



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

159428

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Exemption under rule 21 and 22
S/S 5 (1) of the W. B. L. R.
Act. 1955 duty Stamped Exempt
from does not require stamp duty
under the Indian Stamp Act
1999. Schedule I. A. No. 2346

Fees Paid

৪৭৪৫০/১
২৫৬৯/১
১৪৬৭০/১
৩১/৩৫/১০
৩১/৩৭/১০

THIS INDEITURE is made this the 1st day of September, in the Year Two Thousand Five, BETWEEN SUNNAT ALI MONDAL son of Hazi Rahamat Ali Mondal, by Faith-Muslim, by Occupation - Business, by Nationality-Indian, residing at Atghara, P. S. Rajarhat, District 24-Parganas(North),

here- ...

1000/-
 A. K. K. (A. K.)
 High Court, Cal.
 ...
 ...
 ...

	Rs	1000
Sinar	3157	Rs 1000
"	3158	Rs 1000
"	3159	Rs 1000
"	3160	Rs 1000
		Rs 4000

Sumanat Ali Manda



22 NOV 2005
 15619
 The District Sub-Divisionary Office
 District Sub-Divisionary Office
 ...
 ...



Sumanat Ali Manda

22 NOV 2005



15619

Sumanat Ali Manda

Sumanat Ali Manda
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Vinod Kumar Jaiswal
 S/o - Lt. Tribeni Pal Jaiswal
 of Atgharg 24, P.O. (N)
 Buniyas

Vinod for Jaiswal
 S/o - Tribeni Pal Jaiswal
 of the same place

Lt. District Sub-Divisionary Office
 ...

22 NOV 2005

PREPARED BY :



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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, legal representatives and assigns) of the FIRST PART.

A N D

RENOVATE SUPPLIERS PVT. LTD. a Private Limited Company having its Office at 8/1, Lalbazar Street, Kolkata - 700 001, hereinafter called the "PURCHASER" (which terms

OR ...

1000Rs.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-Office and administrators and assigns) of the SECOND PART.

A N D

SMT. SNEHAPRABHA JAISWAL, wife of Vinod Kumar Jaiswal, by faith Hindu, by Occupation- Housewife, residing at 347, C. I. T. Road, Kolkata - 700 054, hereinafter called the

"CON- ...



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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" CONFIRMING PARTY " (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the THIRD PART.

WHEREAS One Kachahi Tarafdar, (2) Jafar Ali Tarafdar, (3) Chhayafulla Tarafdar, (4) Yad Ali Tarafdar by a registered Deed of Conveyance sold and transferred 5 decimals and by another registered Deed of Conveyance

re- ...

registered at the Office of A. D. & R. Bidhan Nagar, recorded in Book No.1, Volume No.3, Pages from 143 to 150, Being No.117, for the year 1988 sold and transferred 2 decimals at Mouza - Atghara, P. S. Rajarhat, at C. S. Dag No.566, C. S. Khatian No.341, R. S. Dag No.552, R. S. Khatian No.368, to Sunnat Ali Mondal, the vendor herein.

AND WHEREAS the Vendor is seized, possessed of and sufficiently entitled to ALL THAT piece and parcel of land measuring of 7 decimals be the same a little more or less at Mouza Atghara, P. S. Rajarhat, at C. S. Dag No.566, R. S. Dag No. - 552, R. S. Khatian No.368, L.R. Khatian No. 263, 216, 375, 344, morefully and particularly described in the schedule hereunder written hereinafter called the said property.

AND WHEREAS the Confirming Party entered into an Agreement into the Vendor to purchase the said property on the terms, conditions and consideration mentioned herein and the Purchaser is the nominee in the Confirming Party and the Confirming Party request the Vendor to execute the registered Deed of Conveyance in respect of the said property in favour of the purchaser to which the Owner agrees.

AND WHEREAS the Vendor agrees to sell and the Purchaser agrees to purchase ALL THAT piece and parcel of land measuring 7 decimals be the same a little more or less at Mouza Atghara, P. S. Rajarhat, at C. S. Dag No.566, R. S. Dag No.552, R. S. Khatian

No. 368, L.R. Khatian No. 263, 216, 375, 344, morefully and particularly described in the schedule hereunder written hereinafter called the said Property at or for the consideration of Rs. 3,82,000/- (Rupees Three Lakhs Eighty Two Thousand) only.

AND WHEREAS the Confirming Party confirm this documents by being a party hereto and executing these presents.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

T H A T in pursuance of the said Agreement and in consideration of the sum of Rs. 3,82,000/- (Rupees Three Lakhs Eighty Two 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 7 decimals be the same a little more or less at Mouza Atghara, P. S. Rajarhat, District 24-Parganas (North), AT C.S. Dag No. 566, R. S. Dag No. 552, C. S. Khatian No. 341, R. S. Khatian No. 368, L.R. Khatian No. 923, 263, 216, 375, 344, J.L. No. 10, R.S. No. 133, Touzi No. 172, under Additional District Sub Registry Office at Bidhan Nagar, within the local Jurisdiction of Rajarhat Gopalpur Municipality, morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said land.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER

as follows :-

1. That notwithstanding any act deed, matter or things 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 of the conditions, use, trust for other being whatsoever to alter or make void the same.
2. That notwithstanding any such act, deed or things whatsoever aforesaid, the vendor now have good rightful lawful absolute authority and indefeasible title to pass grant transferred and assigned or expression or intended 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, clearly and freely 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 mortgage, charges, liens, liens, 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. T H A T the said land or any and every part thereof is not attached in any proceeding including certificate proceeding started us 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 the 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 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 REFERRED TO ABOVE :

Summat No. 11

ALL THAT piece and parcel of Sali land measuring 7 Decimals ^{4 Cottahs & Chhalaks} be the same a little more or less at Mouza Atghara, P. S. Rajarhat, at C. S. Dag No. 566, R. S. Dag No. 552, R. S. Khatian No. 368, L. R. Khatian No. 923, 263, 236, 375, 344, J. L. No. 10, R. S. No. 133,

Touzi No.172, under Additional District Sub Registry Office at Bidhan Nagar, within the local Jurisdiction of Rajarhat Gopalpur Municipality, Together With all easement right and all right appertaining thereto.

The land hereby conveyed is totalling 7(seven) decimals of land be the same little more or less. The land in Rayata Dhakhali land under the Annual Rent will be payable as per land holding Revenue Act of Government of West Bengal. BOUNDARY

BY NORTH - R.S. No. 552. BY SOUTH - R.S. No. 553.
BY EAST - R.S. No. 550. BY WEST - R.S. No. 551, 563.
IN WITNESS WHEREOF the Vendor have 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. Vinod Kumar Jaiswal
of Alghara.

Sumanjit Mondal
Signature of the "VENDOR".

2. Gostha Behari Ghosh.
of Rajarhat

Sumanjit Mondal
Signature of the CONFIRMING PARTY.

Drafted by :-
Gostha Behari Ghosh.
of Jagadishpur
Rajarhat.
d/c no. D.W.-XV-1.
B/ Nagar

Sumanjit Mondal

RECEIVED of and from within named PURCHASER the within mentioned sum of Rs. 3,82,000/- (Rupees Three Lakhs Eighty two Thousand) only in full payment of the consideration money as per Memo below :-

MEMO OF CONSIDERATION

- | | |
|--|--------------------------------|
| 1. By A/c Payee cheques of Cooper Bank,
Dharmatolla street. No - 378856
25/8/05 in favour of Snehaprabha
Jaiswal | Rs. 8,82,000/- |
| 2. By pay order No - 296419 -
003680/2005 of cooperation Bank.
Dt 18/11/05 Dharmatolla Kolkatta
Branch
in favour of Channat Ali Mondal | Rs. 3,00,000/- |
| Total : | <u>Rs. 3,82,000/-</u>
----- |

(Rupees Three Lakhs Eighty Two Thousand Only).

WITNESSES :

1. Vinod Kumar Jaiswal

SUNNAT ALI MONDAL

SIGNATURE OF THE VENDOR.

2. Gatha Babari Ghosh. i Snehaprabha Jaiswal

CONFIRMING PARTY

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
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

 <i>Sneha Pralha Jainel</i>	LH.					
	RH.					

ATTESTED :- *Sneha Pralha Jainel*

 <i>Soumen Choudhury</i>	LH.					
	RH.					

ATTESTED :-

 <i>Rajat Raj Mandal</i>	LH.					
	RH.					

ATTESTED :-

DATED : THIS THE DAY OF * 2005.

B _ E _ T _ W _ E _ E _ N

SUNHAT ALI MONDAL.

... "V E N D O R"

A N D

RENOVATE SUPPLIERS PVT. LTD.

... "P U R C H A S E R".

A N D

SMT. SHEPRAVHA JAISWAL

.... C O N F I R M I N G P A R T Y .

DEED OF CONVEYANCE

PREPARED BY :