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1547
27/3/07

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

No 441-HI/N.T.P/TP-3/A 543234

No 286-HI/N.T.P/TP-2/2007-04

No 674-HI/N.T.P/TP-1/31-5-04

Rajarhat

Stamp duty of Rs 49000+49000+4000

has been realized on 27/3/07

as per Banker's Cheque

Bank Draft No 991829 dt 27/3/07

Date 991830 dt 27/3/07

Admissible under Rule 21 & rule
u/s Section 10 of the Indian
Stamp Act 1899 & subsequently
amended Schedule I.A. No. 23

100
DD 49000
DD 49000
DD 4000
102100

S. Barua
27/3/07

A 18689

E 28A

DEED OF CONVEYANCE

08 DEC 2008

THIS DEED OF INDENTURE is made this 24th day of March

Two Thousand Seven Christian Era.

BETWEEN

SRI VINOD KUMAR JAISWAL, Son of Late Tribeni Prosad

Jaiswal, by faith-Hindu, Indian Citizen, by Occupation-

Business and residing at Atghara, P.S. Rajarhat, Dist:

Stamp duty of Rs 40000
has been realized on 8.12.08

as per Banker's Cheque

Bank Draft No 006790, 007774

Date 1/1/08

1700000

A 18689

E 28A

H 14072

18728

11/1/08

11/7/08

Rajarhat, North 24-Parganas

197624
Admit Regd. Fees Rs. 8-12-08
realised on 8-12-08
as per Misc. Receipt No. 4790
dated 8-12-08

North 24 Parganas
8-12-08
- 2 -

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'.

A N D

- 1) M/S. CORNFLOWER TRADELINK PVT. LTD.
- 2) M/S. BHAGIRATHI CONSULTANCY PVT. LTD.
- 3) M/S. FASTMOVE ADVISORY PVT. LTD.

The Companies 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/will unless
excluded by or repugnant to the context be deemed to
mean and include their or each of their successors,
successors-in-office, administrators and assigns) of
the 'OTHER PART'.

WHEREAS by an Indenture of a Bengali Deed made
between Chhayafulla Tarafdar, Son of Late Emam Ali
Tarafdar of Atghara, P.S. Rajarhat, District: North
24-Parganas described as therein the Vendor, sold,
Conveyed and transferred his 1/4th share land measuring

an area of 8.25($8\frac{1}{4}$) Satak out of 33 Satak in respect of R.S. Dags No. 711,724, 710 under R.S. Khatian No. 368, L.R. Khatian No.344 and R.S. Dags No. 537 & 538 under R.S. Khatian No.77 alongwith other Dags of land situated in Mouza- Atghara, P.S. Rajarhat, District: North 24-Parganas in favour of Sri Vinod Kumar Jaiswal as therein the Purchaser, the Vendor herein this Deed which executed and registered in the A.D.S.R.O.Bidhan-nagar, vide recorded in Book No.1, Volume No.165, Pages No.63 to 78 and Being No.7732 for the year 1989.

A N D W H E R E A S another by an Indenture of a Bengali Deed made between(1) Chhayafulla Tarafdar, son of Late Emam Ali Tarafdar(2) Mosammat Sahara Bibi, w/o. Chhayafulla Taradar are both of Atghara, P.S. Rajarhat, District- North 24-Parganas, described as therein the Vendors, sold, conveyed and transferred each of their 1/4th share total land measuring an area of 18.75($18\frac{3}{4}$) Satak in which part of Chhayafulla Tarafdar by 1/4th share in respect of R.S. & L.R.Dag Nos. 526,527,533 and 1/8th share in part of R.S. & L.R. Dag No.528 being .625 Satak out of 5 Satak and another in part of Sahara Bibi her 1/4th share land on R.S. Dag No.535, the said landed property situated in Mouza- Atghara, P.S. Rajarhat, District: North 24-Parganas, they sold

in favour of Sri Vinod Kumar Jaiswal described as therein the Purchaser, the Vendor herein this deed which executed and registered in A.D.S.R.O. Bidhannagar, vide recorded in Book No.1, Volume No.165, Pages 7 to 8 and Being No. 7727 for the year 1989.

A N D W H E R E A S by an another indenture of a Bengali Deed made Between Monajst Ali Tarafdar, son of Late Hamijaddin Tarafdar of vill. Atghara, P.S.Rajarhat, District: North 24-Parganas sold, conveyed and transferred an area of 3.75 Satak being the Part of R.S. & L.R. Dag No.536, R.S. Khatian no.25, L.R. Khatian no.263 & 344 in favour of Sri Vinod Kumar Jaiswal which executed and registered in A.D.S.R.O. Bidhannagar, vide recorded in Book No.I, Volume No.42, Pages 267 to 276 and Being No.2229 for the year 1992.

A N D W H E R E A S the Vendor Sri Vinod Kumar Jaiswal as became the legal bonafide owner of the land measured an area of 31.375 Satak in respect of Dags No.711,724,710,537,538,526,527,533,536 & 528 specifically described in the Schedule hereunder written and has absolute right title to sell the landed property to any purchaser or purchasers without any interruption.

A N D W H E R E A S the Vendor in urgent need of

money, has declared to sell the hereunder schedule landed property an area of 31.375 Satak and the Purchasers have agreed to purchase for the consideration price of Rs. 17,00,000/- (Rupees seventeen lac) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs.17,00,000/- (Rupees Seventeen lac) only paid to the Vendor by the purchasers 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 purchasers as well as the said land particularly described in the schedule hereunder written) the Vendor doth hereby sell, grant, convey, transfer, assign unto the purchasers free from all encumbrances, attachments charges, liens, dispendens 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 purchasers absolutely and for ever free from all encumbrances whatsoever.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASERS

as follows : -

1. T H A T 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. T H A T 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 purchasers in the manner aforesaid and according to the true intent and meaning of these present
3. T H A T the purchasers 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. T_H_A_T free clear, freely and clearly and absolutely acquitted exonerated and release 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 A_N_D 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 purchasers & 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 purchasers in the manner aforesaid as may be reasonably required.

6. T_H_A_T no notice issued under the Public Demand

Recovery Act has been served on the Vendor nor any such notice has been published.

7. T H A T the vendor has not yet received any notice of requisition or acquisition of the property described in the Schedule below.

It is hereby declare that the land, described in the Schedule below, is the self acquired property of the Vendor and he is not the benamadar of any one.

A N D the Vendor deliver this day khas possession of the said land unto the purchasers.

THE SCHEDULE OF PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Sali Land containing an area of 31.375 Thirty one point three seven five Satak as mentioned hereunder undivided land out of 1 Acre 13 Satak(one Acre Thirteen Satak) which lying and situated in Mouza- Atghara, P.S. Rajarhat, Dist: North 24-Parganas within the limit of Rajarhat-Gopalpur Municipality, Ward no.6, and under the jurisdiction of A.D.S.R.O. Bidhannagar and also under

J.L. No.10, R.S. No.132, Touzi No.172.

	<u>R.S./L.R.</u> <u>DAG</u>	<u>R.S.</u> <u>KHATIAN</u>	<u>L.R.KH.</u>	<u>SOLD LAND</u>	<u>OUT OF TOTAL LAN</u>
1.	711 ✓	368	344	2.5 Satak	10 Satak.
2.	724	368	344	1 Satak	4 Satak.
3.	710 ✓	368	344	1.25 Satak	5 Satak.
4.	537	77	344	1.25 Satak	5 Satak.
5.	538	77	344	2.25 Satak	9 Satak.
6.	526 ✓	530	344	0.25 Satak	01 Satak.
7.	527 ✓	530	344	2 Satak	8 Satak.
8.	533	530	344	2.75 Satak	11 Satak.
9.	535	49	905	6.25 Satak	25 Satak.
10.	536	25	344 & 263	11.25 Satak	30 Satak.
11.	528 ✓		344	.625 Satak	5 Satak.

Conveyed Land is 31.375(thirty one point three seven five) Satak.

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

IN WITNESS WHEREOF the Vendor has 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 present of:

1. *Rahul Jain*
of AGHARA
P.S. - RAJARHAT

2. *Sanjay Das* -
Baron of Court

Vinod Kumar Jaiswal












SIGNATURE OF THE VENDOR.

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

 For CORNFLOWER TRADELINK PVT. LTD. <i>Pradeep Kumar Dubey</i> Director	LH.					
	RH.					

For BHAGIRATHI CONSULTANCY PVT. LTD. For PASTMOVE ADVISORY PVT. LTD.

ATTESTED :- *Pradeep Kumar Dubey*
Director

Pradeep Kumar Dubey
Director

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

ATTESTED :- *Vinod Kumar Jaiswal*

PHOTO	LH.					
	RH.					

ATTESTED :-

MEMO OF CONSIDERATION

RECEIVED of and from within named purchasers the within mentioned sum of Rs. 17,00,000/- (Rs. seventeen lac) only in full payment of the consideration money as per memo below:-

- | | |
|--------------------------|-------------------|
| 1. By Cheque no. 990861. | -- Rs. 2,83,000/- |
| 2. By Cheque No. 991159. | -- Rs. 2,83,000/- |
| 3. By Cheque No. 990862. | -- Rs. 2,83,000/- |
| 4. By Cheque No. 990961. | -- Rs. 2,84,000/- |
| 5. By Cheque No. 990962. | -- Rs. 2,84,000/- |
| 6. By Cheque No. 991160. | -- Rs. 2,83,000/- |

All the cheques drawn upon Standard Chartered Bank, dt. 23-3-2007. -----
-- Rs. 17,00,000/-

(Rupees Seventeen Lac) only.

WITNESSES:

1. *Rahul Jain*

2. *Sanjay Das*

Vinod Kumar Jain

SIGNATURE OF THE VENDOR.

Drafted by me:

Banshi B. Sankar

(Advocate)
Barasat Judges' Court.