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# भारतीय गैर न्यायिक भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES



सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

## INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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28 - 3/3/2008

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ISSUED under the W. E. L. R. Act, 1925 duty stamped from duty not required stamp duty under the Indian Stamp Act 23+4

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Form Paid. A. No. 1969  
1974

Stamp: Government of West Bengal (Salt Lake)

### DEED OF CONVEYANCE

THIS INSTRUMENT is made this 12<sup>th</sup> day of July - Two Thousand Six Christian Era BETWEEN SRI VINOD KUMAR JAISWAL, son of Late Tribeni Prasad Jaiswal, by faith - Hindu, Indian, by Occupation - Business and residing at Atghara, P.S. Rajarhat in the District of 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 ;

Subscribed at No-18 328 of No-128565 of 27/7/08

AND

Feb 25/91  
Seali - Don  
28/7/08

Southern Line Co

1848

13/4/06

કેન્ડાઈ નામ

નામ

N.C. Gaher

વિદ્યાલયનું નામ

ટાકા નામ

Admuler

દાખલ કરનારનું નામ

500

H.C. end

વિદ્યાલય નંબર (નિયંત્રણ નિધિ)

ક્ર. નિ. અને નામ અભિયાન

*[Handwritten Signature]*

સંખ્યા

સોલિડ દાખલ કરવા તારીખ

31 MAR 2006

સોલિડ દાખલ કરવા માટે સોલિડ નામ ટાકા

દાખલ કરવા માટે સોલિડ નામ

220000.

સોલિડ નામ - વાઘાકપુર

કેન્ડાઈ - મિત્રા દસ



1848

12th Floor  
Salt Lake City  
National District Sub-Registry Office

*[Handwritten Signature]*

Vinod Krgaiswal  
~~Praben Pradipaw~~

~~Atghara~~  
Rajasth

Reg. No. of Fugana 15/06/06  
Registration by post Office

Vinod Kumar Jaiswal

9620

12 JUL 2006

*[Handwritten Signature]*

*[Handwritten Signature]*  
Rahul Jaiswal  
~~Vinod Jaiswal~~  
~~Atghara~~  
Rajasth

Rahul Jaiswal  
No. Vinod Kumar Jaiswal  
Atghara - P.S. Rajasth  
Dusians.

National District Sub-Registry  
Office (Salt Lake City)

12 JUL 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

094933

-: (2) :-

A N D

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

WHEREAS

*Handwritten initials*

WHEREAS One Rahamat Ali Mondal seized and possessed of the piece and parcel of land measuring an area of <sup>16 (Sixteen)</sup> ~~18~~ decimals being the R.S. Dag No. 534, L.R. Khatian No. 806, which lying and situate in Mouza Atghara, P.S. Rajarhat in the District of North 24-Parganas, J.L. No. 10, R.S. No. 133, Touzi No. 172 and also Rajarhat Gopalpur Municipality under Ward No. 6.

AND WHEREAS the said Rahamat Ali Mondal by a registered Deed of Gift registered at the office Calcutta Registrar of Assurance recorded in Book No. I, Volume No. 3, pages 1 to 13 and Being No. 05982 for the year 2002 made a gift and transferred in favour of his son named Sunnat Ali Mondal and area of 03 (three) decimals comprised in R.S. & L.R. Dag No. 534 L.R. Khatian No. 806 at Mouza Atghara, P.S. Rajarhat in the District of North 24-Parganas along with other properties.

AND WHEREAS the said Sunnat Ali Mondal as became the absolute and legal bonafide owner of the aforesaid land and area of 3 (three) decimals being part of R.S. & L.R. Dag No. 534, L.R. Khatian No. 806 and made or transferred the said land to the Purchaser therein Sri Vinod Kumar Jaiswal (the vendor herein) recorded in Book No. I, Volume No. 174, Pages 81 to 93 and Being No. 2864 for the year 2005 registered at A.D.S.R. Bidhan Nagar.

AND

-: (4) :-

AND WHEREAS the Vendor Sri Vinod Kumar Jaiswal became the absolute and legal bonafide owner of the aforesaid and heretofore schedule landed property and has fair and marketable title to transfer the 3 decimals or equivalent to 1-13-3 (One cottah thirteen chittaks and three square feet) more or less without any interruption and free from all encumbrances.

AND WHEREAS the Vendor is in urgent need of money has declared to sell hereunder written scheduled land and area 03 (three) decimals and the Purchaser has agreed to purchase the said land in consideration value of Rs. 1,80,000/- (Rupees one lac eighty thousand only).

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the sum of Rs. 1,80,000/- (Rupees One lac eighty 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 indefeasible 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 03 (three)

decimals

decimals be the same a little more or less at Dag No. R.S. and L.R. 534 of 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 DOETH 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 of the conditions, use trust for other being 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 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

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 between 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, 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 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, o 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



THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE :

ALL THAT piece and parcel of Sali land containing an area of 03 (three) decimals or equivalent to 1 (One) cottah 13 (thirteen) chittacks and 3 (three) square feet more or less undivided land being the part of R.S. & L.R. Dag No. 534, L.R. Khatian No. 806, Mouza Atghama, P.S. Rajarhat in the district of North 24-Parganas, J.L. No. 10, R.S. No. 133, Touzi No.172, and within the limit of Rajarhat Gopalgur municipality under Ward No. 6 and also within jurisdiction of A.D.S.R.O. Bidhan Nagar.

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

The proportionate annual rent to be paid according to the land holding Revenue Act.

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

NO 260-HG/HI/N.T.P/1P.1/2000, dt 3rd March, 2000.

SIGNED AND DELIVERED by :

the VENDOR at Kolkata

in the presence of :

1. *Rahul Kumar Jaiswal*  
of Atghama.

*Vinod Kumar Jaiswal*  
SIGNATURE OF THE VENDOR.

2. *Gustav Dular Gouda*  
of Gopalgur

RECEIVED

-: (9) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 1,80,000/- (Rupees One lac eighty thousand only) in full payment of the consideration as per memo below :

MEMO OF CONSIDERATION

Paid by Cheque No. 3787A. drawn on:  
Corpn. Bank, Bharmatola Street :  
dt. - 11.07.2006.

Rs. 1,80,000/-

TOTAL - Rs. 1,80,000=00

(Rupees one lac eighty thousand only).

WITNESSES :

1. Talabjain  
of Ahana

Vinod Kumar Jaiswal  
SIGNATURE OF THE VENDOR.

2. Gosha Behari Ghosh  
of Jagadishpur

Drafted by :

Gosha Behari Ghosh  
(Gosha Behari Ghosh) of Jagadishpur,  
P.S. Rajarhat, Licence No. DW-XVI-1.

Typed by :

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

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

 Vinod Kumar Jain	LH.					
	RH.					

ATTESTED :- Vinod Kumar Jain

 Soumen Bhattacharya	LH.					
	RH.					

ATTESTED :- Soumen Bhattacharya

PHOTO	LH.					
	RH.					

ATTESTED :-



~~INTERNATIONAL ORGANIZATION OF LABOR~~

12 JUL 2006



~~INTERNATIONAL ORGANIZATION OF LABOR~~  
E. S. 2006

INTERNATIONAL ORGANIZATION OF LABOR  
12 JUL 2006  
7399  
A

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DATED THIS            DAY OF            2006

=====

B E T W E E N

SRI VINOD KUMAR JAISWAL

... VENDOR.

A N D

W/S. \_\_\_\_\_

... PURCHASER.

-: CONVEYANCE :-