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1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

002810

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Office of the W. B. L. R.
 8/100. 921174
 31.5.05
 Rs 7000/-
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 A. 1474

27301



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 759
 5520
 31/3/06
 P/R 107
 759
 31/07/06
 DEED OF CONVEYANCE

THIS INDENTURE is made this 1st. day of June. Two Thousand five Christian Era BETWEEN SRI RAHUL JAISWAL, son of Sri Vinod Kumar Jaiswal, by faith Hindu, by Nationality Indian, by Occupation - Business, residing at Atghara, P.S. Rajarhat in the District of North 24-Parganas, hereinafter called and referred to as the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART ;

AND

1 JUN 2005

Vinod kr garwal
 S/o. Dr. Vinod kr garwal
 R-102
 Vinod kr garwal
 S/o. Vinod kr
 R-102
 Vinod kr garwal
 S/o. Vinod kr
 R-102

Vinod kr garwal
 S/o. Dr. Vinod kr
 R-102
 Vinod kr garwal
 S/o. Dr. Vinod kr
 R-102

1 JUN 2005

7500



1 JUN 2005

total 4000 Rs

4000/- 4234-4232

Rahul garwal

157 1/2 guf 005

296000

23 JUN 2005

1000/-
 M/s. (P) ...
 8/1 ...
 Pvt. Ltd.

1000/-
 M/s. (P) ...
 8/1 ...
 Pvt. Ltd.

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

002811

-: (2) :-

A N D

Rajit
M/S. NAERCOOP SALES. PVT. LTD., a Company incorporated under the Indian Companies Act, 1956, having its registered Office at 8/1, Lalbazar Street, Kolkata - 700 001, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, administrators and assigns) of the OTHER PART ;

WHEREAS



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

002812

-: (3) :-

WHEREAS One Fmam Ali Tarafdar seized and possessed of a piece and parcel of land measuring an area of 9 (Nine) Decimals being the R.S. Plot or Dag No. 553, R.S. Khatian No. 530 which lying and situate in Mouza Atghara, P.S. Rajarhat, District North 24-Parganas and also under J.L. No. 10, R.S. No. 133, Touzi No. 172 and also now under Ward No. 6, Rajarhat Gopalpur Municipality.

AND



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

002813

-: (4) :-

AND WHEREAS the said Emam Ali Tarafdar by a registered Deed of Gift (Hebanama Patra) registered at the Office of A.D.S.R. Barasat, recorded in Book No. I, Volume No. 96, pages 135 to 148, Being No. 7579 for the year 1973 made gift and transferred in favour of his four sons named (1) Kaochhar Ali Tarafdar, (2) Jaker Ali Tarafdar, (3) Yad Ali Tarafdar and (4) Chhayafulla Tarafdar, an area of land 9 decimals comprised in R.S. Khatian No. 530, R.S. Dag No. 553 at Mouza Atghara, P.S. Rajarhat in the District of North 24-Parganas along with other properties.

AND

AND WHEREAS the said Kachhar Ali Tarafdar, Jaker Ali Tarafdar, Yad Ali Tarafdar and Chhayafulla Tarafdar as became the absolute legal bonafide owner 1/4th share for each of them of the said property and were duly recorded in respect of the said property in the last L.R. Settlement.

AND WHEREAS by an Indenture of sale executed and registered by Chhayafulla Tarafdar as Vendor therein sold or transferred in favour to the Vendor herein Rahul Jaiswal an area of land 2.25 decimals (2 $\frac{1}{4}$) his 1/4th full share out of 9 Decimals in R.S. Dag No. 553, R.S. Khatian No. 530, J.L. No. 10, R.S. No. 133, Touzi No. 172 and L.R. Khatian No. 344, Touzi No. 10, at Mouza Atghara, P.S. Bajarhat in the district of North 24-Parganas within the limit of ward No. 6 under Bajarhat Gopalpur Municipality within the jurisdiction of A.D.S.R. Bidhannagar vide Book No. I, Being No. 02859 for the year 2005.

AND WHEREAS the Vendor Sri Rahul Jaiswal became the absolute and legal bonafide owner of land an area of 2.25 decimals 1/4th share out of 9 decimals and the Vendor in course of his urgent need of money he agrees to sell and the Purchaser agrees to purchase all that measuring 2.25 decimals at R.S. Dag No. 553, R.S. Khatian No. 530, L.R. Khatian No. ³⁴⁴~~500~~, which is particularly described in the Schedule hereunder written hereinafter called the said property at or for the consideration of Rs. 1,35,000/- (Rupees One lac Thirty five thousand only).

Rajai

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the sum of Rs. 1,35,000/- (Rupees One lac thirty five thousand only) of the lawful money of Union of India in hand and truly paid by the Purchaser to the Vendor on or before the doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit and release and discharge the Purchaser, the Vendor doth hereby indefeasibly grant, convey, transfer assure and assign free from all encumbrances, attachments, liens charges unto and to the favour of the Purchaser ALL THAT Piece and parcel of land measuring 2.25 decimals or say 1 (One) cottah 5 (five) chittaks and 35 (thirty five) square feet be the same a little more or less at Dag No. 553, Mouza Atghara, P.S. Rajarhat in the District of North 24-Parganas morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said land.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

1. THAT notwithstanding any act deed matter or thing whatsoever done by the Vendor or his predecessor-in-title or any of him done executed or knowingly suffered to the contrary, the Vendor in fully and absolutely seized and possessed without any conditions, use trust for other thing whatsoever to alter or make void the same.

2. THAT

2. THAT notwithstanding any such act, deed or things whatsoever aforesaid, the Vendor now have good right full lawful absolute authority and indefeasible title to grant transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.

3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly held occupy possess and enjoy the land hereby granted transferred and assigned and take rents and profits thereof absolute use and benefit without any lawful hindrance, interruption, disturbances, suit, eviction, claim or demand whatsoever from or by the Vendor or any person whatsoever.

4. THAT free clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the cost and expenses of the Vendor and sufficiently saved defended kept harmless and other estate right, title claim or demand whatsoever from or by the Vendor or any person or persons whatsoever AND mortgages, charges, liens, dispendens attachments and encumbrances whatsoever.

5. FURTHER THAT the Vendor and all person having and lawfully claiming any estate, right, title or interest unto upon

the said land and every part thereof from under or in trust for the Vendor and predecessor in title or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, assurances, and things whatsoever for further better and perfectly assuring the said land hereby granted, conveyed, transferred and assigned or expressed or intended so to be transferred and assigned and every part thereof unto and to the use of the said purchaser in the manner aforesaid as may be reasonably required.

6. THAT the said land or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income tax, Wealth Tax, or Gift Tax authorities or Department or under the provision of the Public demand recovery act or otherwise and that no certificate has been filed in the office of certificate officer under the provisions of the public demand recovery act and no steps taken in execution of any certificate at the instance of the Income tax and/or Estate Duty Authorities.

7. THAT no notice issued under the public demand recovery act has been served on the vendor nor any such notice has been published.

8. THAT

8. THAT the Vendor have not yet received any notice of requisition or acquisition of the property described in the schedule below.

It is hereby declared that the land, described in the Schedule below, is the self acquired property of the Vendor and he is not the benamdar of any one.

AND the Vendor deliver this day khas possession of the said land unto the Purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT Piece and parcel of Sali Land absolutely the 1/4th undivided share purchased of land containing an area of 2.25 decimals out of 9 decimals being part of R.S. Dag No. 553 under R.S. Khatian No. 530, L.R. Khatian No. 344, J.L. No.10, R.S. No. 133, Touzi No. 172, L.R. Touzi No. 10, which lying and situate in Mouza at Atghara, P.S. Rajarhat, District 24-Parganas and Ward No. 6 under Rajarhat Gopalpur Municipality in the jurisdiction of A.D.S.R.O. Bidhannagar.

The land is Rayst Dakhali under the Govt. of West Bengal. The proportionate annual rent to be paid out of total jama Rs. 7.88 paise of 2 Acre 36 decimals land.

-: (10) :-

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hands on the day, month and year first above written.

SIGNED AND DELIVERED by

the VENDOR at Kolkata

in the presence of :

1. Satish Kumar Sainmal
47 E.I.T. Road Sak No - VII M
Kolkata 700056

Rahul Jainmal
SIGNATURE OF THE VENDOR.

2. Susanta Sarkar.
35 Sarani vava Kamada Road.
Kod: 74

RECEIVED

-: (11) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 1,35,000/- (Rupees One lac thirty five thousand only) in full payment of the consideration money as per Memo below :

MEMO OF CONSIDERATION

Paid by Cheque 113227

Rs.

Drawn on Corporation Bank, Esplanade Branch, 1,35,000/-
dt 31.5.2005

TOTAL Rs. 1,35,000=00
=====

(Rupees One lac thirty five thousand only).

WITNESSES :

1. Salish Kumar Sainwal

Rahul Jain
SIGNATURE OF THE VENDOR.

2. Sensambal Sarkar

Drafted by :

Amarendra K. Das,
Asst. Dir. W. C.,
W B/4 80/79

Typed by :

K. S. Mondal of Bikesh Bhawan,
Salt Lake City, Kolkata - 91.

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

PHOTO	LH.					
	RH.					

Rahul Jain

ATTESTED :- Rahul Jain

PHOTO	LH.					
	RH.					

Pradeep Hirawat

For MADRUP SALES PVT. LTD. -
ATTESTED :- Pradeep Hirawat

Director

PHOTO	LH.					
	RH.					

ATTESTED :-

=====
DATED THIS DAY OF 2005
=====

BETWEEN

SRI RAHUL JAISWAL

... VENDOR

A N D

M/S. NARROOP SALES PVT. LTD.

... PURCHASER.

41-57

-: CONVEYANCE :-