-Gopalpur Pin :-700136 , By Caste Hindu, By Profession : Others

Krishna Gayen, wife of Late Biswanath Gayen , Atghara, Kol, Thana:-Baguiati, District:-North  
arganas, WEST BENGAL, India, P.O. :-Gopalpur Pin :-700136 , By Caste Hindu, By Profession :  
rs

p. Gayen, son of Late Biswanath Gayen , Atghara, Kol, Thana:-Baguiati, District:-North  
arganas, WEST BENGAL, India, P.O. :-Gopalpur Pin :-700136 , By Caste Hindu, By Profession :  
rs

a Gayen, son of Late Biswanath Gayen , Atghara, Kol, Thana:-Baguiati, District:-North  
arganas, WEST BENGAL, India, P.O. :-Gopalpur Pin :-700136 , By Caste Hindu, By Profession :  
rs

Bandana Mondal, wife of Biswanath Mondal , Atghara, Kol, Thana:-Baguiati, District:-North  
arganas, WEST BENGAL, India, P.O. :-Gopalpur Pin :-700136 , By Caste Hindu, By Profession :  
rs

il Kumar Loharuka

onsed Signatory, Dreamland Vanijya Pvt Ltd, D C 9/28, Shastri Bagan, Deshbandhu Nagar, Kol,  
ct:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700059 .  
Profession : Others

il Kumar Loharuka

onsed Signatory, Nilambar Vanijya Pvt Ltd, Ground Floor, Siddha Point, 101, Park Street, Kol,  
ct:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700016 .  
Profession : Others



31.07.10 ( Tarak Baren Mukherjee )  
ADDL. REGISTRAR OF ASSURANCES-II

7/2010 14:41:00

EndorsementPage 1 of 2



**Government Of West Bengal**  
**Office Of the A. R. A. - II KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : I - 09308 of 2010**  
**(Serial No. 07785 of 2010)**

Executed By Surajit Sen, son of Late B N Sen, 7 B, K. S. Roy Road, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

( Tarak Baran Mukherjee )  
ADDL. REGISTRAR OF ASSURANCES-II

**07/2010**

**Date of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Deed is admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Stamp number : 23,5 of Indian Stamp Act 1899.

**Amount of Fees:**

Paid in rupees under article : A(1) = 76681/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 07/07/2010

**Rate of Market Value(WB PUVI rules of 2001)**

Deed is valued that the market value of this property which is the subject matter of the deed has been assessed at Rs.-6972000/-

Deed is valued that the required stamp duty of this document is Rs. - 488050 /- and the Stamp duty paid as: Residue Rs.- 100/-

**Stamp duty**

Stamp duty Rs. 488050/- is paid 04748530/07/2010 State Bank of India, ESPLANADE, received on 07/07/2010

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

Deed is admitted on 31/07/2010 by

Prananta Gayen, son of Late Sudhir Ch Gayen , Atghara, Kol, Thana:-Baguiati, District:-North Parganas, WEST BENGAL, India, P.O. :-Gopalpur Pin :-700136 , By Caste Hindu, By Profession : Farmers

Prananta Gayen, son of Late Sudhir Ch Gayen , Atghara, Kol, Thana:-Baguiati, District:-North Parganas, WEST BENGAL, India, P.O. :-Gopalpur Pin :-700136 , By Caste Hindu, By Profession :- Farmers

Deed is confirmed By Surajit Sen, son of Late B N Sen, 7 B, K. S. Roy Road, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: Service.

( Tarak Baran Mukherjee )  
ADDL. REGISTRAR OF ASSURANCES-II



31.07.10 ( Tarak Baran Mukherjee )  
ADDL. REGISTRAR OF ASSURANCES-II



Sl. No. Signature of the executants / and/or Purchaser



Handwritten signature of the woman.



Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Sukumar Goyen

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Handwritten signature of the man.



Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Handwritten signature of the man.

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



Sl. No. Signature of the executants / and/or Purchaser

min  
the  
pen



 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little



சுந்தரி சிவசாமி

 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little



சுப்பிரமணியன்

 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little



மின் குமார்

 Little	 Ring	 Middle (Left Hand)	 Fore (Left Hand)	 Thumb
 Thumb	 Fore	 Middle (Right Hand)	 Ring (Right Hand)	 Little



Sl. No. Signature of the executants / and/or Purchaser



*Bandaramonali*

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)



*Sankaranarayanan*

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)


Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)

Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb (Left Hand)
Thumb (Right Hand)	Fore (Right Hand)	Middle (Right Hand)	Ring (Right Hand)	Little (Right Hand)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 29  
Page from 323 to 340  
being No 09308 for the year 2010.



  
(Tarak/Bayan Mukherjee) 03-August-2010  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal