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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

325 - भा/प/म/... 27/9/53

250 - भा/प/म/... 25.02

Sl No 666853 22/04/57 Rs. 3993.00

Sl No 666853 22/02/52 Rs. 4700.00

Admissible under Arts 21 and also
 w/s 5(1) of the B. L. R.
 Act. 1955 may be exempted from
 from duties that require Stamp duty
 under the Indian Stamp Act,
 1959 Schedule I.A.

0.11
 1953
 Rs 15.00
 E 7.00
 E 7.00
 29.00

Fee Rs 16.3134
 need to be paid
 08/05/57

DEED OF CONVEYANCE

THIS INDENTURE is made on 1st day of September, of TWO THOUSAND SIX,

1. Between 415567 dt 20/9/57 by 119508 s/o. Manickdas, G.I.
 2. Between 901092 dt 12/7/57 by 91107 s/o. Nandkishore, G.I.
 3. Between 90099 dt 12/7/57 by 67107 s/o. Nandkishore, G.I.
 Marit - 1/9/57

Amarendraalal, Attorney

658

18/7/06

Advocate High Court
Kolkata

Signature
28 JUN 2006

28 JUN 2006
658-662

444000

Total 100/18/06



Presented for Registration at A.M.P.
on the 1st day of Sept 2006
of the Registrar (Sd/-) City

Rubindra Nath Mandal

Rubindra Nath Mandal
Shib Nath Mandal
Ut-pada Das etc

12372

Rubindra Nath Mandal

Rubindra Nath Mandal
Rajendra Prasad
Hendul Bhowmik

12373

Signature

12374

Ut-pala Das

Jayanta Pal
Sunita Pal
Ranjana Pal
KAL-50

Sumit Pal
Rambhali Karmakar
KOL-50

Additional District Registrar
Kolkata

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

106544

(2)

BETWEEN

1) Sri RABINDRA NATH MONDAL son of Late Shib Nath
Mondal 2) Smt. GOURI MONDAL wife of Late Shib Nath
Mondal 3) Smt. UTPALA DAS wife of Pradip Das all are
residing at Atghara, P.S. Rajarhat, Dist. 24 PGS (N),

Cont... (P-3)

Atghara



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106545

(3)

By Caste Hindu, By Occupation Business / housewife,
hereinafter called the "VENDORS" (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, executors, administrators,
representatives and assigns) of the ONE PART ,

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106546

(4)

AND

- 1) Shri VINOD KUMAR JAISWAL son of Late Tribeni Prasad Jaiswal of Atghara, P.S. Rajarhat, Dist. 24 PGS(N),
- 2) Shri RAHUL JAISWAL son of Vinod Kumar Jaiswal of Atghara, P.S. Rajarhat, Dist. 24 PGS(N), By Caste Hindu By Occupation Business hereinafter called the "CONFIRMING PARTIES" (which expression shall unless excluded by the or repugnant to the context be deemed to mean and to include their heirs, executors, administrators, directors, legal representatives and assigns) of the SECOND PART,

Cont... (P-5)

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

106547

(5)

AND

1) Display Vinimay Pvt.Ltd. 2) Hector Distributors pvt.Ltd.
3) Luckdhan Dealers Pvt.Ltd. 4) Kuber Vanijya Pvt.Ltd.
5) Sarwar Agencies Pvt.Ltd. 6) Lagan Commodities Pvt.Ltd.
7) Anumodan Suppliers Pvt.Ltd. 8) Gulmohar Agency Pvt.Ltd.
9) Compare Merchants Pvt.Ltd. All of these companies are
incorporated under the companies Act.1956 having their
registered office at 8/1 Lalbazar Street kolkata-700001,
hereinafter called the "PURCHASERS" (which expression shall
unless excluded by or repugnant to the context be deemed to
mean and to include his successor-in-interest, directors,
administrators, legal representatives and assigns) of the
THIRD PART.

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AND WHEREAS Shibnath Mondal since deceased was the owner of undivided 0.0417 part of C.S. Khatian Nos. - 46 and 37 of Mouza Noapara containing an area 1.79 Acres in different Dag Nos. 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 in above two Mouzas total land becomes 8.68 Acres.

AND WHEREAS Shibnath Mondal died intestate leaving behind his only son and ^{his only wife and} two daughters and they seized, possessed and inherited the properties left by their father.

AND WHEREAS in 1985 1/3 (one third) shareholders of the above mentioned lands, Bankim Chandra Gain and Others filed the Title Suit No. 203/1985 before the Learned second Assistant District Judge at Alipore for partition. Their 1/3rd share by mutes and bounds impleading the other co-sharers as party defendants therein.

AND WHEREAS on 28/09/1994 the Learned Second Court of Assistant District Judge at Alipore was pleased to pass a decree in preliminary form in context in favour of plaintiffs and thereafter the said preliminary decree put into final decree and after measurement by an 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

Robinson & Co. P. M. D. J.

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through the Court Bailiff Vide Title execution case No.
11/1995.

AND WHEREAS by virtue of that partition plan the plaintiffs and defendants have separated their plots in Red and Blue colour area that is the area shown in the map coloured by Blue Border line area was allotted to defendants and Red Border line area to plaintiffs.

AND WHEREAS by virtue of that partition plan and Deeds the area allotted in Blue border line area the Vendor herein this concern become owners of 1/16 parts of the Defendants area.

AND WHEREAS the Rabindra Nath Mondal and two others the vendors herein are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said undivided share of land obtained specifically and distinctly by way of partition.

AND WHEREAS the Rabindra Nath Mondal and two others in this concern become owners of 7.8125 Decimals which is equivalent to 4 (Four) Cottahas 11 (Eleven) Chittaks 28 (Twenty Eight) Sq. Ft. of Land out of 1.25 Acres of Land, in C.S. Khatian Nos.119 and 121, C.S. Dag Nos.538, 543, 546, 553, 568 and 569 and R.S./ L.R. Dag No. 524, 529, 532, 539, 554 and 555 R.S. Khatian Nos. 521 and 522 L.R. Khaitan Nos. 444, 495, 518, 577, 625, 841, 924, 948 and 686 of Mouza Atgahra

AND WHEREAS the Vendors herein being in urgent need of money jointly declared to sell their full shares in the said Dag Nos. the details of which is mentioned in the Schedule given below.

AND WHEREAS the purchaser herein above have contacted with the vendors as well as together with the confirming parties for purchasing the same and gave them the highest offer for the same property mentioned in the Schedule hereunder and the sellers (owners) accepted their offers of purchasing at or for the price of Rs. 4,70,000/- (Rupees Four Lacks and Seventy Thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the sum of Rs. 4,70,000 (Four Lacs Seventy Thousand) only to the Vendors and the confirming parties paid by the purchaser at on immediately before the execution of this 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 purchaser his 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 purchaser his heirs, executors, representatives and assign

schedule hereunder written **OR HOWSOEVER OTHERWISE** the said property now or hereinbefore were or was situate, butted, bounded called known, number described and distinguished **TOGETHER WITH** all houses, erections, fixtures, walls yards, court yards and benefits and advantages of ancient and other lights, liberties easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversioner and reversioners, remainder and remainders, rents issues and profits and of every part thereof together furthermore all estate, right, title inheritents, use, trust, property, claim and demand whatsoever both at Law and in enquiry of the Vendors into and upon the said property or every part thereof **AND** all Deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, their heirs, executors, administrators or representatives or any person from whom they can or may procure the same without action or suit at Law or in equity **TO ENTER INTO AND HAVE OWN POSSESSES AND ENJOY** the said property mentioned in schedule hereunder written and every part thereof thereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtances unto and to the use of the purchaser his heirs, executors, administrators or representatives and assigns,

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forever freed and discharged from or otherwise by the Vendors well and sufficiently indemnified or and against all encumbrances, claims, liens and demands etc. whatsoever created or suffered by the Vendors from to these presents and Vendors do hereby for themselves their heirs, executors, administrators and representatives covenant with the purchaser his heirs, executors, administrators or representatives and assigns, That Notwithstanding any Act, Deed or thing whatsoever, by the vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendors had at all material times heretofore and now and has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the purchaser his heirs, executors, administrators or representatives and assigns in the manner aforesaid **AND THAT** the purchaser his heirs, executors, administrators or representatives and assigns, shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receives the rents issues and profits thereof, without any lawful evictions, hinder and interruptions, disturbances, claim or demand whatsoever from or by the Vendors, or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for these or from or under any of their executors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquired, exonerated and released or

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otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified for from and against all and all manner or claims charges, lien, debts, attachments and encumbrances whatsoever made or suffered by the vendors or any of their ancestors or predecessors in title or any person or persons lawfully equitably claiming as aforesaid **AND FURTHER THAT** the vendors and all persons having or lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the property or any part thereof from under or in trust for their heirs the Vendors or from or under any her predecessors of ancestors in title shall and will from time to time at all times hereafter at the request and cost of the purchaser his heirs, executors, administrators or representatives and assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the purchaser his heirs, executors, administrators or representatives and assigns, according to the true intent and meaning of these presents as shall be or may be reasonably required **AND FURTHER MORE THAT** the Vendors and their heirs, executors, administrators or representatives, shall at all times hereafter indemnify and keep indemnified the purchaser his heirs, executors, administrators or representatives and assigns, against loss, damages, cost, charges and expenses against loss, damages, cost, charges and expenses if any suffered by reason of any defect in the title of the vendors or any breach of the covenants hereunder contained.

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of undivided Sali land in different Dags containing an area in total of 7.8125 Decimals (out of 1.25 Acres of land) which is equivalent to 4 (four) Cotthas, 11 (eleven) chittaks 28 (twenty eight) square feet more or less in different Dags given below being L.R Khatian Nos. 444, 495, 518, 577, 625, 841, 924, 948, 401 and 686 R.S Khatian Nos. 521 and 522 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).

No.	C.S. Dag Nos.	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	0.125
2	543	121	529	522	12	0.750
3	546	119	532	521	61	3.8125
4	553	121	539	522	17	1.0625
5	568	121	554	522	6	0.375
6	569	119	555	521	27 out of 71	1.6875
					1.25 Acres	7.8125 Decimals

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. 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

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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. 538

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

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

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

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

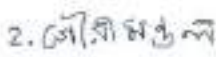
ON THE NORTH - R.S. Dag No. 555
ON THE SOUTH - R.S. Dag No. 699 & 707
ON THE EAST - R.S. Dag No. 695
ON THE WEST - R.S. Dag No. 529, 531, 533, 535 & 536

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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. Jayanta Pal.
28, Ramkali Hukhujin
Lane. Koi-50. | 1. Rabin Prakash Mandal |
| 2. Soumen Kr. Mandal.
Aghora.
Kot. - 136. | 2.  |
| | 3. Utpala Das |

Signature of the VENDORS

1. Vinod Kumar Jaiswal
2. Rahul Jaiswal

Signature of the CONFIRMING PARTIES

Cont... (P-15)

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RECEIVED from the within named Purchasers, the within mentioned sum of (Rupees Four Lacs Seventy thousand) only being full and agreed consideration money as per memo below:-

MEMO OF CONSIDERATION

1. Paid by pay orders No. - 319125, 319126, & 319127 dated 08.08.06 Rs 2,70,000/-
drawn on Corporation Bank Dharmatolla branch
Kolkata
 2. Paid by cheques No. - 637459, & 637461
dated 09.08.06 Drawn on Corporation Bank Rs 1,55,000/-
Dharmatolla - Kolkata Branch
 3. Paid by cheque No - 637463 dated 09.08.06 Rs. 45,000/-
drawn on Corporation Bank -
Dharmatolla - Kolkata Branch
- RS. Rs. 4,70,000/-

WITNESSES

- | | |
|------------------------------------------------------------|---------------------------------------------|
| 1. Sanjanta Pal.
28, Ramkali Mukherjee
Lane. KOL-50. | 1. Rabindranath Mandal -
2. <u>राजेश</u> |
| 2. Sanjiv K. Mandal.
Arya Sam.
Kolkata - 70036 | 3. UTPALA DAS. |

Signature of the VENDORS

1. Vinod Kumar Jaiswal
2. Rahul Jaiswal

Amarendra Kala
Advocate High Court
W.P. 480/79

Signature of the CONFIRMING PARTIES

ATURE OF THE
ESSENTANT/
UTANT/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











 সৌদামিনী রায়	LH.					
	RH.					

ATTESTED :-

Robinidra Nath Maiti

 সৌদামিনী রায়	LH.					
	RH.					

ATTESTED :- সৌদামিনী রায়

 উতপালা দাস	LH.					
	RH.					

ATTESTED :- Utpala Das

URE OF THE
SENTANT/
UTANT/SELLER/
UYER/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

 Soumen Bhosmika	LH.					
	RH.					

ATTESTED :- Soumen Bhosmika (Director of the Purchases/Company's)

 Vinod Kumar Jain	LH.					
	RH.					

ATTESTED :- Vinod Kumar Jain

 Rahul Jain	LH.					
	RH.					

ATTESTED :- Rahul Jain



Additional District Registrar
Bihar, Patna

21 SEP 2006



Additional District Registrar
Bihar, Patna
11.5.07

Add. District Sub-Regis.
Bihar, Patna (: aliyake City)
Registered In
Book :
Volume No.
Page No.
Being No.
For the Year

Pro-1111

(47)

ificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 4379 to 4401
being No 02640 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