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J-10328



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

24,00,000 ✓

035873

6/8/08

6 AUG 2008

6 AUG 2008

Act. District Sub-Registrar  
Medinipur, (Salt Lake)

DEED OF CONVEYANCE

THIS INDENTURE is made on this 06th day of August, in the year two thousand and eight of the Christian Era

BETWEEN

(1) SRI SRISHTYPADA MONDAL (2) SRI BIJOY MONDAL both sons of late Khishori Mondal alias Khishori Mohan Mondal, both by faith Hindu, by occupation Cultivation, residing at Village Kada, P.O. Akandekeshori, Police Station Rajarhat in the District of North 24 Parganas

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MC. Case 03222

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জেতার নাম

সং

গ্রাম জেতার স্বাক্ষর

বিধান নগর (সবটলেক বিটি) এ. বি. এম. আর. ও.

মোট স্টাম্প ক্রয় তার

গালান নং

মোট ক্রয় টাকা বরাদ্দ

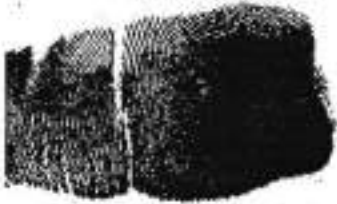
Orion Abasaram P. Ltd.  
69 Girdiphar Park - Kalyan

30 JUL 2008

748000

শ্রেণী বারাকপুর ডেভার মিতা দত্ত

বিজয় মন্ডল



V.C.

7342

বিজয় মন্ডল



V.C.

7343

সুকী রাম নারায়ণ  
২৭ পি. গি. ৫(১)



ADD. District Sub-Registrar  
Alkhanagar, (Salt Lake)

6 AUG 2008

Sukhi ram Narayan  
30- Late Srishti dham Narayan  
Kada, Rajarhat, 24 P.G. 5(1)  
Occupation - Business

:: 2 ::

hereinafter called the "VENDORS" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heir, executors, administrators, legal representatives, nominees and assignees ) of the ONE PART.

AND

"ORION ABASAAN PVT. LIMITED", a company incorporated under the provision of the companies Act, 1956 and having its registered office at 69, Girish Park North, Kolkata – 7000 06, represented by one of its Directors, **Smt. Srishty Mehra** wife of Shri Prashant Mehra, by faith – Hindu, by occupation – Business, residing at 10/1, Park Lane, Kolkata – 700016, hereinafter called the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, successor-in- office, executors, administrators, legal representatives, nominees and assignees) of the "OTHER PART".

**WHEREAS** Sri Srishtypada Mondal son of Late – Khishori Mondal @ Khishori Mohan Mondal, is the absolute owner and while he is in use, occupation and enjoyment of various landed property admeasuring 0.1148 Acre Sali land comprised in L.R. Dag No. 2149 under L.R. Khatian No. 1105, i.e. total an area of admeasuring 0.1148 Acre land equivalent to 06 (Six) Cottahs – 15 (Fifteen) Chitaks – 05 (Five) S.q. ft. land be the same a little more or less and thus he became the absolute owner of the landed property as aforesaid Rayati Dakhali rights, lying and situated in Mouza – Hudarait, J.L. No. 54, Touzi No. 10 under P.S. – Rajarhat, Dist. Registration office at Barasat, Sub Registration office at

Contd.....3



1. 6. 1. District Sub-Engineer  
Channarayana, (Salt Lake)

• 6 AUG 2006

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Bidhannagar, 24 Parganas (N) and by paying Government rents and taxes and has been seized and possessed and / or otherwise well sufficiently enjoying the same peacefully without interruptions of others and has every right to sell and transfer the same to anybody in anyway free from all sorts of encumbrances, liens, charges and attachments whatsoever.

**WHEREAS (2) Sri Bijoy Mondal** son of Late – Khishori Mondal@ Khishori Mohan Mondal, is the absolute owner and while he is in use, occupation and enjoyment of various landed property admeasuring 0.1148 Acre Sali land comprised in L.R. Dag No. 2149 under L.R. Khatian No. 630, i.e. total an area of admeasuring 0.1148 Acre land equivalent to 06 (Six) Cottahs – 15 (Fifteen) Chitaks – 05 (Five) S.q. ft. land be the same a little more or less and thus he became the absolute owner of the landed property as aforesaid Rayati Dakhali rights, lying and situated in Mouza – Hudarait, J.L. No. 54, Touzi No. 10 under P.S. – Rajarhat, Dist. Registration office at Barasat, Sub Registration office at Bidhannagar, 24 Parganas (N) and by paying Government rents and taxes and has been seized and possessed and / or otherwise well sufficiently enjoying the same peacefully without interruptions of others and has every right to sell and transfer the same to anybody in anyway free from all sorts of encumbrances, liens, charges and attachments whatsoever.

**AND WHEREAS** the vendors herein (1)Sri Srishtypada Mondal, (2) Sri Bijoy Mondal both sons of Late – Khishori Mondal@ Khishori Mohan Mondal, has recorded his name in the record of Chandpur Gram Panchayet office and paying the rents and taxes accordingly.

Contd.....4



~~Add. District Sub-Register~~  
Siddhanta, (Hoi Laha G)

• 6 AUG 2008

**AND WHEREAS** the vendors herein (1)Sri Srishtypada Mondal, (2) Sri Bijoy Mondal both sons of Late – Khishori Mondal@ Khishori Mohan Mondal, being urgently in need of money for some valid purpose intended, desired and has agreed to sell and the purchaser herein has agreed to purchase the landed property as aforesaid an area admeasuring *0.2296 Acre land equivalent to 13 (Thirteen) Cottahs – 14 (fourteen) Chitaks – 11 (Eleven) S.q. ft.* land be the same a little more or less and appertaining thereof morefully and particularly described in the schedule hereinunder written, for the price of Rs.24,00,000.00 (Rupees Twenty-four Lakhs) only.

**AND WHEREAS** the vendors herein (1)Sri Srishtypada Mondal, (2) Sri Bijoy Mondal both sons of Late – Khishori Mondal@ Khishori Mohan Mondal, considering the same as the highest market price has received a sum of Rs.24,00,000.00 (Rupees Twenty-four Lakhs) only, being the full amount of the total price of the land, described the schedule herein below, from the within-named purchaser.

**NOW THIS INDENTURE WITNESSETH THAT** in consideration of the said sum of Rs.24,00,000.00 (Rupees Twenty-four Lakhs) only, of true and lawful money of Union of India being the purchase money is full paid in cash by the purchaser to the vendor on or before the execution of these presents the receipt whereof the said vendor do hereby admit and acknowledge and from the same and every part thereof the vendor do hereby, release and discharge the purchaser, her heirs, executors, administrators, representatives and assignees AND the vendor do hereby by this



Utah State Office of Education  
Salt Lake City, (Salt Lake City)

• 6 AUG 2008



presents in defensibly grant, sell, transfer, assign, convey and assure absolutely and for ever unto the purchaser, her heirs, executors, administrators, representatives and assignees free from all encumbrances, attachment and other defects in title ALL THAT a piece or parcel of Raiyati Dakhali rights and misusage, hereditament and tenements of the land admeasuring *0.2296 Acre land equivalent to 13 (Thirteen) Cottahs – 14 (fourteen) Chitaks – 11 (Eleven) S.q. ft.* land be the same a little more or less and appertaining thereof morefully and particularly described in the schedule hereto together with all benefits and advantages of ancient and other lights, liberties, easements, privileges and appurtenances whatsoever to the schedule 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 reversion and reversions, remainder or remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trusts, property claim and demand whatsoever both the law and in equity of the vendors into and upon "the said scheduled property" or every part thereof AND all deeds, pattas, monuments, writings and evidences of title which may relate to "the said schedule property" or any part thereof and which now are or hereafter shall or may be in the custody, power of possession of the vendor, their respective heirs, executors, administrators, or representatives or any person from whom they can or may procure the same without action or suit or in equity TO ENTER INTO AND HAVE HOLD OWN POSSES AND ENJOY the schedule property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenance unto and to the use of the



~~Advt. Electrical Sub-Inspector~~  
~~Channarayana, (Kali Lake)~~

• 6 AUG 2008

purchaser, her heirs, executors, administrators, representatives and assignees forever free and discharge from or otherwise by the vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the vendor from to these presents AND the vendor, do hereby for them self their heirs, executors, administrators and representatives covenant with the purchaser, her heirs, executors administrators representatives and assignees THAT notwithstanding any acts, deeds or things whatsoever, by the vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary that the vendor had at all materials times heretofore and now have 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, her heirs, executors, administrators, representatives and assignees in the manner aforesaid AND THAT the purchaser her heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and very part thereof and receive the rents, issues and profits thereof without any lawful eviction, hinder and interruption, disturbances, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from under any of their ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, executed and released or otherwise by and at the cost and expenses of the vendor well and sufficiently save indemnified of from and against all and all manner or claims, charges, liens, debts, attachments and encumbrances



1. Col. Edward Dab-Rogers  
Albuquerque, (Salt Lake City)

• 6 AUG 2008

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whatsoever made or suffered by the vendor or any of their ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the schedule property or any part thereof from under of in trust for him the vendor or from or under any of their predecessors or ancestors in title shall and will from time to time and all times hereafter at the present and costs of the purchaser, her, heirs, administrators, representatives and assignees do and execute, or cause to be done executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the schedule property and every parts thereof unto and to the use of the purchaser, her heirs, executors, administrators, representatives and assigns according to the true intend and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the vendors and all their respective heirs, executors, administrators and assignees shall at all times hereafter indemnify and keep indemnified the purchaser, her heirs, executors, administrators and assignees against loss and damages and costs, charges and expenses if any suffered by any reason of any defect in the title of the vendor and any breach of the covenants hereinunder contained.

**THE VENDOR DO HEREBY CONVENANT WITH THE PURCHASER:**

(1) That notwithstanding any act deed, matter or thing whatsoever done by the vendor or their predecessor in title of anyone of them done executed or knowingly referred to the contrary, the vendor are fully and absolutely seized and possessed of or condition use trust or other thing whatsoever to alter or make void the same.

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1001. Edward Van-Myer  
Michigan, (Exit Lake 000)

• 6 AUG 2008

(2) That no notice issued under the public demands recovery yet has been served upon the vendor or such notice has been published.

(3) That the vendor has not yet received any notice of requisition or acquisition of the property described in the schedule below.

(4) That the purchaser and all person or persons claiming through under them shall have undisputed and all manner or rights through over or under the common passage.

It is hereby declared that the land described in the schedule below is not either any acquired property of the vendor or nor the benamder of anyone. It is also declare that there is no Bargader in the land described in the schedule hereinbelow.

And the vendor delivers this day the khas possession of the scheduled land unto the purchaser.

THE SCHEDULE ABOVE REFERRED

ALL THAT piece and parcel of land of Rayati Dakhali rights lying and situated at Mouza - Hudarait , J.L. No. 54 , Touzi No. 10 Re : Sa: No. 228, within P.S. - Rajarhat, Sub - Registry Office – Bidhan Nagar, Dist. North 24 – Parganas within the local limit of Chandpur Gram Panchayet and comprising the Dag nos., Share & Areas of the following :-



~~ADD. LIBRARY Sub-Header~~  
~~Albuquerque, (Salt Lake Co)~~

• 6 AUG 2008



Share & Area of Sri Srishtypada Mondal son of Late – Khishori Mondal@  
Khishori Mohan Mondal,as recorded in R.O.R.

L.R. Dag. No.	L. R. Khatian No.	Share
2149	1105	0.0139

out of total 8.26 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.1148 Acre land is possessed by the vendor herein

Share & Area of Sri Bijoy Mondal son of Late – Khishori Mondal@  
Khishori Mohan Mondal,as recorded in R.O.R.

L.R. Dag. No.	L. R. Khatian No.	Share
2149 ✓	630	0.0139

out of total 8.26 Acre land which is recorded as Sali land in nature, an area of admeasuring more or less 0.1148 Acre land is possessed by the vendor herein

Total area of admeasuring 0.2296 Acre land

Total sale area of admeasuring 0.2296 Acre land equivalent to 13 (Thirteen) Cottahs – 14 (fourteen) Chitaks – 11 (Eleven) S.g. ft. land be the same a little more or less and appertaining thereof in and out of the above mentioned Dags, which are now sold together possessed by the vendor having right to use all Easement rights attached to the said plots of land of which annual proportionate rent payable to the Collector. 24 parganas North, as per the State Govt. Rules and Regulations and the finger impressions of both hands of sellers and purchaser annexed hereto shall be treated as a part of this deed of conveyance.



addl. District Sub-Inspector  
Sikharanagar, (Salt Lake Circle)

6 AUG 2006

IN WITNESSES WHEREOF the vendor has hereunto set and subscribed his respective hands and seal on the day, month and year first written above.

SIGNED, SEALED & DELIVERED

In the presence of Witnesses :-

1. Onkhi ram Narkh  
'Of - Koda, Rajawhat

2. अशोक बालुल  
अस = कान

विश्व बालुल



अशोक बालुल  
रः अशोक बालुल

SIGNATURE OF THE VENDORS



Adm. District Sub-Region  
Mabonagay, (Exit Lake 6)

• 6 AUG 2006

MEMO OF CONSIDERATION

Received the sum of Rs.24,00,000.00 (Rupees Twenty-four Lakhs) only, being the full amount of consideration money for the sale value of an area admeasuring **0.2296 Acre land equivalent to 13 (Thirteen) Cottahs – 14 (fourteen) Chitaks – 11 (Eleven) S.q. ft.** land be the same a little more or less and appertaining thereof from the within-named PURCHASER as mentioned in the above schedule of this deed of conveyance, by these presence as per memo below: -

MEMO

Paid by cash of R.B.I. Notes Rs.24,00,000.00 (Rupees Twenty-four Lakhs) only.

SIGNED, SEALED & DELIVERED

In the presence of Witness :-

1. *Dukhi Ram Norkan*  
*of Kada, Rajarhat*

*বিক্রেতা স্বাক্ষর*

2. *স্বপন কুমার দেব*  
*স্বাক্ষর*

Drafted by :-

*Swapn Kumar Dey.*  
(Swapn Kumar Dey)

Advocate

District Judges Court, *৪/১৭২/৪৯*

Typed by :-

*স্বাক্ষর*  
*স্বপন কুমার দেব*

SIGNATURE OF THE VENDORS














*J*  
Idol, District Sub-Register  
Salt Lake City, (Salt Lake City)

- 6 AUG 2008












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

 <i>Srishty Mehra</i>	LH.					
	RH.					

ATTESTED :- *Orion Aluminium Pvt Ltd*  
*Srishty Mehra*  
 Director

 <i>विक्रम सिंह</i>	LH.					
	RH.					

ATTESTED :- *विक्रम सिंह*

 <i>विक्रम सिंह</i> <i>व: 3/10/88</i>	LH.					
	RH.					

ATTESTED :-   
*विक्रम सिंह*  
*व: 3/10/88*



~~1st. District Sub-Registrar  
Salt Lake City~~

6 AUG 2008



Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :I-10329 of :2008  
(Serial No. 08305, 2008)

On 06/08/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 11.41 hrs on :06/08/2008, at the Private residence by Bijoy Mondal, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 06/08/2008 by

1. Bijoy Mondal, son of Lt Khishori Mondal, Kada Dist 24 Pgs (n), Thana Rajarhat, By caste Hindu, by Profession : Cultivation
2. Srishtypada Mondal, son of Lt Khishori Mondal, Kada Dist 24 Pgs (n), Thana Rajarhat, By caste Hindu, by Profession : Cultivation

Identified By Dukhi Ram Naskar, son of S Naskar Kada Thana: Rajarhat, by caste Hindu, By Profession : Business.

Name of the Registering officer : **Abhijit Kumar Das**  
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

On 07/08/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 26389/- on:07/08/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-2400000/-

Certified that the required stamp duty of this document is Rs 120000/- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1.Rs 49000/- is paid, by the draft number 588433, Draft Date 06/08/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :07/08/2008. 2.Rs 49000/- is paid, by the draft number 588434, Draft Date 06/08/2008

[Abhijit Kumar Das]  
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR

Govt. of West Bengal



201 District Sub-Region  
Maddur, (Salt Lake)

• 7 AUG 2008

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR

Endorsement For deed Number :I-10329 of :2008  
(Serial No. 08305, 2008)

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Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :07/08/2008, 3.Rs 17020/- is paid, by the draft number 588436, Draft Date 06/08/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :07/08/2008.

Name of the Registering officer :Abhijit Kumar Das  
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

  
[Abhijit Kumar Das]

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal

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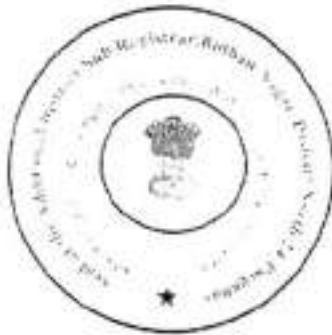


*[Signature]*  
Sd/- District Sub-Registrar  
Mithanagar, (Salt Lake)

• 7 AUG 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 10  
Page from 1861 to 1876  
being No 10329 for the year 2008.



(Abhijit Kumar Das) 08-August-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal