

P 07402

no 2641

46

34



1.9.07

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106548

2005-11/NT/10/1

27.6.06

Admissible under rule 21 and also
 s/s 5(1) of the M. R. L. R.
 Act, 1925 duty exempted Exempt.
 from duty not requiring Stamp duty
 under the Indian Stamp Act,
 1989. Schedule I.A. No. 2

250-11/NT/10/1

29.9.07

Stamp Paid

A-8709/7
 E-77/7
 8803

207/201

Additional District Sub-Registrar

08105102 No 666181813 09/02/2008
 08105102 No 666862824 09/02/2008
 08105102 No 66696827 09/02/2008

DEED OF CONVEYANCE

THIS INDENTURE is made on
 of TWO THOUSAND SIX

1st day of September

Fees Rs 13,992/-
 Realisation
 08105102

Amarendra Lal
 Acty & Plaintiff

Dist. No. 902863-4/17/NT/10/1/495007 cont. (P-2)
 name - 1/9/08

663

10/9/06

Advocate High Court
100ft
Kot.

[Signature]

500ft
Kot.

12362
12363
12364

28 JUN 2006

444000

663-663

100ft



Presented for Registration at A.M.P. on the 11/9 day of Sep. 2006 of the Bilhanagar (Sale Tax City) Add. District Sub-Registrar Office

Madan Mohan Mandal

12362

- 1- Madan Mohan Mandal
- 2- Mani Mohan Mandal
- 3- Keshav Mohan Mandal
- 4- Man Mohan Nath Mandal
- 5- Anah Sarker
- 6- Late P. S. Roy
- 7- Ananta Kumar
- 8- Sunil Kr Pal
- 9- Pal Mr. Chandra Nath
- 10- Pal Mr. Suresh Kumar
- 11- P. S. Roy
- 12- Snehajit
- 13- Rishika
- 14- Atghora

Additional District Sub-Registrar Bilhanagar (Sale Tax City)

Madan Mohan Mandal

12363

1 SEP 2006

12364

12364

Saurov Kr Mandal
Madan Mohan Mandal
Atghora
Kot 136

Mani Mandal

Additional District Sub-Registrar Bilhanagar (Sale Tax City)

1 SEP 2006



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

106549

(2)

BETWEEN

- 1) Sri MADAN MOHAN MONDAL,
 - 2) Sri MONI MOHAN MONDAL,
 - 3) Sri NIMAI CHANDRA MONDAL,
 - 4) Smt. ARATI SARKAR wife of Late Panch Kari Sarkar,
 - 5) Smt. ANJALI PAL wife of Sri Sunil Kumar Pal,
 - 6) Smt. GITA PAL wife of Shri Dharendra Nath Pal,
 - 7) Smt. DEEPA DAS wife of Shri Swapan Das,
- All sons and daughters of Late Monmotho Nath Mondal,
all are residing at Mouza Atghara, P.S. Rajarhat, Dist.
24 PGS(N) By Caste Hindu, By Occupation Business /
Housewife, hereinafter called the "VENDORS" (which term,

Cont. (P-3)

Ready



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106550

(3)

or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and to include their legal heirs, executors, administrators, representatives and assigns) of the ONE PART.

Cont... (P-4)

Atala



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106551

(4)

AND

1) Deepjyoti Dealers Pvt.Ltd. 2) Parijat Vanijya Pvt.Ltd.
3) Sulfagan Marketing Pvt.Ltd. 4) Neutral Vyapaar Pvt.Ltd.
5) Dagher ^{Merchants} Vyapaar Pvt.Ltd. 6) Prayag Dealcomm Pvt.Ltd.
7) Tanana Tie-Up Pvt.Ltd. All of these companies are
incorporated under the Indian companies Act.1956 having
their registered office at 8/1 Lalbazar Street, kolkata-
700001 hereinafter called the "PURCHASERS" (which term or
expression shall unless otherwise excluded by or repugnant
to the subject or context be deemed to mean and to include
their legal heirs, directors, executors, administrators,
representatives and assigns) of the SECOND PART

Cont.. (P-5)

Amala



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106552

(5)

AND

1) Shri VINOD KUMAR JAISWAL son of Late Tribeni Prasad Jaiswal 2) Smt.SNEHA PRABHA JAISWAL wife of Shri Vinod Kumar Jaiswal 3) Shri RAHUL JAISWAL son of Vinod Kumar Jaiswal 4) Kumari RISHIKA JAISWAL daughter of Vinod Kumar Jaiswal all are By Caste Hindu and all are residing at Atghara, P.S. Rajarhat, Dist. 24 PGS(N) hereinafter called the "CONFIRMING PARTIES" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and to include their legal heirs, directors, executors, administrators, representatives and assigns) of the THIRD PART

Cont.. (P-6)

akala

AND WHEREAS Monmotho Mondal since deceased was the sole and absolute owner of an undivided property of 1/12 (one by twelve) parts or say 0.0833 parts in C.S. Khatian Nos. - 46 and 37 of Mouza Noapara containing an area 1.79 Acres of different Dags and C.S. Khatian Nos. 119,121,177,327 and 118 of Mouza Atghara containing an area of 6.89 Acres land in different Dags total land becomes 8.68 Acres and the said Monmotho Mondal was the owner of 0.574 Acres of undivided land in Mouza Atghara in respect of his 1/12 (one by twelve) parts of share and his name was duly recorded in the relevant Record of rights.

AND WHEREAS Monmotho Mondal died intestate leaving behind his four sons and four daughters as his legal heirs and representatives and all of them inherited the properties left by him in equal shares. The Vendors No. 1 to 7 and one other Shri Suranjit Mondal.

AND WHEREAS in the mean time a title suit was filed being being No. 203/1985 before the Learned second Assistant District Judge at Alipore for petition by mutas and bounds by 1/3rd (one third) cosharers Bankim Chandra Gain and Others impleading the heirs of Monmotho Mondal together with other 1/3 (one third) co-sharers including the vendors heirs as defendants into therein.

AND WHEREAS on 28th February, 1994 the Learned Second Court of Assistant District Judge at Alipore was pleased to pass a decree in preliminary form on context. The said preliminary decree put into final decree and after measurement by an

Con... (P-3)

Alipore

advocate survey commissioner locally the Learned Court was further being pleased to pass a final decree mentioning shares of land by Red and Blue border on the map on plan drawn by the said Learned advocate survey commissioner and thereafter in compliance of that the plan or map attached with the final decree the Learned Court was further been pleased to give possession on 13.08.1995 into their deferent positions of land through the Court Bailiff Vide Title execution case No. 11/1995.

AND WHEREAS according to the said survey plan the Vendors become the 12.5% owner of the areas marked with colour Blue i.e. the area which has been allotted by the Learned Court to the defendant with consent of both the plaintiff and defendants.

AND WHEREAS by virtue of that partition plan the legal heirs of the Late Monmotho Mondal becomes the owner of the 12.5% area allotted to the defendant by the Learned Court.

AND WHEREAS all the legal heirs of Late Monmotho Mondal became undivided bonafide owners of 15,629 Decimals of land out of 125 Decimals in C.S. Khatian Nos.119 and 121, C.S. Dag Nos. 538,543,546,553,568 and 569 R.S. & L.R. Dag Nos. 524,529,532,539,554 and 555 R.S. Khaitan Nos.521 and 522 L.R. Khatian No.444,401,495,518,686,625,841,924,948 and 577 in Mouza Atghara J.L. No. 10 R.S. No. 133 Touzi No. 172.

AND WHEREAS the vendors here in this concern / indenture

Con. (P-8)

Atghara

together with Suranjit Mondal became the owners of said 15.62 Decimals of Land in said Dag Nos. of Mouza Atghara, in equal shares i.e. say, 1.952 Decimals of Land each vendors hold as owner.

AND WHEREAS the vendors herein are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said land got specifically and distiantly by way of partition being in urgent need of money jointly declared to sell 13.67 Decimals equivalent to 8 (Eight) Cottahas 4 Chittacks 25 sft. of land which is their full share of land into the said C.S. Dag No. 538,543,546,553,568 and 569 and R.S./ L.R. Dag No. 524,532,539,554 L.R. Khaitan Nos.444,401,495,518,625,686,841,924,948,557 of Mouza Atgahra J.L. No. 10.

AND WHEREAS the purchaser herein above have contacted with the vendors as well as together with the confirming parties for purchasing the schedule mentioned property and offered their best / highest rate the vendors and Confirming Parties and they have agreed to sell 13.67 Decimals equivalent to 8 (Eight) Cottahas 4 Chittacks 22 sft. More or less at on for the price of Rs. 8,00,000 (Eight Lacs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the sum of Rs. 8,00,000 (Eight Lacs) only to the Vendors and the confirming parties paid by the purchaser at on immediately before the execution of this

Ataba

present the receipt where of the Vendors and the confirming parties do hereby admit and acknowledged and of from the same and every part thereof acquits, release and discharged the purchasers their heirs, execution, administration, successors in interest legal representatives and assigns every one of them and also the said property to the vendors as beneficial owners do by these presents, indefeasibly grant, sell, convey and transfer, assign and assured into the purchasers their heirs, executors, representatives and assign free from all encumbrances, attachments on and other defects entitled. ALL THAT the said revenue paying property mentioned in the schedule hereunder written measuring 13.67 Decimals or equivalent to 8 (Eight) Cotthas. 4 (four) Chhittaks 15 Square feet be the same little more or less situate and lying at Mouza Atgahra morefully and particularly described in the schedule here under written with full benefit of passage, ways, water ways, sights, liberties, privileged, all manner of ceasement and appurtances belonging and all the estate right, little interest property claim and demand whatsoever of the Vendor into of and turn the said property and bear by conveyed into the purchasers herein TO HAVE AND TO HOLD the said pieces or parcel of land and hereby granted, conveyed, transferred, indemnified and assigned op into so to be into and the purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens and impendence whatsoever and free from all acquisition and requisition and alignments and any of the adverse possession and the vendors does hereby covenant with the purchasers as follows:-

1. The interest which the vendors herein profess to transfer subsists and he has good right full power and absolute authority and indefeasible title to grant convey, transfer and assign and assure the said property hereby sell and transferred unto the purchasers herein manner as aforesaid.
2. That the said property shall be quietly and peacefully entered into and held and enjoyed and possessed absolutely and the rents, issue and profits received therefore by the purchasers herein without any interruption from claim or demand by the Vendors and without any lawful eviction disturbances or interruptions by the Vendors or by any other person or persons claiming under the Vendors whatsoever.
3. The said property hereby sold, conveyed and transferred unto the Purchasers herein is free and discharge from or otherwise by the Vendors sufficiently indemnified against all manner or encumbrances, claim and demand whatsoever erected occasioned made by the Vendors herein or any of his predecessor in interest or any person or persons whomsoever.
4. The said property or any part or portion thereof or any interest therein has not vested in and/or are or is not acquired by the State of west Bengal Acquisition Act, 1956 or statutory modification thereof for under the Urban land Ceiling and Regulation Act, 1976 or any other law for the time being in force.
5. The Purchasers herein will be entitled to mutate the Purchaser's name in respect of the said property with the

Ala la

(12)⁽¹¹⁾

authorities concerned.

6. The Purchasers herein will pay the proportionate sum of revenue payable to the State of West Bengal.

7. If it transpires that the said property hereby sold, conveyed, transferred by the Vendors are or is not free from all encumbrances, as herein before covenanted, the Vendors herein will be bound to refund to the Purchaser, the full consideration paid hereunder together with the cost of the stamp and registration charges and the legal fees incurred by the Purchasers herein together with the damages which the Purchasers herein may or have suffered.

NOW with the execution of this conveyance the Purchasers become the full and absolute owner of the said property and all interest connected herewith as aforesaid and as fully described in the schedule herein below:

THE SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of undivided Sali land containing an area of 13.67 Decimals or equivalent to 8 (Eight) Cotthas. 4 (four) Chhittaks 15 Square feet more or less in L.R. Khatian Nos. 401, 444, 495, 518, 625, 686, 841, 924, 948 and 577 given below Dag Nos. and R.S. Khatian Nos. 521, and 522 situate at Mouza Atghara P.S. Rajarhat District 24 PGS (NORTH) J.L. No. 10, R.S. No. 133, Touzi No. 172 under Ward No. 6 Rajarhat Gopalpur Municipality under the Jurisdiction of A.D.S.R. Bidhan Nagar at (Salt Lake City).

(128) (1/2)

No.	C.S. Dag No.	C.S. Khatian Nos.	R.S./L.R. Dag No.	R.S. Khatian Nos.	Total Area in Decimal	Sold Area in Decimals
1	538	121	524	522	2	0.218
2	543	121	529	522	12	1.312
3	546	119	532	521	61	6.671
4	553	121	539	522	17	1.859
5	568	121	554	522	6	0.656
6	569	119	555	521	27 <i>out of 71</i>	2.953
					125	13.67

Kadamban Madal.

The conveyed land is Rayat Dakhali Swatya under the Government of West Bengal and the proportionate rent is payable to the collector of 24 Parganas (North).

BOUNDARIES : -

R.S./L.R. Dag No. 524

- ON THE NORTH - R.S. Dag No. 523
- ON THE SOUTH - R.S. Dag No. 730 & 526
- ON THE EAST - R.S. Dag No. 525
- ON THE WEST - R.S. Dag No. 493 & 494

R.S. / L.R. Dag No. 529

- ON THE NORTH - R.S. Dag No. 533 & 534
- ON THE SOUTH - R.S. Dag No. 530 & 531
- ON THE EAST - R.S. Dag No. 532
- ON THE WEST - R.S. Dag No. 527 & 528

Con... (P-13)

Aleady

(14) (13)

R.S. / L.R. Dag No. 532

ON THE NORTH - R.S. Dag No. 555
ON THE SOUTH - R.S. Dag No. 699 & 707
ON THE EAST - R.S. Dag No. 695
ON THE WEST - R.S. Dag No. 529, 531, 533, 535 & 536

R.S. / L.R. Dag No. 539

ON THE NORTH - R.S. Dag No. 541, 549 & 550
ON THE SOUTH - R.S. Dag No. 538 & 554
ON THE EAST - R.S. Dag No. 553
ON THE WEST - R.S. Dag No. 540

R.S. / L.R. Dag No. 554

ON THE NORTH - R.S. Dag No. 539 & 553
ON THE SOUTH - R.S. Dag No. 536
ON THE EAST - R.S. Dag No. 555
ON THE WEST - R.S. Dag No. 536

R.S. / L.R. Dag No. 555part

ON THE NORTH - R.S. Dag No. 555
ON THE SOUTH - R.S. Dag No. 532
ON THE EAST - R.S. Dag No. 695 & 573
ON THE WEST - R.S. Dag No. 554, 553 & 552

Always

(25) (4)

IN WITNESS WHEREOF The Vendors and the confirming parties have hereunto set and subscribe their hands and seals by the day, month and year first above written.

WITNESSES

1. Jayantilal Soli.
28, Ramkali Mukherjee
Lane - Kol - 50.

2. Saurabh Kr. Mandal.
Arykara.
Kolkata - 136.

1. Madan Mohan Madan.

2. *[Handwritten signature]*

3. Dewai Jaiswal.

4. *[Handwritten signature]*

5. *[Handwritten signature]*

6. *[Handwritten signature]*

7. *[Handwritten signature]*

Signature of the VENDORS

1. Vinod Kumar Jaiswal

2. Sneha Jaiswal Jaiswal

3. Rahul Jaiswal

4. Ritika Jaiswal

Signature of the CONFIRMING PARTIES

(16) (5)

RECEIVED from the within named Purchasers, the within mentioned sum of (Rupees eight lacs ———) only being full and agreed consideration money as per memo below:-

MEMO OF CONSIDERATION

- 1. Paid by Pay orders, No- 319128, 319129, 319130, 319131, 319132 Rs 4,10,000/-
 - 2. 319133 & 319134 dated-08-08-06 drawn from Corporation Bank. Dharamtolla - Kolkata Branch.
 - 3. Received by cheques, No- 637462, 637459, 637461 dated-09-08-06 Rs 3,50,000/-
 - 4. Drawn from Corporation Bank Dharamtolla, Kolkata Branch.
 - 5. Received by cheque No-637463 dated-09-08-06 drawn from Corporation Bank. Dharamtolla Kolkata Branch - to 40,000/-
- RS. Rs 8,00,000/-

WITNESSES

1. Jayprakash Paul
OB, Kamigali Mukherjee
Law. KOL-50.

2. Saurav Kr. Nandoi.
Advocate,
Kolkata-136.

Amarendra Kala
Advocate High Court
W.B-480779

1. Madan Mohan Nandoi.

2. ~~Signature~~

3. Navin Nandoi

4. ~~Signature~~

5. ~~Signature~~

6. ~~Signature~~

7. ~~Signature~~

Signature of the VENDORS

- 1. Vinod Kumar Jaiswal
- 2. Sneha Prabha Jaiswal
- 3. Rahul Jaiswal
- 4. Rishika Jaiswal












Signature of the CONFIRMING PARTIES

NATURE 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

 Soumen Bhosmer	LH.					
	RH.					

ATTESTED :- Soumen Bhosmer (Director of The Purchases/Company's)

 Sneha Prabha Jaiswal	LH.					
	RH.					

ATTESTED :- Sneha Prabha Jaiswal


 Rishika Saiswal	LH.					
	RH.					

ATTESTED :- Rishika Saiswal

NATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CATMENT
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

 	LH.					
	RH.					

ATTESTED :- *Rakesh Jain*

 	LH.				
	RH.				

ATTESTED :- *Vinod Kumar Jaiswal*












 PHOTO	LH.					
	RH.					

ATTESTED :-

NATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
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

	LH.					
	RH.					

ATTESTED :- Madanmohan Nadar,

	LH.					
	RH.					

ATTESTED :- [Signature]

	LH.					
	RH.					

ATTESTED :- Demai Nadar












NATURE 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

 ১ বিদ্যুৎ কুমার	LH.					
	RH.					

ATTESTED :- বিদ্যুৎ কুমার

 ৩ ব্রজমণি দেবী	LH.					
	RH.					

ATTESTED :- ব্রজমণি দেবী

 ৩ সীতা দেবী	LH.					
	RH.					

ATTESTED :- সীতা দেবী


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

 श्रीमती.	LH.					
	RH.					

ATTESTED :- श्रीमती.

 PHOTO	LH.					
	RH.					

ATTESTED :-

 PHOTO	LH.					
	RH.					

ATTESTED :-



National District Registrar
New Delhi

1 SEP 2006



National District Registrar
New Delhi

पंजीकृत क्षेत्रीय "ए" वर्ग,
फिल्म रीजर (सह-शहर)
पंजीकृत नं.
वॉल्यूम नं.
पृष्ठ नं.
पंजीकृत नं.
वर्ष के लिए

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number: 1
Page from 4335 to 4360
being No 02641 for the year 2007.



(MD. Nural Amin Khan) 11-May-2007
Additional District Sub Registrar
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal