

P 5874/6 7

14693

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106553

Handwritten notes: Sonny # - 1 indle, 20 250 - 41/100, 10-5/100, dt 8.8.08, 325-41/100, 10-12/100, dt 27-6-2008

Handwritten: 20/8

Handwritten: 2029/10, 12436355

Handwritten: 10-24/10, Registrar of Assurances II, Kolkata

Handwritten: 100359-66-0357

Handwritten: 49,500 x 4, 07-14/10, 24700, [Signature]

DEED OF CONVEYANCE

THIS INDENTURE is made on 14<sup>th</sup> day of August of TWO THOUSAND SIX,

Handwritten: Only, 08/12/10

Handwritten: arondal... 4-18/100

101500

At Kela,  
Advocate West Coast  
100/-



500/-  
शुभम शोभा  
श्री. राठ विवाह  
श्री. शोभा का विवाह कर निरुद्ध  
श्री. शोभा करिवाण्ड

20 JUN 2005

444000

668 - 672  
Total 500 RSms

शुभम का  
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श्री. शोभा का-श्री. शोभा का

Japas Mundal.

11181

  
14.08.06

Japas Mundal Self and  
Attorney of Anna Bala Mundal.  
Jabnaya Dey,  
Sumitra Das,  
Amita Hazra,  
Tanuja Sarkar  
Kajali Das.



11182

sumera Mundal Self and  
Attorney of Anna Kela Mundal  
Jabnaya Dey  
Sumitra Das.  
Amita Hazra,  
Tanuja Sarkar  
Kajali Das.

PTD





14.08.06



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106554

(2)

BETWEEN

- 1) Smt. ANNA BALA MONDAL wife of Late Jivan Krishna Mondal of Atghara, P.S. Rajarhat, Dist. 24 PGS(N),
- 2) Smt. LABANYA DEY wife of Shri Ram Pada Dey of H.I.G. 10/8 Bhilai Power House (Housing Board) Bhilai, Chhattisgarh. 3) Smt. SUMITRA DAS wife of Shri Tapan Das of Biruman, Pukuria, P.S. Barasat, Dist. 24 PGS (N).,
- 4) Smt. AMITA HAZRA wife of Late Biswanath Hazra of Chari Para P.S. Lake Town, Kolkata: 700048. 5) Smt. TANUJA SARKAR wife of Shri Shyamal Sarkar of L.I.G. 84 No. Bhilai Power House (Housing Board) Chhattisgarh. 6) Smt. KAJALI DAS wife of Shri Biswajit Das of Dum Dum Junction.

Alc. 10/10



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106555

(3)

Bipin Ganguly Road, Kolkata: 700030, all are By caste Hindu By Occupation House Wife. 7) Shri TAPAS MONDAL son of Late Jivan Krishna Mondal of Atghara, P.S. Rajarhat, Dist. 24 PGS(N) and 8) Shri SOUMEN MONDAL son of Jivan Krishna Mondal of Atghara, P.S. Rajarhat, Dist. 24 PGS(N) both are By Caste Hindu By Occupation Business, hereinafter called the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and to include their heirs, executors, administrators, representatives and assigns) of the ONE PART.

Cont.. (P-4)

Maly

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

106556

4)

AND

- 1) Apnapan Suppliers Pvt.Ltd. 2) Aawagaman Commercial Pvt.Ltd.  
3) Sitara Vanijya Pvt.Ltd. 4) Rishikesh Vanijya Pvt.Ltd.  
5) Fantom Vanijya Pvt.Ltd. 6) Panchmukhi Vyapaar Pvt.Ltd.

All of the above 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 expression shall unless excluded by or Repugnant to the context be deemed to mean and to include Their successor in-interest, directors, Administrators, Legal representatives and assigns) of the

SECOND PART

Cont... (P-5)

*Ukala*





Government Of West Bengal  
Office Of the A. R. A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 14693 of 2010  
(Serial No. 05874 of 2006)

n 14/08/2006

**Payment of Fees:**

Amount By Cash

Rs. 41887/-, on 14/08/2006

( Under Article : A(1) = 41789/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 14/08/2006 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-12436355/-

Certified that the required stamp duty of this document is Rs.- 746201 /- and the Stamp duty paid as: Impressive Rs.- 500/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49500/- is paid, by the draft number 660353, Draft Date 14/08/2006, Bank Name STATE BANK OF INDIA, Kolkata, received on 14/08/2006
2. Rs. 49500/- is paid, by the draft number 660354, Draft Date 14/08/2006, Bank Name STATE BANK OF INDIA, Kolkata, received on 14/08/2006
3. Rs. 29700/- is paid, by the draft number 660355, Draft Date 14/08/2006, Bank Name STATE BANK OF INDIA, Kolkata, received on 14/08/2006
4. Rs. 49500/- is paid, by the draft number 660356, Draft Date 14/08/2006, Bank Name STATE BANK OF INDIA, Kolkata, received on 14/08/2006
5. Rs. 49500/- is paid, by the draft number 660357, Draft Date 14/08/2006, Bank Name STATE BANK OF INDIA, Kolkata, received on 14/08/2006

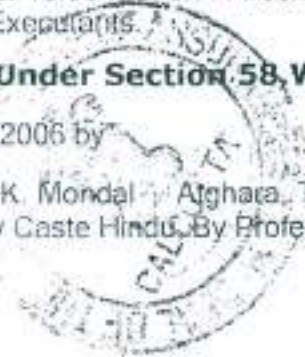
**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16.00 hrs on :14/08/2006, at the Office of the A. R. A. - II KOLKATA by Tapas Mondal , one of the Executants.

**Admission of Execution(Under Section 58, W.B.Registration Rules,1962)**

Execution is admitted on 14/08/2006 by

1. Souman Mondal, son of J. K. Mondal - Alghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business



*Sudhakar Sahu*

( Sudhakar Sahu )

ADDL. REGISTRAR OF ASSURANCES-II

EndorsementPage 1 of 3



Government Of West Bengal  
Office Of the A. R. A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 14693 of 2010

(Serial No. 05874 of 2006)

- Tapas Mondal, son of Lt. J. K. Mondal , Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
3. Monajat Ali Tarafdar, son of Late Hamizudin Tarafdar , Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, india, P.O. :- , By Caste Muslim, By Profession : Business
4. Vinod Kumar Jaiswal, son of Late Tribeni Prasad Jaiswal , Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Business
5. Susanta Sarkar  
Authorised Signatory, Prompt Vinimoy Pvt Ltd, Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- ,  
By Profession : Others
- Identified By S K Jaiswal, son of Late T P Jaiswal, Scheme No Viim, 47, C I T Road, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700054 , By Caste: Hindu, By Profession: Others.

**Executed by Attorney**

Execution by

1. Souman Mondal, son of J. K. Mondal , Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Hindu By Profession: Business, as the constituted attorney of 1.Smt Anna Bala Mondal 2.Smt Labanya Dey 3.Smt Sumitra Das 4.Smt Amita Hazra 5.Smt Tanuja Sarkar 6.Smt Kajal Das is admitted by him.
2. Tapas Mondal, son of Lt. J. K. Mondal , Atghara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Hindu By Profession: Business, as the constituted attorney of 1.Smt Anna Bala Mondal 2.Smt Labanya Dey 3.Smt Sumitra Das 4.Smt Amita Hazra 5.Smt Tanuja Sarkar 6.Smt Kajal Das is admitted by him.
- Identified By S K Jaiswal, son of Late T P Jaiswal, Scheme No Viim, 47, C I T Road, Kol, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700054 , By Caste: Hindu, By Profession: Others.

( ..... )  
ADDL REGISTRAR OF ASSURANCES-II

On 08/12/2010

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,5 of Indian Stamp Act 1899.

**Deficit stamp duty**



( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II





Government Of West Bengal  
Office Of the A. R. A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 14693 of 2010  
(Serial No. 05874 of 2006)

Deficit stamp duty Rs. 518001/- is paid 23514107/12/2010 State Bank of India, BEPIN BEHARI GANGULY ST, received on 08/12/2010

**Payment of Fees:**

Amount By Cash

Rs. 0/-, on 08/12/2010

Amount by Draft

Rs. 95200/- is paid, by the draft number 235140, Draft Date 07/12/2010, Bank Name State Bank of India, BEPIN BEHARI GANGULY ST, received on 08/12/2010

( Under Article : A(1) = 95200/- on 08/12/2010 )

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II



( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

AND WHEREAS the Vendor No. 1 to 6 Anna Bala and Others have appointed / constituted a General Power of Attorney to Vendor No. 7 Tapas Mondal and 8 Soumen Mondal on 19<sup>th</sup> April, 2001, being Number 142 Volume No. 4 Pages 134 to 138 at A.D.S.R. Bidhan Nagar, (Salt Lake City)

AND WHEREAS Jivan Krishna Mondal since deceased was the sole and absolute owner of 1/3 (one third) undivided property of C.S. Khatian Nos. - 46 and 37 in different Dag Nos. of Mouza Noapara containing an area 1.79 Acres 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 and the said Jivan Krishna Mondal was the owner of 2.893 Acres of undivided land in respect of his 1/3 (one third) share and his name was duly recorded in the relevant Record of rights.

AND WHEREAS Jivan Krishna Mondal died intestate leaving behind his wife Vendor No. 1 two sons Vendor No. 7 and 8 and five daughters Vendor No. 2 to 6 as his legal heirs and - representatives and all of them inherited the properties left by Jivan Krishna Mondal in equal shares.

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 partition by other 1/3 (one third) sharers Bankim Chandra Gain and Others impleading the heirs of Jivan Krishna Mondal together with other 1/3 (one third) co-sharers as defendants into therein.

*Abalos*

AND WHEREAS on 28<sup>th</sup> 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 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 50% owner of the areas marked with colour blue. The area which has been allotted by the Learned Court to the defendant.

AND WHEREAS by virtue of that partition plan the wife, sons and daughters of the Late Jivan Krishna Mondal becomes the sole and absolute owners of the 50% area allotted to the defendant by the Learned Court.

AND WHEREAS the legal heirs of Late Jivan Krishna Mondal the Vendors herein this indenture become absolute and bonafide (undivided) owners of 0.625 Acres of land out of total area 1.69 Acres of land in C.S Khatian No. 119 and 121 C.S. Dag Nos. 538, 543, 546, 553, 568 and 569 , R.S. & L.R. Dag -

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(8)

Nos. 524,529,532,539,554 and 555 R.S. Khaitan Nos. 521 and 522  
L.R. Khatian No. 444,495,518,577,625,686,841,924,948 and 401  
of Mouza Atghara J.L. No. 10 R.S. No. 133 Touzi No. 172.

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 0.625 Acres 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. 524,529,532,539,554 and 555 L.R. Khaitan  
Nos.444,495,518,577,625,686,841,924,948 and 401 of Mouza  
Atgahra J.L. No. 10.

AND WHEREAS the purchasers herein above have contacted with  
the vendors as well as together with the confirming parties  
for purchasing the schedule mentioned property and offered  
their highest rate and the vendors together with the consent  
of the Confirming Parties have agreed declared and confirmed  
to sell 0.625 Acre of land measuring more or less 37 cotthas  
13 chhattak to them at or for the price of Rs. 38,00,000 only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said  
agreement and consideration of the sum of Rs. 38,00,000  
(Thirty Eight Lacs) 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 purchasers their heirs, execution,

*Handwritten signature*

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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 0.625 Acres on equivalent to 37 (thirty seven) Cotthas. 13 (thirteen) Chhittaks 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 easement 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 on 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 or 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

*Collegiate*

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 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 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 62.5 (Sixty two and half) Satak or which is equivalent to 37 (Thirty seven) Cotthas, 13 (thirteen) chittaks be the same or a little more or less in given below Dags situate at Mouza Atghara P.S. Rajarhat District 24 PGS (NORTH) J.L. No. 10, R.S.Khatian Nos. 521, 522, L.R. Khatian Nos. 444, 495, 518, 577, 625, 686, 841, 924, 948 and 401, 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).

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No.	C.S. Dag No.	C.S. Khatian No.	R.S./L.R. Dag No.	R.S Khatian No.	Total Area	Sold Area
1	538	121	524	522	2 Satak	1.0 Satak
2	543	121	529	522	12 Satak	6.0 satak
3	546	119	532	521	61 Satak	30.5 satak
4	553	121	539	522	17 Satak	8.5 Satak
5	568	121	554	522	6 Satak	3.0 Satak
6	569	119	555	521	27 Satak	13.5 Satak
					125 Satak	62.5 satak

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

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Cont... (P-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. 538

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

*W. L. L.*

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. Kalpal Jainam  
of Atghara  
P.S. - Rajjarkhat

1. Smt. Annabala Mondal

2. Smt. Lakshmi Devi.

3. Sunitra Devi.

2. Saurabh Kumar Mondal.  
Atghara,  
P. O. - Ra Gobalpur,  
Kolkata - 700 136.

4. Aniti Hazra.

5. Tanuja Sarkar

6. Kajali Devi.

The vendors of the above for their attorney and self.

7. Tapas Mondal.

The vendors No 1-6. of the above for their attorney and self.

8. Soumen Mondal.

Signature of the VENDORS

1. Vinod Kumar Jainam

2. Smt. Annabala Mondal

3. Susanta Sarkar.

Signature of the CONFIRMING PARTIES

Annabala










SIGNATURE OF THE  
PRESENTANT/  
ECUTANT/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

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

ATTESTED :- *Susanta Laska.*

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

ATTESTED :- *Vinod Kumar Jaiswal*

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

ATTESTED :- ✓ *Soumen Bhosmic*

RECEIVED from the within named Purchasers, the within mentioned sum of Rs. 38,00,000/- (Rupees Thirty-eight <sup>lacs</sup> only being full and agreed consideration money as per memo below:-

- MEMO OF CONSIDERATION
1. Received Rupees Six Lacs Eighty thousand only - Rs 6,80,000/-  
By cheques managers cheques pay order bank  
by pay order Nos - 319119, 319120, 319121 in favour of Tapas Mandal dated - 08/08/06 drawn from Corporation Bank Dhamatola Branch. Rs 20,00,000/-
  2. Received Rupees Six Lacs eighty thousand only. Rs. 6,80,000/-  
by order (Pay) No - 319122, 319123B  
319124 in favour of Soumen Mandal drawn from Corporation Bank Dhamatola Br.
  3. By cheque No - 637459, 637460 of same Bank & Branch Rupees Four Lacs Forty thousand only. Rs 4,40,000/-
- RS. 38,00,000 = 00

WITNESSES

1. Kalub Jain  
of Aghara  
P.S. Rajinhat

2. Sures Kumar Mandal  
Aghara.  
P.O. - R. Gobalpur,  
Kotkoti - 700136.

1. Tapas Mandal

2. Soumen Mandal

Signature of the VENDORS

1. Vinod Kumar Jain
2. Sures Kumar Mandal
3. Sumita Sanyal

Signature of the CONFIRMING PARTIES

Amarendrakala  
Advocate High Court  
W.B. 480/79

Amarendrakala

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 47  
Page from 7184 to 7210  
being No 14693 for the year 2010.



(Sudhakar Sanu) 10-December-2010  
ADDL REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal