

04822

SL/No  
1

203272

S.M



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Admissible under Rule 51 & as per Section 8 of W.R.L.R. Act, 1958  
 as per Section 8 of W.R.L.R. Act, 1958  
 duty stamp under the Indian Stamp Act 1899  
 Subsequently amended Schedule I.A. No. 10  
 Fees Paid.

48000 + 48000 + 48000 = 144000  
 Stamp duty of Rs. 13300  
 Total = 161300

A 708035

Rajarhat

B.D 1000  
 B.D 48000 x 3  
 B.D = 144000  
 B.D 19310  
 B.D 13300  
 B.D 13300

Sale 23  
 190910/-

3818000  
 A 41987  
 H 28  
 M 4  
 H 2019

North 24 Parganas  
 (N. & S.A.)

**CONVEYANCE**

23 APR 2007

THIS INDENTURE made on this ... 20th day of ... APRIL ...

Two Thousand and Seven **BETWEEN** (1) **SRI KAILASH MONDAL**,  
 (2) **SRI PALASH MONDAL** both sons of Sri Gour Hari Mondal, (3)  
**SRI SUJIT MONDAL** son of Late Lakhi Kanta Mondal, all are by  
 faith - Hindu, by occupation - Business, all residing at Kalikapur,  
 Police Station - Rajarhat, in the District of 24-Parganas (North), all  
 are Indian Citizen, hereinafter called the **VENDORS** (which  
 expression shall unless excluded by or repugnant to the context be  
 deemed to mean and include their heirs, executors, administrators,  
 representatives and assigns) of the **FIRST PART**.

A 41987.00  
 H 28.00  
 M 4.00  
 42019.00

2500  
 2120  
 211250  
 212  
 462.00  
 462

Visit Card No 682  
 dt 20/4/07

Conveyance No 4609

23/4/07

নং 1360-জা

13/4/07

স্বাক্ষরকারীর নাম...  
তারিখ...  
স্বাক্ষর...  
বিবরণ নম্বর (সংক্রান্ত নথি)  
এ. ডি. এন. আর. অফিস

ARUN KR. BHOWMICK  
ADVOCATE  
HIGH COURT, KOLKATA

চালান নং...  
সোর্ট ট্রান্সপ ক্রম...  
এই চালান নং-এ সোর্ট কৃত ট্রান্সপ  
ট্রান্সপ খরিদ করা হয়েছে  
স্বাক্ষরকারীর নাম...  
স্বাক্ষর...-মিতা দেবী

09 APR 2007



presented for registration...  
on the 20th April 2007...  
Office at Barasat by...  
one of the Executant / Claimant

কৈলাশ মন্ডল

Registrar 1/1 T & R  
North 24 Parganas  
(B.S.B.)

120 APR 2007

কৈলাশ মন্ডল

1556

Palash Mondal

1557

Susit Mondal

Kshitish Mondal  
Sudhakar Mondal  
District - North 24 Parganas  
Caste - Hindu/Muslim/Christian

কৈলাশ মন্ডল  
সি.এ.সি. সার্বজনীন কল্যাণ  
স্বাস্থ্য পরিষেবা  
মান্য বিধানসভা (হেড)  
লক্ষ্য কল্যাণ

Registrar 1/1 T & R  
North 24 Parganas  
(B.S.B.)

20 APR 2007

**AND**

**THE CALCUTTA ELECTRICAL MANUFACTURING CO. LTD.**, a limited company, registered under the Companies Act, 1956, represented by its Director **MR. ANAND VIJAY LOHIA** having its registered office at 2, B.T.M. Sarani, Second Floor, Police Station – Hare Street, Kolkata – 700 001, hereinafter called the **PURCHASER**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **OTHER PART**.

WHEREAS Dukhiram Mondal, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 94 Satak out of 94 Satak comprised in F.S. Dag No. 917, under L.R. Khatian No. 252, at Mouza – Kalikapur, Police Station – Rajarhat, in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS Dukhiram Mondal, died intestate leaving behind him his only wife Smt. Golapi Mondal as his legal heirs in respect of the land measuring an area 94 Satak out of 94 Satak comprised in R.S. Dag No. 917, under L.R. Khatian No. 252, at Mouza – Kalikapur, Police Station – Rajarhat, in the District of 24-Parganas (North). (Be it noted that Kalomoti Mondal, another wife of Dukhiram Mondal died intestate leaving no issue).

AND WHEREAS Smt. Golapi Mondal, was thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 94 Satak out of 94 Satak comprised in R.S. Dag No. 917, under L.R. Khatian No. 252, at Mouza – Kalikapur, Police Station – Rajarhat, in the District of 24-Parganas (North), by virtue of inheritance.

AND WHEREAS by a Deed of Gift dated 13.02.2004, registered at the office of the Addl. District Sub-Registrar Bidhan Nagar, Salt Lake City, copied in Book No. I, Volume No. 170, Pages 1 to 10, Being No. 2899 for the year 2004, Smt. Golapi Mondal, granted, transferred and assigned to Sri Kailash Mondal ALL THAT piece or parcel of land measuring an area 08.25 Satak out of 94



Registrar W/B T 20  
North 24 Parganas  
(B. S. B-1)

20 APR 2007

Satak comprised in R.S. Dag No. 917, under L.R. Khatian No. 252, at Mouza – Kalikapur, Police Station – Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Gift dated 13.02.2004, registered at the office of the Addl. District Sub-Registrar Bidhan Nagar, Salt Lake City, copied in Book No. I, Volume No. 170, Pages 20 to 28, Being No. 2901 for the year 2004, Smt. Golapi Mondal, granted, transferred and assigned to Sri Sujit Mondal ALL THAT piece or parcel of land measuring an area 08.25 Satak out of 94 Satak comprised in R.S. Dag No. 917, under L.R. Khatian No. 252, at Mouza – Kalikapur, Police Station – Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Gift dated 22.08.2006, registered at the office of the Addl. District Sub-Registrar Bidhan Nagar, Salt Lake City, copied in Book No. I, Volume No. 21, Pages 226 to 233, Being No. 326 for the year 2007, Smt. Golapi Mondal, granted, transferred and assigned to Sri Sujit Mondal and Sri Palash Mondal ALL THAT piece or parcel of land measuring an area 77.50 Satak out of 94 Satak comprised in R.S. Dag No. 917, under L.R. Khatian No. 252, at Mouza – Kalikapur, Police Station – Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Sri Kailash Mondal, Sri Palash Mondal and Sri Sujit Mondal, the Vendor Nos. 1 to 3 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **94** Satak out of 94 Satak comprised in R.S. Dag No. **917**, under L.R. Khatian No. **252**, at Mouza – Kalikapur, Police Station – Rajarhat, in the District of 24-Parganas (North) and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said plot of “Sali” land measuring an undivided share area of **63** Satak out of 94 Satak comprised in R.S. Dag No. **917**, under L.R. Khatian No. **252**, more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of **Rs. 38,18,000/-** (Rupees Thirty Eight Lacs Eighteen Thousand) only.



Registrar, North 24 Parganas

(D. S. P.)

20 APR 2007

Be it noted that the Vendors' share of land will be as follows: -

a) Sri Kailash Mondal	<b>05.53 Satak</b>
b) Sri Palash Mondal	<b>25.97 Satak</b>
c) Sri Sujit Mondal	<b><u>31.50 Satak</u></b>
	<b><u>63.00 Satak</u></b>

**NOW THIS INDENTURE WITNESSETH THAT:**

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 38,18,000/-** (Rupees Thirty Eight Lacs Eighteen Thousand) only paid by the Purchaser to the Vendors at or before the execution of these presents (receipts whereof the Vendors doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendors doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of "Sali" Land admeasuring an undivided share area of **63** Satak out of 94 Satak comprised in R.S. Dag No. **917**, under L.R. Khatian No. **252**, at Mouza - Kalikapur, P.S. Rajarhat in the District of 24-Parganas (North) morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "**RED**" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand



Signature of T. K. Das  
District Secretary  
North 24 Parganas  
W. B.

20 APR 1977



whatsoever both at law and in equity of the Vendors into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

**II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of his predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendors now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of his is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispens, uses,



Registrar and C.O.  
North 24 Parganas  
(W. B. India)

20 APR 2007

debutters or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendors;

iv) AND THAT the Vendors has, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendors has no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of its predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispensens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

viii) AND ALSO THAT the Vendors and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part



26  
Registered with T 10  
North 24 Parganas  
10. 3. 2007  
20 APP 2007

thereof from under or in trust for the Vendors shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendors has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

**SCHEDULE OF THE PROPERTY**

(The said plot of land)

**ALL THAT**, piece or parcel of "Sali" land measuring an undivided share area of **63** Satak out of 94 Satak comprised in R.S. Dag No. **917**, under L.R. Khatian No. **252**, at Mouza - Kalikapur, P.S. Rajarhat, within the limit of Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No. 40, R.S. No. 126, Toazi No. 10, in the District of 24-Parganas (North).

VENDOR	R.S. Dag No.	Total Area	Sold Area	Nature
Sri Kailash Mondal	917	94 Satak	<b>05.53 Satak</b>	Sali
Sri Palash Mondal	917	94 Satak	<b>25.97 Satak</b>	Sali
Sri Sujit Mondal	917	94 Satak	<b>31.50 Satak</b>	Sali
Total:			<b>63.00 Satak</b>	

**The said plot of land is butted and bounded as follows: -**

ON THE NORTH : R.S. Dag No. 916.  
 ON THE SOUTH : R.S. Dag No. 919.  
 ON THE EAST : R.S. Dag No. 902, 918, 940.  
 ON THE WEST : R.S. Dag No. 927, 926, 925, 924, 923, 915.



Signature of T. K.  
North 24 Parganas  
I. R. S. D. O.

20 APR 2007

**IN WITNESS WHEREOF**, the VENDORS have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the VENDORS At Kolkata in presence of: -

1. *অসিত মন্ডল*  
*স্বঃ অসিত মন্ডল*

2. *Bilal Mondal*  
*villa jhali gachi*

*অসিত মন্ডল*

*Palash Mondal*

*Sujit Mondal*

\_\_\_\_\_  
SIGNATURE OF THE VENDORS



১৬  
স্বাক্ষরিত ১/১১/৭৭  
North 24 Parganas  
১১-১-৭৭  
20 APR 1977



**MEMO OF CONSIDERATION**

- 1) Paid by Manager's Cheque No. 036197 dated 18.04.07  
on HDFC Bank, Stephen House Branch,  
in favour of Sri Sujit Mondal. Rs. 19,09,000/-
- 2) Paid by Manager's Cheque No. 036198 dated 18.04.07  
on HDFC Bank, Stephen House Branch,  
in favour of Sri Palash Mondal. Rs. 15,74,000/-
- 3) Paid by Manager's Cheque No. 036199 dated 18.04.07  
on HDFC Bank, Stephen House Branch,  
in favour of Sri Kailash Mondal Rs. 3,35,000/-  
**Rs. 38,18,000/-**

(Rupees Thirty Eight Lacs Eighteen Thousand) only.

Witness: -

1. *Rishabh Prasad*

*Palash Mondal*

*Palash Mondal*

*Sujit Mondal*

2. *Bilal Noor Khan*

SIGNATURE OF THE VENDORS

Drafted by: -

*Arun Kumar Bhaumik*  
**ARUN KUMAR BHAUMIK (Advocate)**

Kolkata High Court

Registration No.905/1983

63/21, Dum Dum Road, Kol-74

Surer Math, Dial 2529-2531.



*[Handwritten signature]*  
Registrar, North 24 Parganas  
(S. S. B. S.)

20 APR 2007









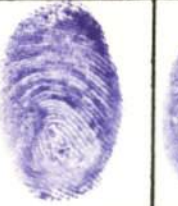






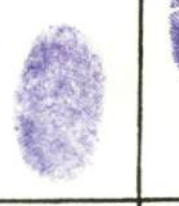


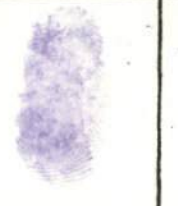

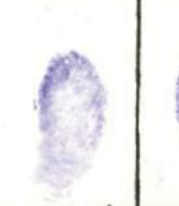



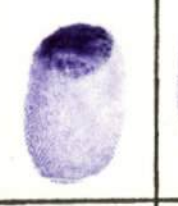




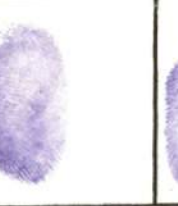





Registrar, North 24 Parganas  
(S. S. B. S.)

Book No. ....  
Volume No. ....  
Page No. ....  
Being No. ....  
for the year 2005. ....

SPECIMEN FOR TEN FINGERPRINTS

Sl. No.    Signature of the Executans.

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
Anand vijay Lohia.		Anand Vijay Lohia			
					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
Anand vijay Lohia.					
					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
Palash Mandal					














*[Signature]*  
District Registrar  
North 24 Parganas  
West Bengal

20 APR 2011

SPECIMEN FOR TEN FINGERPRINTS

Sl. No.      Signature of the  
Executans.

					
	S	R	M (Left Hand)	I	T
					
	T	I	M (Right Hand)	R	S
<p><i>Sujit Mondal</i></p>					
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S
	S	R	M (Left Hand)	I	T
	T	I	M (Right Hand)	R	S



Registrar W.B. No  
North 24 Parganas  
W.B. No. 24

20 APR 2007



LAND PLAN PART OF R S DAG NO 917

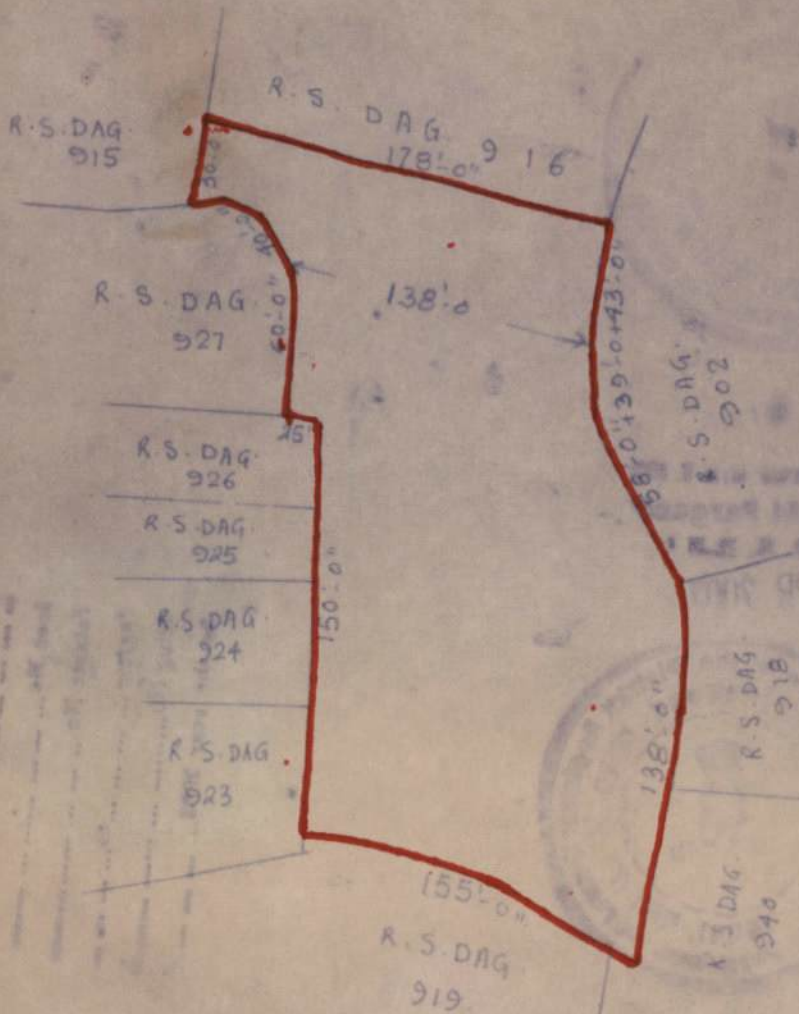
RS KHATIAN NO  
NAME OF MOUZA  
RESA NO

KALIKAPUR

L.R. KHATIAN NO-  
J.L. NO-40  
P S RAJARMAT

DIST N 24 PARGANAS SCALE 85'-1"

PL NO	NAME OF VENDOR	NAME OF VENDEE	AREA
A			
B			



*Front plot*

*Palash Mandal*

*Sujit Mandal*

NO:  UNDIVIDED SHARE OUT OF 94 DECIMAL  
 COMPRISING DECIMAL OF PLOT NO 917  
 SHOWN THUS

DRAWN BY  
S. K. MANDAL  
SURVEYOR





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 10016 to 10038  
being No 03272 for the year 2007.



(X) 03-August-2007  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal