

P. 1/11

T 06543

46-70  
2/17



66-111 / 100 / 16.21 / 1977      0288 777001  
 22.11.1998

Stampable under Rule 21 and also  
 of Sec 11 of the M.T. Act  
 Act 1923 State Stamp and Excise  
 from time to time. Stamp duty  
 under the Indian Stamp Act  
 1899, Schedule I, S. No. 33  
 Fees Paid: 10/-

8/100-6472755-10.9.04  
 = Rs 7177/-

130500/-

A = 4477/-  
 E = 7/-  
 4484/-

ADDL District De-Registry  
 Officer (Sub Reg)  
 13.9.04      2-JUL-2003

A=9867/-  
 Realised on  
 13-9.

THIS DEED OF CONVEYANCE made this the 2<sup>nd</sup> July 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 Seroj Prakash Roy, by faith Hindu, by profession - Business, residing at - NARAYANPUR, BERABERI, Police Station - AIRPORT, in the District of NORTH 24 - PARGANAS, hereinafter called and referred to as the VENDOR ( 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.

13/1/7  
 Abdul Majid - another  
 Berakberi  
 District of Atcharya 24 Parganas  
 Sales & Collectorate,  
 Treasury,  
 Date 30/6/2003



Presented for registration at... AM/PA  
 on the 2nd day of July 2003  
 of the Bidhannagar (Salt Lake City)  
 Addl. District Sub-Registry Office  
Soumenendra Prakash Roy  
 2000  
 2000  
 500  
 100  
 50  
 3,265.01

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

2 JUL 2003

For MONTAN EQUIPMENT & ALLIED  
 SERVICES PVT. LTD.  
Soumenendra Prakash Roy

Director  
 11379



MONTAN EQUIPMENT & ALLIED  
 SERVICES PVT. LTD.  
Soumenendra Prakash Roy  
 Director

Soumenendra Prakash Roy  
 Addl. District Sub-Registry Office  
 Bidhannagar (Salt Lake City)  
 West Bengal  
 2000

As Director For Montan  
 Equipment & Allied Services  
 Pvt. Ltd. at K-1/141  
 Ch. Harinagar Park, Netaji Park  
Achis Das Gupta  
 Addl. District Sub-Registry Office  
 Bidhannagar (Salt Lake City)  
 West Bengal  
 2000

Achis Das Gupta  
 s/o Dr. A.C. Das Gupta  
 2 1/2 Sensoe Rd.  
 Cal-700081

Addl. District Sub-Registry  
 Bidhannagar (Salt Lake City)  
 2 JUL 2003



02BB 777002

Page - 2.

A N D

(1) GOLSANARA BIBI, wife of Abdul Mujid, by faith - Muslim, by profession - Grihasthali and (2) ABDUL MUJID, son of Late Abdul Sattar, by faith - Muslim, by profession - Business, both are residing at - BERABERI, Post Office - AR-GOPALPUR, Police Station - RAJARHAT, in the District of WORTH 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.

1217

Abdul Mujid & mother  
Gheraberi  
District North West Provinces

30.6 3

20 -	30000/-
20 -	5000/-
10 -	5000/-
10 -	1000/-
10 -	500/-
10 -	2000/-



h

2.11



Page - 3.

WHEREAS one DARBESH MONDAL, was the owner of Several plots of Land ( Agriculture and Horticulture ) lying and situated at Mouza - GOPALPUR, within RAJARHAT Police Station, in the District of 24 - PARGANAS and his name was recorded in Cadastral Survey Settlement Record of Rights finally published during the year - 1928 - 1931.

AND WHEREAS the name of (1) JAMAT ALI MONDAL and (2) NEMAT ALI MONDAL, the predecessors in interest of (1) ENAYAT ALI and (2) JAHURAINNESSA BIBI, were also recorded in C.S. Record along with Darbesh Mondal and since they they were in possession of the said land.

Contd..p/4.

1. 12/17  
 2. Abdul Mujid Alomiloh  
 3. Berabari  
 4. Institut Hatha di Pongomas  
 5.  
 6.  
 7.  
 8. 30/6/03



20 - 30000  
 20 - 20000  
 10 - 10000  
 10 - 10000  
 10 - 10000  
 - 72500



  
 - 2.11.2003



Page - 4.

AND WHEREAS (1) JINRAT ALI MONDAL, (2) JAMAT ALI MONDAL and (3) DARBESH MONDAL, died leaving behind them surviving (1) Enayet Ali Mondal and (2) Jahurunnessa Bibi, as their only heirs and legal representatives who inherited all land left by the deceased according to the proportion of share under Mohommedan Law of Succession and since inheritance they were in absolute possession of all Land.

AND WHEREAS after commencement of the 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 become 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.

12117  
 Abani Jungid at another  
 Beraberu  
 District North 24. Parganas  
 Date 30/6/03



20 - 3000/-  
 20 - 2000/-  
 10 - 500/-  
 10 - 1000/-  
 10 - 500/-  
 2000/-



h  
 Registrar of Companies  
 West Bengal  
 - 2 JUL 2003



Page - 5.

AND WHEREAS thereafter on completion of Revisional Settlement proceeding in the State of West Bengal, during the Period of - 1956 to 1957, the names of (1) Enayet Ali Mondal and (2) Jahuru - nnessa Bibi, son and wife of Late Jinnat Ali Mondal, were recorded in the finally published Revisional Redord of Rights under West Bengal Land Reforms Act, 1956 and accordingly they became the Direct Tenants under the State Government and has been paying land revenue for the said land and having all rights of transfer provided under the said Act.

AND WHEREAS other Co-owners namely, (1) RABEYA KHATUN, (2) JINNATU - NNESSA BIBI, (3) GULBANU BIBI, (4) LATIFANNESSA and (5) ALTABANU BIBI granted, sold, conveyed and transferred their respectives share in the said Agricultural Land to Enayet Ali Mondal, by Separate Sale Deeds, particulars of which are mentioned below :-

Contd..p/6.

No. 12117  
 Nama: J. Abdul Wahid Samudra  
 Alamat: Berabehn  
District North 24 Parganas  
 Date: 30/6/2003

*[Signature]*

2c	_____	30000	
2c	_____	2000	
1c	_____	500	
1c	_____	100	
1c	_____	50	
		<u>32650</u>	



ADD: Block No-10  
Barabehn (Sakhe)  
**2 JUL 2003**



Page - 6.

- (a) By a Deed of Sale, dated the - 17th day of November, 1964 registered in the Office of the Sub-registrar - COSSIPORE DUM DUM, in Book No. - I, Volume No. - 119, Pages - 248 to 265, Being No. - 8733, for the year - 1964, RABBYA KHATUN BIBI, granted, sold and transferred her share of land to ENAYET ALI MONDAL.
- (b) By a Deed of Sale, dated the - 17th day of November, 1964 registered in the Office of the Sub-registrar - COSSIPORE DUM DUM, in Book No. I, Volume No. - 118, Pages - 240 to 287, Being No. - 8736, for the year -

Contd..p/7.

No. 12117  
 Sold to: Abdul Munjid as Amah  
 of: Betabery  
 District of the 24 Parganas

Value: collected  
 Treasury  
 Date: 30/6/1913

*[Handwritten signature]*  
 Treasurer

2c	—	30000	
2c	—	2000	
1c	—	500	
1c	—	100	
1c	—	50	
		<u>32650</u>	



*[Handwritten signature]*  
 Chief District Officer  
 West Bengal (Salt & Soda)



Page - 7.

1964, JINNATUNESSA BIBI, granted, sold and transferred her share of land to ENAYET ALI MONDAL.

- (c) By a Dadd of Sale, dated the - 3rd day of December, 1965 registered in the Office of the Sub-registrar - COSSIPORE DUM DUM, in Book No. - I, Volume No. - 137, Pages - 27 to 38, Being No. - 9133, for the year - 1956, GOLBANU BIBI, granted, sold and transferred her share of land to ENAYET ALI MONDAL.

Contd..p/8.



Page - 8.

AND WHEREAS after the death of Bechu Lal Shaw, the confirming Parties did not substitute the heirs of Late Bechu Lal Shaw in the pending 2nd Appeal in the High Court at - Calcutta, through formal order of abatement was not passed but an application was filed in the said 2nd Appeal for setting aside the Statement.

AND WHEREAS thereafter the dispute was settled out of Court and the Confirming Parties to the 2nd Appeal and all other Parties filed jointly an application before the Calcutta High Court in the said 2nd Appeal accepting the Judgement and Decree passed by

Contd..p/9.

the 7th Sub-ordinate Judge Alipore in title Appeal No. - 444 of 1970 as binding upon all the parties and the said application was kept in the Recorded and Accordingly the Suit Filed by the Confirming Parties and their predecessor - in - title was dismissed.

AND WHEREAS by an Indenture of sale, dated the - 28th day of April, 1977 and registered at the District Registrar Office at ALIPORE, in Book No. - I, Volume No. - 35, Pages - 217 to 230, Being No. - 2581, for the year - 1977, SHRI HARI LAL SHAW, the heir of Bechu Lal Shaw, since deceased, granted, sold, conveyed and transferred to SHRI AMITAVA BOSE, ALL THAT .75 ( point seven five ) Decimal, Rayata Dakhali Danga Land, comprised in R Dag Nos. - 3899 & 3903, R.S. Khatian No. - 1984, at Mouza - Gop pur, also commonly known as Beraberi, within Police Station - Rajathat, now - Airport, in the Dist. of 24-Parganas, now - North 24 - Parganas and the Confirming Parties namely, HAYATANNESSA B and 13 ( thirteen ) others confirmed the sale made by Shri Hari Lal Shaw, to Shri Amitava Basu, by jointly themselves as parties to the Indenture, dated the - 28th day of April, 1977.

AND WHEREAS the said Shri Amitava Basu, mutated his name in the Settlement Records of Rights and had been paying the land Revenue to the Collector of North 24-Parganas, in respect of his aforesaid purchased land.

AND WHEREAS the said Shri Amitabha Basu alias Amitava Bose, us to seize and possess his purchased land as mentioned above free from all encumbrances and attachment whatsoever. By permission No. - 66-HI/WEP/1L - 21/97, dated the - 22nd day of January, 19 of the Competent Authority Housing Department Government of West Bengal, granted, permission to register the said deed of the Subject Land.

AND WHEREAS by a Deed of Sale, dated the - 10th day of March, Registered at the Office of the Registrar of Assurances, CALCUTTA in Book No. - I, Volume No. - 5, Pages - 475 to 488, Being No. 1974, for the year - 1998, the said Shri Amitabha Bose, granted sold, conveyed and transferred to M/s. Monton Equipment And All Services Private Limited, ALL THAT .36 ( point three six ) Demaral, Rayata Dakhalai Danga Land, equivalent to 1 ( one ) Bigha 1 ( one ) Cottah and 12 ( twelve ) Chittacks, be the same a little more or less, comprised in R.S. Dag No. - 3899 ( Part ), R.S. Khatian No. - 348, lying and situated at Mouza - Gopalpur, Police Station - Airport, in the District of North 24-Parganas, Pargana Kaliketa, Additional District Sub-registry Office at - BIDHANNAGAR ( SALT LAKE CITY ), within the limits of Rajarhat Gopalpur Municipality.

AND WHEREAS M/s. Monton Equipment And Allied Services Private Limited the Vendor of these presents is seized and possessed 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 Rs. 4,75,300/- ( RUPEES : FOUR LAC SEVENTYFIVE THOUSAND THREE HUNDRED ) only.

NOW THIS INDENTURE WITNESSETH THAT, in pursuance of the said Agreement and in Consideration of the sum of Rs. 4,75,300/- ( RUPEES : FOUR LAC SEVENTYFIVE THOUSAND THREE HUNDRED ) only, paid by the Purchasers to the Vendor at or immediately before the execution of these presents ( the Receipt whereof the Vendor do hereby admit and acknowledge as per Memo of Consideration hereunder written and of and from the same and every part thereof doth accept and discharge the Purchasers their heirs, executors, administrators, representatives and assigns and every one of them and the said Property ) the Vendor doth by these presents indefeasibly grant, sell, convey, transfer unto the Purchasers their heirs, executors, administrators, representatives and assigns. ALL THE the said land fully mentioned and described in the Schedule hereunder

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 passages 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 thereto.

AND THE reversion and / or reversions, remainder and / or remainders, rents, issues and profits thereof and of every part thereof and all the state, 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, pattans, muniments, writings and evidences of title which in anywise related to the said property or any part or parts thereof and which now are or 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 person 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 the rights, members and appurtenances unto and to the use of the Purchaser.

chasers their heirs, executors, administrators, representative 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 knowingly suffered to the contrary 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, administrators, 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 in title. And that free and clear and freely and clearly, absolutely, acquitted, exonerated and released or otherwise by and at the costs and expenses of t

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, expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenant hereunder contained.

Contd..p/15.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of Agricultural / Dange Land measuring about .36 ( point three six ) Decimal, equivalent to 1 ( one ) Bigha 1 ( one ) Cottah and 12 ( twelve ) Chittacks, more or less, in R.S. Dag No. - 3899 ( Part ), of R.S. Khatian No. - 1984, situate and lying at Mouza - GOPALPUR, commonly known as - BERABERI, J.L. No. - 2, R.S. No. - 140, under RAJARHAT GOPALPUR, MUNICIPALITY, Pargana - KALIKATA, Additional District Sub - Registry Office at - BIDHANNAGAR ( SALT LAKE CITY ), Municipal Holding No. - R.G.M./83/2001, and L.R. Khatian No. - , and 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 - R.S. Dag No. - 3686.  
ON THE EAST BY - Part of R.S. Dag No. - 3899.  
ON THE WEST BY - R o a d.

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 Chakrabarty.

2. Ashis Das Gupta.

For MONTAN EQUIPMENT & ALLIED SERVICES PVT. LTD.

*Ramesh Chandra Pankaj Roy*  
Director

Signature of the Vendor.

Prepared by :-

*S. Roy Chowdhury*

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

Typed by :-

*Ramendu Hui*

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

Contd..p/17.

MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASERS the sum of Rs. 4,07,800/- ( RUPEES : FOUR LAC SEVEN THOUSAND EIGHT HUNDRED only, as full Consideration Money as per Memo Below :-

M E M O

Paid in/ by Abdul Majid.	Rs. 4,07,800/-
Paid by DD-313406 Dated -01/07/03 ON ALLAHABAD BANK for Rs. 2,37,650/-	
Paid by Golsamrabibi.	
Paid by DD-313407 Dated -01/07/03 ON ALLAHABAD BANK for Rs. 2,37,650/-	
Total :	<u>Rs. 4,07,800/-</u>

( RUPEES : FOUR LAC SEVEN THOUSAND EIGHT HUNDRED ) only.

Witnesses:-

1. Bhaskar Chakraborty?  
142, Jagan Park.  
BL-A-1601-55

For MONTAN EQUIPMENT & ALLIED  
SERVICES P. 2

Soemendra Prakash Roy  
Director

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

Signature of the Vendor.

SITE PLAN OF LAND AT MOUZA - GOPALPUR  
 J.L. NO. 2, R.S. NO-140, P.S. AIRPORT (RAJARHAT)  
 R.S. DAG NO-3839(P) & 3900(P)

SCALE:- 1"=25'0"

Block-A	R.S. DAG NO. 3899-1B. 1K. 12Ch. 365FT.
Block-B	R.S. DAG NO. 3900-18K. 2Ch. 295FT.

R.S. DAG NO- 3900

205'0"

R.S. DAG NO- 3900(P)

AREA:- 130 DCM.

18K. 2Ch. 295FT.

BLOCK-B

R.S. DAG NO- 3896

55'0"

24'2"

57'0"

R.S. DAG NO- 3900

180'0"

R.S. DAG NO - 3899 (P)

AREA:- 136 DCM.

1B. 1K. 12Ch. 365FT.

BLOCK-A

28'0"

R.S. DAG NO- 3899

ROAD

24'6"

41'0"

R.S. DAG NO

91'0"

3686

For MONTAN EQUIPMENT & ALLIED  
 SERVICES PVT. LTD.

*Arjun Das Prakash Roy*  
 Director

S. K. Ghosh  
 01-07-03



Adel District Sub-Registrar  
Mithanapur (Sah Daba)

2 JUL 2003

Assignment to  
Book No. 330  
Volume No. 330  
Page 16 No 17  
Serial No. 16543  
for the year 02

and Ano.

- Air-  
99 (P),  
Area  
quiva-  
and