

04583

P-06606

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Admissible under Rule 21 & sub-rule 8 (1) of W. R. L. R. Act. 1954 as duty Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 1000 Fees Paid.

A - 4999  
28/11  
4/11  
44/11  
28/11  
21/11  
29/11  
13/4/07

A 490786

24010  
16/4/07

North 24 Parganas (D.S. & S.)

12 SEP 2008

780668  
Barawal  
16/4/07

DEED OF CONVEYANCE

THIS DEED OF INDENTURE is made this 13th day of April two thousand seven Christian Era BETWEEN SRI VINOD KUMAR JAISWAL son of Lt. Tribeni Prosad Jaiswal, by faith Hindu, Indian Citizen, by occupation Business and residing at Atghara, P.S. Rajarhat, Dist.- North 24 Parganas 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, representatives and assigns) of the ONE PART;

Rs 250  
Rs 20  
270

Rs 250  
Rs 20  
270  
Visit card no 636  
dt-13/4/07

H42  
101

624  
 05/2/07  
 A. Kala  
 Advoate  
 H. C. Sin

1000  
 15 JAN 2007  
 720000



presented for Registration at ..... A.M/P.D.  
 on the 22nd day of Sept. 2006  
 in the presence of the Sadar Registration  
 Office at Barasat by Vinod Kumar Jaiswal  
 on behalf of the Executant / Claimant

Vinod Kumar Jaiswal

Registered on 13 APR 2007  
 North 24 Parganas  
 113 APR 2007

Vinod Kumar Jaiswal  
 District Registrar  
 North 24 Parganas  
 Barasat  
 P.O. Rajshahi

1457

Vinod Kumar Jaiswal

Vinod Kumar Jaiswal  
 District Registrar  
 North 24 Parganas  
 Barasat  
 P.O. Rajshahi

RAHUL JAISWAL  
 D/O - VINOD K. JAISWAL  
 AGRA  
 RAJSTHAN

Registered on 13 APR 2007  
 North 24 Parganas  
 13 APR 2007

AND

- 1) SUHAGAN MARKETING PRIVATE LIMITED
- 2) M/S NEUTRAL VYAPAR PVT. LTD a Company incorporated under the Indian Companies Act 1956, having its registered office at 8/1 Lalbazar Street, Kolkata - 700001 hereinafter called 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 by an indenture of a Bengali Deed made between Kaosar Ali Tarafdar and Jaker Ali Tarafdar both are sons of Lt. Eman Ali Tarafdar of Atghara, P.S. Rajarhat, Dist.- North 24 Parganas described as therein the Vendors, sold conveyed and transferred an area of land 7 (Seven) Satak in which an area of 2.5 (Two and half Satak) being the Part of C.S. Dag No. 551, under C.S. Khatian No. 43, comprised in R.S. Dag No. 537, R.S. Khatian No. 77 and another an area of 4.5 (Four and half Satak) being the Part of C.S. Dag No. 552, C.S. Khatian No. 47 comprised in R.S. Dag No. 538, R.S. Khatian No. 58 along with other land situated in Mouza Atghara, P.S. Rajarhat, Dist.- North 24 Parganas in favour of Sri Vinod Kumar Jaiswal described as therein the Purchaser. The Vendor herein this deed which executed and registered in the office of A.D.S.R. Bidhan Nagar vide recorded in Book No. -I, Volume No. 90, Pages 253 to 264 and being No. 4105 for the year 1995.

AND WHEREAS the Vendor Sri Vinod Kumar Jaiswal as become the absolute and bonafide owner of the land an area of 7 (Seven) Satak as aforesaid and specifically described in the schedule below by virtue of the aforesaid purchase deed, he has a fair and marketable title to transfer the said land to any purchaser or purchasers free from all encumbrances.

AND WHEREAS now the Vendor in urgent need of money, has declared to sell the hereunder schedule landed property and the Purchaser has agreed to purchase the land measuring an area of 7 (Seven) *Satak* more fully described in the schedule hereunder written and for the consideration price of Rs. 4,00,000/- (Rupees Four lakh ..... ) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 4,00,000/- (Rupees Four ..... Lakh ..... ) only to the Vendor paid by the Purchaser as per Memo below at or immediately before the execution of these presents (the receipt whereof the Vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from same and every part thereof hereby acquit release and for ever discharge the said purchaser as well as the said land particularly described in the schedule hereunder written) the Vendor doth hereby sell, grant, convey, transfer, assign unto the Purchaser free from all encumbrances attachments charges, liens, lispendens ALL THAT piece or parcel of Rayat Dekhali Swattya land and all rights easements and appurtenances as particularly mentioned and described in the Schedule hereunder written TO HAVE AND TO HOLD the said land hereby granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and for ever free from all encumbrances whatsoever.

THE VENDOR DOTH 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 he done executed or knowingly suffered to the contrary, the Vendor in fully and absolutely seized and possessed of the conditions, use trust for other thing whatsoever to alter or make void the same.

2. THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right full lawful absolute authority and indefeasible title to grant transferred and assigned or expression or intended to be with the appurtenances unto and to the use of the Purchaser in the 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, lispens 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 him 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 no notice issued under the Public Demand Recovery Act has been served on the Vendor nor any such notice has been published.
7. THAT the Vendor has 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

ALL THAT piece and parcel of *Sali* Land measuring an area of 7 (Seven) *Satak* undivided land in which an area of 2.5 (Two and half) *Satak* being the Part of R.S.&L.R. Dag No. 537, R.S. L.R. Khatian 263 & 375, R.S

Khatian No. 77 and another an area of 4.5 *Satak* being the Part of R.S.&L.R. Dag No. 538, R.S. Khatian No. 58, L.R. Khatian No. 263 and 375 and also J.L. No. 10, R.S. No. 133, Touzi No. 172, which lying and situate in Mouza Atghara, P.S. Rajarhat, Dist. North 24 Parganas within the limit of Rajarhat Gopalpur Municipality Word No. 6 and under the Jurisdiction of A.D.S.R.O. Bidhan Nagar.

The land is Rayat Dakhali Swattiya under the Govt. of West Bengal.

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

SIGNED AND DELIVERED by  
the VENDOR at Kolkata in  
the presence of :

1. *Kan Sarker*

2. *Bilash Das*  
*Atghara, Dist. North 24 Parganas*

*Vinod Kumar Jaiswal*

SIGNATURE OF THE VENDOR

Drafted by:

*Amanindra Kala Adv*

*Gastha Bahari Ghosh*

*Jagadishpur*












*License No. - DW-XXX-1*

*A.D.S.R.O. Bidhan Nagar*



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

 <i>Susanta Laxkar</i>	LH.					
	RH.					

ATTESTED :- *Susanta Laxkar*

 <i>Madan Gopal Sahu</i>	LH.					
	RH.					

ATTESTED :- *Madan Gopal Sahu*

 <i>Vinod Kumar</i>	LH.					
	RH.					

ATTESTED :- *Vinod Kumar*



RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 4,00,000/- (Rupees Four lakh .....)  
only in full payment of the consideration money as per memo below: -

MEMO OF CONSIDERATION

By A/c payee cheque being no. 115046  
dt 13.4.2007 drawn upon Corporation Bank  
Kot-13 for Neutral vyapaar (P) Ltd. Rs. 200,000/-

By A/c payee cheque being no. 113872  
dt 13.4.2007 drawn upon Corporation Bank  
Kot-13 for Suhagan marketing (P) Ltd.

Rs. 200,000/-

Rs. 400,000/-

(Rupees four lakh) only

*Vinod Kumar Jain*  
SIGNATURE OF THE VENDOR

WITNESSES

1. *Ra Sankar*  
Adhikari  
P-3, Light hut no-130
2. *Rishabh S.S.*



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Register No. 10  
North 24 Parganas  
13 APR 2007



North 24 Parganas  
13 APR 2007

Book No. ....  
Volume No. ....  
Page No. ....  
Being No. ....  
for the year 2006.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 3890 to 3899  
being No 06606 for the year 2008.



(X) 13-January-2009  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal