

0487

I 06542

21-45  
15-24



Rs. 20000 / 12-97      02.1.98      02CC 492944

admissible under rule 21 and sub-rule 3/5 of the W. B. L. R. Act 1995 duty Stamped Exempt from duty not to be charged duty under the Indian Stamp Act 1899. Signed by J. P. Roy

1) 21/00. 0636548 13.9.04 = Rs 10 / 110000 f

2) 21/00. 647276 10.9.04 = 154950 / 1249960 f

A = 6864 f  
Realised on 13-9-

ADD. Director, Govt. Revenue Dept.  
Chittaranjan Park, New Delhi - 110019  
13.9.04

13/9/04

A = 5225 f  
S = 5232 f

-2 JUL 2003

THIS INDENTURE OF CONVEYANCE made this the 2<sup>nd</sup> day of July Two thousand three ( 2003 ), BETWEEN M/S. MONTAN EQUIPMENT AND ALLIED SERVICES PRIVATE LIMITED, a Company incorporated under the Indian Companies Act, 1956 having its Registered Office at - K - 1/141, CHITTARANJAN PARK, NEW DELHI - 110019, represented by its Director- SHRI SOUMENDRA PRAKASH ROY, son of Late Saroj Prakash Roy, by faith Hindu, by profession - Business, residing at - NARAYANPUR, BEBABERI Police Station - AIRPORT, in the District of NORTH 24-PARGANAS, hereinafter called and referred to as the VEEDOR ( which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor and / or successors - in - office, administrators and assigns ) of the ONE PART.

Contd..p/2.

10/10

Golsanara Babi  
Deraberi at mother  
District North-24 Parganas



presented for registration at... AM/72  
on the 2nd day of July 2003  
at the Bidhanpuri (Salt Lake City)  
Addl. District Sub-Registry Office  
by Soumenendra Prakash Ray  
..... Applicant/Claimant

10 - 2000/-  
10 - 1500/-  
30 - 3000/-  
10 - 50/-  
3,50,50/-

Addl. District Sub-Registry  
Bidhanpuri (Salt Lake City)

2 JUL 2003

FOR MONTAN EQUIPMENT & ALLIED  
SERVICES P.L.C. &

Soumenendra Prakash Ray  
Director



11379

EQUIPMENT & ALLIED  
SERVICES P.L.C. &

Director

Soumenendra Prakash Ray  
Soumenendra Prakash Ray  
Soumenendra Prakash Ray  
Soumenendra Prakash Ray

As Director For Montan  
Equipment & Allied  
Services Pvt. Ltd.,  
at K-1/MI Chittaranjan Puram  
New Delhi

Ashu Das Gupta  
Ashu Das Gupta  
21/2 Jessore Rd.  
Delhi-81

Ashu Das Gupta  
S/o Dr. A.C. Das Gupta  
21/2 Jessore Rd.  
Del-700081

Addl. District Sub-Registry  
Bidhanpuri (Salt Lake City)

2 JUL 2003



02BB 805000

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A N D

(1) GOLSAHARA BIBI wife of Abdul Mujid, by faith - Muslim, by profession - Grihasthali and (2) ABDUL MUJID, son of Late Abdul Satter, by faith - Muslim, by occupation - Business, both are residing at - BERABERI, Post Office - AR-GOPALPUR, Police Station - AIRPORT, in the District of NORTH 24-PARGANAS, PIN CODE NO. - 700136, hereinafter called and referred to as the PURCHASERS ( which expression shall unless excluded by or repugnant to the context be deemed to mean and includes their heirs, executors, administrators, legal representatives and assigns ) of the OTHER PART.

Contd..p/3.

12/16

Golsanasa Bibi  
Bera bezi u amthez  
District South 24 Parganas

date 30/5/03 3



10	20000/-
10	15000/-
300	3000/-
10	500/-
	24500/-



h  
District Sub-Head  
Golsanasa (Sole Aho)

F2 JUN 2003



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WHEREAS (1) FAIM MONDAL, (2) GOLAM BARI MONDAL, (3) ABDUL REZZAK MONDAL, were the recorded tenants under BHOWANIPORE ZAMINDARY COMPANY LTD., ( hereinafter called the Zamindar ), in respect of land comprised in G.S.Dag Nos. - 5671, 5675 & 5664, at Mouza - GOPALBUR, Police Station - RAJARHAT, in the District of 24 -PGS.

AND WHEREAS due to non-payment of Rent by the abovementioned Recorded Tenants, the Zamindar Instituted a Suit and Tenancy in respect of the said land was extinguished and terminated and the Tenancy Right was purchased by the abovementioned Zamindar by Auction Sale in Rent execution case with delivery of possession of the said land to the Zamindar.

Contd..p/4.

12116

Galsanara Bibi  
de amosha  
Beraberi  
District North-24 Parganas

30/6/03 3

10	-	2000/-
10	-	1500/-
30	-	3000/-
10	-	500/-
	-	23000/-



Adl. District Sub-Office  
Kishoreganj (Dist. North-24 Parganas)

2 JUL 2003



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AND WHEREAS the Zamindar settled the said land infavour of SHRI BECHU LAL SHAW, for cultivation who took possession of the said land from the abovementioned Zamindar.

AND WHEREAS after the commencement of WEST BENGAL ESTATE ACQUISITION ACT, 1953 with effect from the - 12th day of February, 1954 all rights of the then intermediaries being Rayats were vested in the STATE OF WEST BENGAL and all Rayats became the direct tenants under State Government having right to hold use and enjoy together with right of transfer of land within the ceiling limits as provided under the said Act.

Contd..p/5.





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AND WHEREAS after completion of Revisional Settlement proceeding the name of ENAYET ALI MONDAL, recorded in the Record of Rights is finally published Records of Rights prepared for Mouza - Gopalpur and Shri Bechu Lal Shaw, became the direct tenant under the State Government and had been paying land revenue for the said land and having all rights of transfer provided under the said Act.

AND WHEREAS (1) HAYATENNESSA BIBI, (2) MD. SAMSER JAAN, (3) ABU SATEEK, (4) M.A. KALAM, (5) NASIMA BEGUM, (6) SAKINA BEGUN, (7) MD. OSMAN GANI, (10) YUSUF, (11) KARIMANNESSA BIBI, (12) MAINUNNESSA BIBI, (13) JAHR ALI SARDAR, (14) RASID ALI SARDAR, (15) AHAMMAD ALI SARDAR, (16) ANOAR ALI SARDAR, (17) SAHEEB ALI SARDAR (18) RAHIMA KHATUN and (19) MD. AYUB and some predecessors- in - title

Contd..p/6.

11/11  
Golsonora Boni  
Girabari  
District North-24 Parganas

Sub. ...  
Date 30.01.2003



10 - 20000/-  
10 - 15000/-  
30 - 5000/-  
10 - 500/-  
- 25500/-



Adil Bhatia Sub-...  
...

2 JUL 2003



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of the persons instituted a title suit being No. - 153 of 1975, against Shri Bechu Lal Shaw, in the 3rd Court of Munsiff at - SEALDAH, for a declaration and permanent injunction and decree was passed in the said Suit on the - 21st day of February, 1970 by the said Court in favour of the Plaintiffs.

AND WHEREAS Shri Bechu Lal Shaw the Defendant preferred an appeal in the Court of 7th Sub-ordinate Judge Alipore, against the Judgement and decree of the Learned Munsiff 3rd Court, Sealdah and after hearing the Judgement and Decree were reserved by the Appeal Court.

Contd..p/7.

No. 12116

Debit Golsunara Gokhalewarther

of Berabshi District of Maharashtra, Parbhani.

Collector

Treasury

Date 30/4/2013

*[Signature]*  
Treasurer

10	20000	/
10	15000	/
20	3000	/
10	500	/
= 35,800		/



AGIL D...  
 Treasurer (Sd) Date

22 JUN 2013

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AND WHEREAS the said Shri Bechu Lal Shaw, preferred a 2nd Appeal in the High Court at - Calcutta, against the Judgment and Decree of the 1st appellate Court - Alipore, which was numbered as S.A. No. 1299 of 1972.

AND WHEREAS before the Filing of Title suit at - Sealdah, by a Sale Deed, dated the - 9th day of October, 1964 Registered at the Office of the Sub-registrar - Cossipore Dum Dum, in Book No. - I, Volume No. - 121, Pages - 19 to 21, Being No. - 8060, for the year - 1964 the said Shri Bechu Lal Shaw, granted, sold and transferred to SHRI MANI LAL SHAW, ALL THAT .75 ( point seven five ) Decimal, Rayata Dakhali Danga Land, comprised in R.S. Dag No. - 3899, R.S. Khatian No. - 1984, at Mouza - Gopalpur, Police Station - Rajarhat, in the District of 24 - Parganas ( hereinafter called the said land ).

Contd..p/8.

- (d) By a Deed of Sale, dated the - 17th day of November, 1964 Registered in the Office of the Sub - registrar COSSIPURE DUM DUM, in Book No. - I, Volume No. - 120, Pages - 236 to 252, Being No. - 8735, for the year - 1964, LATIFUNNESSA BIBI, granted, sold, and transferred her share of land to ENAYET ALI MONDAL.
- (e) By a Deed of Sale, dated the - 11th day of June, 1957 Registered in the Office of the Sub-registrar COSSIPURE DUM DUM, in Book No. - I, Volume No. - 77, Pages - 252 to 262, Being No. - 4608, for the year - 1957, ALTABANU BIBI, granted, sold and transferred her share of land to ENAYET ALI MONDAL.

AND WHEREAS after purchase by aforesaid Sale Deeds, Enayet Ali Mondal, used to seize and enjoy the said land, including other land jointly with his mother Jahurunnessa Bibi.

AND WHEREAS by an Indenture of Sale, dated the - 26th day of April, 1977 Registered at - District Sub-registry Office at - ALIPORE, in Book No. - I, Volume No. - 94, Pages - 274 to 286, Being No. - 2401, for the year - 1977, Enayet Ali Mondal and his mother Jahurunnessa Bibi, jointly granted sold, conveyed and transferred a total land measuring an area of 5 ( five ) Bighas, 13 ( thirteen ) Cottahs and 11 ( eleven ) Chittacks, comprised in R.S. Dag No. - 3889, C.S. Dag No. - 5661, R.S. Khatian No. - 348, C.S. Khatian No. - 628 and R.S. Dag No. - 3900, C.S. Dag No. - 5672, R.S. Khatian No. - 289, C.S. Khatian No. - 628, at Mouza - Gopalpur, formerly Police Station - Rajarhat, in the Dist. of 24 - Parganas, at present Police Station - Airport, in the Dist. of North 24 - Parganas, to SHRI AMITABHA BOSE, at a consideration mentioned therein. And the said Shri Amitabha Bose, mutated his name in the Settlement Record of Rights and was paying the land revenue to the Collector of North 24 - Parganas, in respect of his aforesaid purchased land. And subsequently the above land came within the limits of Rajarhat Gopalpur Municipality, Police Station - Airport, in the District of North 24 - Parganas.

AND WHEREAS the said Shri Amitabha Bose, obtained permission being No. - 66-HI/WTP/1L-21/97, dated the - 22nd day of January, 1998 from the competent Authority Housing Department, Government of West Bengal to Registrar the Sale, dated the - 10th day of March, 1998 registered at the Office of the REGISTRAR OF ASSU - RANCES , CALCUTTA, in Book No. - I, Volume No. - 3, Pages - 489 to 502, Being No. - 1975, for the year - 1998, the said Shri Amitabha Bose alias Amitava Bose, granted sold, conveyed and transferrd to M/s. Montan Equopment And Allied Services Private Limited, the Vendor of these presents ALL THAT .30 ( point Three Zero ) Decimal, Rayata Dakhali Agricultural Danga Land, equivalent to 18 ( eighteen ) Cottahs 2 ( two ) Chittacks and 29 ( twenty - nine ) Square Feet, be the same a little more or less, comprised in R.S. Dag No. - 3900 ( Part ), R.S. Khatian No. - 289, lying and situated at Mouza - Gopalpur, Police Station - Airport, in the District of North 24-Parganas, Pargana - Kalikata, Additional District Sub-registry Office at - BIDHANNAGAR ( SALT LAKE CITY ), within the limits of Rajarhat Gopalpur Municipality. And the said M/s. Montan Equipment And Allied Services Private Limited, the Vendor of these presents is seized and possessed of its purchased land, free from all encumbrances and attachments whatsoever.

AND WHEREAS the Vendor is seized and possessed of or otherwise well and sufficiently entitled to the messuage tenement land hereditaments ( hereby intended to be granted and conveyed and hereinafter referred to as the ' SAID PROPERTY ' ) as an absolute

and indefeasible estate in fee simple or an estate equivalent thereto free from all incumbrances.

AND WHEREAS the Vendor hath contracted with the Purchasers for the absolute Sale to them of the said land hereinafter more particularly mentioned and described in the Schedule hereunder written free from incumbrances at or for the price of Rupees 4,07,800/- ( RUPEES : FOUR LAC SEVEN THOUSAND EIGHT HUNDRED ) only.

NOW THIS INDENTURE WITNESSETH THAT, in pursuance of the said Agreement and in Consideration of the sum of Rs. 4,07,800/- ( RUPEES : FOUR LAC SEVEN THOUSAND EIGHT HUNDRED ) only, by the Purchasers paid to the Vendor or immediately before the execution of these presents ( the Receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the same and every part thereof doth acquit and discharge the Purchasers their heirs, executors, administrators, representatives and assigns and every one of them and also the said Property ) the Vendor doth by these presents indefeasibly grant, sell, convey and transfer unto the Purchasers their heirs, executors, administrators, representatives and assigns. ALL THAT the said land fully mentioned and described in the Schedule hereto OR HOWSOEVER otherwise the said property now or heretofore were or was situate butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH all

easement right over common passage and other lights, liberties, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof usually, hold, used, occupied or enjoyed or reputed to belong or be appurtenant there - to.

AND THE reversion and / or reversions, remainder and / or remainders, rents, issues and profits thereof and of every part thereof and all the estate right, title, inheritance use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof.

AND ALL deeds, pattahs, muniments, writings and evidences of title which in anywise related to the said property or any part or parcel thereof and which now are of hereafter shall or may be in the custody power or possession of the Vendor its successors and / or successors - in - office, administrators and assigns or any persons from whom they can or may procure the same without action or suit at law or in equity.

TO HAVE AND TO HOLD the said property hereby granted, sold, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances unto and to the use of the Purchasers their heirs, executors, administrators, representatives and assigns for ever.

AND THE vendor doth hereby for itself its successor and / or successors - in - office, administrators and assigns covenant with the Purchasers their heirs, executors, administrators, representatives and assigns THAT NOTWITHSTANDING any act, deed or things whatsoever by the Vendor or by any of its successors and / or successors - in - office, in title, done or executed or knowingly suffered to the contrary to the Vendor now hath good right full power absolute authority and indefeasible to the grant sell convey and transfer the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchasers their heirs, executors, representatives and assigns in manner aforesaid.

AND THAT the Purchasers their heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and receive the rents, issues and profits, thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person and / or persons lawfully or equitably claiming from under or in trust for it or from or under any of its successors and / or successors - in - office intitle. And that free and clear and freely and clearly, absolutely, acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all and all manner or claims, charges, liens, debts, attachments and

incumbrances whatsoever made or suffered by the Vendor or any of its successors and / or successors - in - office, or any person and / 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 said property or part thereof from under or in trust for the Vendor or from or under any of its successors and / or successors - in - title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers their heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchasers their heirs, executors, administrators, representatives and assigns, according to the true intent and meaning of this deed as shall or may be reasonably required.

AND FURTHER MORE the Vendor and all its successors and / or successors - in - office, administrators and assigns shall at all times hereafter indemnify and keep indemnified the Purchasers their heirs, executors, administrators and assigns, against loss, damages costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenant hereunder contained.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of Agricultural / Danga Land, measuring an area of .30 ( point three zero ) Decimal, equivalent to 18 ( eighteen ) Cottahs 2 ( two ) Chittahs and 29 ( twenty - nine ) Square Feet, more or less, comprised in R.S. Dag No. - 3900 ( Part ), of the R.S. Khatian No. - 289, situate and lying at Mouza - GOPLAPUR, commonly known as - BERABERI, J.L. No. - 2, R.S. No. - 140, under RAJARHAT GOPALPUR MUNICIPALITY and Police Station- AIRPORT, Pargana - KALIKATA, Additional District Sub-registry Office at - BIDHANNAHAR ( SALT LAKE CITY ), L.R. Khatian No. - , in the District of NORTH 24-PARGANAS and Municipal Holding No. - R.G.M./84/2001, butted and bounded in the manner following that is to say :-

ON THE NORTH BY - Part of R.S. Dag No. - 3900.  
ON THE SOUTH BY - Part of R.S. Dag No. - 3899.  
ON THE EAST BY - Part of R.S. Dag No. - 3900.  
ON THE WEST BY - R.S. Dag No. - 3896.

Particulars delineated in ' R E D ' Border or Line in the Map or Plan annexed hereto.

IN WITNESS WHEREOF the Vendor has executed these presents on the Day, Month and Year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor abovenamed in  
the presence of :-

1. Bhola Chakraborty.  
172, Bowen Park. B.L. A  
Kolkata - 55

2. Achis Das Gupta  
2 1/2 Jessore Rd.  
Cal - 700081

For MONTAN EQUIPMENT & ALLIED  
SERVICES PVT. L. D

Achendra Chakraborty.  
Director

Signature of the Vendor.

Prepared by :-

S. Roychowdhury  
(S. ROY CHOWDHURY)  
Advocate,  
High Court, Calcutta,  
Enrollment No. WB/239/1974.

Typed by :-

(RAMENDU HUI)  
A.D.S.R.O. - Salt Lake  
City, Kolkata-700091.

MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASERS the sum of Rs. 4,75,300/- ( RUPEES : FOUR LAC SEVENTYFIVE THOUSAND THREE HUNDRED ) only, as full Consideration Money as per Memo Below :-

M E M O

Paid in / by Abdul Majid- Rs. 4,75,300/-  
 Pay order: 313403 Dated - 22/05/2003  
 on ALLAHABAD BANK.  
 and. DD-632433 Dated 01/07/2003  
 for Rs. 3900/- on ALLAHABAD BANK.  
 Paid by Golsamantibi  
 Pay DD-313405 Dated-01/07/2003 Total : Rs. 4,75,300/-  
 on ALLAHABAD BANK.  
 Paid by cash Rs. 2700/-  
 ( RUPEES : FOUR LAC SEVENTYFIVE THOUSAND THREE HUNDRED ) only.

Witnesses :-

1. Bhola Chakrabarti For MONTAN EQUIPMENT & ALLIED SERVICES PVT. L. D.



*Amarendra Chakrabarti*  
 Director

2. Ashis Das Gupta

Signature of the Vendor.

SITE PLAN OF LAND AT MOUZA - GOPALPUR  
 J.L. NO. 2, R.S. NO-140, P.S. AIRPORT (RAJASMET)  
 R.S. DAG NO-3899(P) & 3900(P)

SCALE: 1" = 25'

	BLOCK-A-R.S. DAG NO 3899-1B, 1K, 12CH, 363FT.
	BLOCK-B-R.S. DAG NO-3900-15K, 2CH, 29 SFT.

R.S. DAG NO- 3900

R.S. DAG NO- 3900 (P)

AREA:- 30 DEC

15K, 2CH, 29 SFT.

BLOCK-B

R.S. DAG NO - 3899 (P)

AREA:- 36 DEC

1B, 1K, 12CH, 363FT

BLOCK-A

R.S. DAG NO - 3899

R.S. DAG NO- 3896

85' 0"

R.S. DAG NO- 3900

57' 0"

R.S. DAG NO- 3899

25' 0"

ROAD

34' 0"

11' 0"

91' 0"

For MONTAN EQUIPMENT & ALLIED SERVICES PVT. LTD.

*S. K. Ghosh*  
Director

S. K. Ghosh  
01-07-03



Adil District Sub-Station  
Maddur (Salt Lake)

2 JUL 2003

Applicant No. Q  
Book No. 080  
Volume No. 45  
Page No. 165/2  
Serial No. CA  
By the Post CA