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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

10,88,438 043245

*[Handwritten signature]*  
SMT. ASHA JAISWAL  
Wife of Bhola Jaiswal

18 MAR 2009

### DEED OF CONVEYANCE

Valued at Rs. 6,00,000/- (Rupees Six Lacks) only.

THIS DEED OF CONVEYANCE made on this 18<sup>th</sup> day of March. Two Thousand and Nine (2009) BETWEEN SMT. ASHA JAISWAL, wife of Bhola Jaiswal, by Faith - Hindu, by Nationality - Indian, by Occupation - Housewife, residing at 53, Raja Dinendra Street, P.S. Nerkehdanga, Kolkata-700009, 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 her legal heirs, executors, representatives, nominees and assigns) of the ONE PART.

AND

নং 1785 তার 16.09.09 মূল 5000/-  
 ক্রেতার নাম Betterman Engineers P.O.T. L.T.D.  
 সাং 8D Chatter Bagan Lane  
 স্থান KOL - 6  
 বিধান নগর (সেন্ট্রাল সিটি) এ ডি. এস. আন. ও  
 মোট স্ট্যাম্প ক্রয় তার [Signature]  
 চালান নং [Signature] মোট কত টাকা খরচ [Signature]  
 ট্রেজারী ব্যারাকপুর ডেপুটি মিতা দত্ত

09 MAR 2009  
 62000 0

Asha Jaiswal

Asha Jaiswal



[Signature]  
 Add. District Sub-Registrar  
 Bidhannagar, (North 24 Pgs)

Bhola Jaiswal  
 s/o late Kali Prasad Jaiswal  
 53, Raja Anandras St, Kol-9  
 Business

18 MAR 2009

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**A N D**

"**BETTERMAN ENGINEERS PVT. LTD.** Having its registered office at 8D Chalta Bagan Lane, P.O. Bedon Street, P.S. Amherst Street, Kolkata-700006, Represented by its Director **MR. DINESH KUMAR JAISWAL**, son of Late Ram Dhani Jaiswal, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 2E/1, Chaltabagan Lane, P.O. Bedon Street, P.S. Amherst Street, Kolkata-700006, hereinafter called and referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, representatives, nominees and assigns) of the **OTHER PART**.

**WHEREAS** one Akshay Kumar Mondal of Teghoria purchase a plot of land measuring 86 decimal which is situated and lying in at **Mouza - Atghora**, P.S. Rajarhat, in the District of North 24-Parganas, being Dag No. C.S. 228 under C.S. Khatian No. 160, Jaminder Khatian No. 154 (Ka) J.L. No. 10, Touzi No. 172, the land recorded as Rayat Mokrari of Uttam Chandra Mondal 'Mudafat' under Sri. Taraknath Biswas, of Hatiana, P.S. Rajarhat, yearly rent of Rs.7/- and 4 annas only due to unpaid the rent in due time a suit had been arranged against said Uttam Chandra Mondal in the Court of Shibadaha vide case No. 475 in the year 1931 and had been favoured with decree.

**AND WHEREAS** Sri. Akshay Kumar Mondal son of Sri. Charu Mondal of Teghoria purchased the above plot of land measuring and area 86 decimal in "Nilam" with supporting the Decree in the Court of First Class Magistrate at Shibadaha.

**AND**

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**AND WHEREAS** Sri. Akshay Kumar Mondal in urgent need of money he sold or transferred the said property to Sri. Kshetra Nath Gyain of Teghoria and the Deed was executed and registered at the office of Sub-Registrar of Cassipore Dum Dum vide Book No. I, Being No. 657 for the year 1935.

**AND WHEREAS** Kshetra Nath Gyain having purchased the abovesaid plot of land from Akshoy Kumar Mondal from the above Deed No. 657 for the year 1935 and had been possessing and enjoying the same in his own Khas without any interruption and whatsoever in any manner. In course of his own khas without any transfer he died survived only three sons namely Panchanan Gyain, Anil Kumar Gyain and Bhola Nath Gyain and accordingly the total land of 86 decimals had been duly recorded in equal share as  $1/3^{\text{rd}}$  for each in the Revisional Settlement in two R.S. Dag No. 233 for 37 decimal of Sali land and R.S. Dag No. 235 for 35 decimal of Sali land under the R.S. Khatian No. 342 at in the yearly rent of Rs.7/- 4 annas only.

**AND WHEREAS** by a amicable mutual partition the said one of the share holder of the plots on Dags Sri. Anil Kumar Gyain had already sold or transferred his  $1/3^{\text{rd}}$  full share of the total 86 decimals of land only from the part of R.S. Dag No. 233 and let to the other two share holders get the rest land of the Dag and the full portion of the R.S. Dag No. 235 land measuring 49 decimals in their own khas and in good title.

**AND WHEREAS** Panchanan Gyain having died and survived only his four sons namely Sri. Samir Kumar Gyain, Sri. Sanjoy Kumar Gyain, Sri. Amiya Kumar

Gyain

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Gyain and Sri. Ashim Kumar Gyain now they obtain the  $\frac{1}{2}$  portion of land part of the R.S. Dag No. 235 under R.S. Khatian No. 342 and  $\frac{1}{2}$  portion rest existing 8 (Eight) decimals of land out of the total 37 decimals from which 39 decimals more or less had already been sold by the shareholder Sri. Anil Kumar Gyain with the said amicable mutual partition after the current Settlement Zarip in the year 1982.

AND WHEREAS the said Sri. Samir Kumar Gyain, Sri. Sanjoy Kumar Gyain, Sri. Amiya Kumar Gyain and Sri. Ashim Kumar Gyain inherited into the  $\frac{1}{3}$ <sup>rd</sup> share of total 86 decimals of their land in the part of R.S. Dag Nos. 233 & 235 and accordingly their inherited share have duly been recorded in the current Settlement Zarip in the year 1982 by Kri. Khatian Nos. 877, 878, 12 & 14 respectively. Now with the said a amicable mutual partition they enjoying and possessing the  $\frac{1}{2}$  potion of 49 decimals of land of R.S. Dag No. 235 and  $\frac{1}{2}$  portion of existing land of 8 (Eight) decimals (after sold by Sri. Anil Kumar Gyain another shareholder) which they possessing and enjoying their own khas with the demarcation during a long time thus the said Sri. Samir Kumar Gyain, Sri. Sanjoy Kumar Gyain, Sri. Amiya Kumar Gyain and Sri. Ashim Kumar Gyain have good right and title to transfer their khas land without any interruption and whatsoever and free from all encumbrances.

AND WHEREAS by a Deed of Conveyance dated 9<sup>th</sup> day of May 1988, registered at the office of the A.D.S.R.O. Bidhannagar (Salt Lake City) copied in Book No. I, Volume No. 72 , Pages 373 to 386 , Being No.

3554

Asha Jaiswal

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3554 for the year 1988 the said Sri. Samir Kumar Gyain, Sri. Sanjoy Kumar Gyain, Sri. Amiya Kumar Gyain and Sri. Ashim Kumar Gyain have sold, transferred and conveyed to Smt. Asha Jaiswal (Vendor herein) **ALL THAT** piece or parcel of land measuring 2 - 11 - 0 (Two) Cottahs (Eleven) Chittacks more or less comprised in C.S. Dag No. 238, R.S. Dag No. 235 under C.S. Khatian No. 160, R.S. Khatian No. 342, Kri. Khatian Nos. 877, 878, 12 & 14, lying in and situated at Mouza - Atghora, P.S. Rajaraht, in the District of North 24-Parganas fully described in the Schedule hereunder written absolutely and forever.

**AND WHEREAS** after the said Asha Jaiswal (Vendor herein) became the absolute owner and possessor of the plot of land measuring 2 - 11 - 0 (Two) Cottahs (Eleven) Chittacks more or less mutata her names to the local Municipality and is now fully seized and possessed of otherwise well and sufficiently entitled to as the sole and absolute owner of the aforesaid plot of land and enjoying the same by paying all the taxes to the proper authority with the absolute power to dispose of the same to any body in any way whatsoever.

**AND WHEREAS** the Vendor has agreed to sell and the Purchaser has agreed to Purchase **ALL THAT** aforesaid plot of land measuring an area 2 (Two) Cottahs 11 (Eleven) Chittacks more or less at or for the price of Rs.6,00,000/- (Rupees Six Lacks) only.

NOW

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**NOW THIS INDENTURE WITNESSETH AS FOLLOWS: -**

That in pursuance of the said agreement and in consideration of sum of **Rs.6,00,000/-** (Rupees Six Lacks) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby grant, convey, assure and transfer property together with all manner and appurtenances belonging and all the right, title, interest, claims and demands whatsoever of the Vendor into set out or and upon the said property hereby conveyed unto the Purchaser.

**IN FURTHER PURSUNCE** of the said agreement and in consideration **TO HAVE AND TO HOLD** the said property herein comprised and hereby granted, transferred, conveyed and assigned or intended to be so unto the Purchaser absolutely and forever free from all encumbrances the Vendor doth hereby covenant with the Purchaser as follows: -

- A) The interest which the Vendor profess to transfer subsists and she has good right full and power absolute authority and indefeasible title grant, transfer, assign and assure the said piece and parcel of land hereby sold and transferred unto the Purchaser in the manner as aforesaid.
- B) **AND WHEREAS** the said piece and parcel of land shall be quietly and peaceably entered into and hold enjoyed and possessed absolutely and the rents issues profits received there from by the Purchaser and profits received the reform without any lawful

eviction

eviction disturbances or interruption by any other person or persons whomsoever.

- C) **AND WHEREAS** the said piece and parcel of land hereby sold, conveyed and transferred unto the Purchaser which is free from all discharged from or otherwise by the Vendor sufficiently indemnified against all and all manner encumbrances claims and demands whatsoever created occasioned or made by the Vendor or any of her predecessor in interest or any person or persons whomsoever.
- D) The Vendor and her heirs having or lawfully claiming any estate right title or interest into or upon the said piece and parcel of land hereby sold, conveyed and transferred unto the Purchaser or any part thereof shall and will at all times hereafter upon every reasonable request and at the cost of the Purchaser make do acknowledge execute all such further and other lawful and reasonable acts, deeds and assurances matter and things whatsoever for the further better and more perfectly assuring the said property unto the Purchaser in the manner as shall or any be reasonably required.

The said property or any interest therein have or has not vested and/or are in not acquired by the State Government of West Bengal acquisition act, 1955 or statutory modification thereof or any other law for the time being in force.

The

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The Purchaser shall entitle to mutate its name in respect of the said property with the authorities concerned.

If it transpire that the said property hereby sold, transferred, conveyed by the Vendor in favour of the Purchaser is not free from all encumbrances and as herein before conveyed the Vendor will be liable to both in civil and/or criminal action to the Purchaser and the Vendor will be further bound to make good any loss to be sustained by the Purchaser.

The Vendor delivers this day khas possession of the said land unto the Purchaser.

THE SCHEDULE ABOVE REFERRED TO: -

ALL THAT piece and parcel of Shali land measuring an area 2 (One) Cottahs 11 (Eleven) Chittacks more or less comprised in C.S. Dag No. 238, R.S. Dag No. 235 under C.S. Khatian No. 160, R.S. Khatian No. 342, Kri. Khatian Nos. 877, 878, 12 & 14 lying in and situated at Mouza - Atghora, J.L. No. 10, R.S. No. 133, Touzi No. 172, Ward No. 6, superior landlord Govt. of West Bengal represented by the collector of North 24-Parganas Rayati Dakshali Swattiya land within the limit of Rajarhat Gopalpur Municipality with in A.D.S.R.O. Bidhannagar (Salt Lake City) P.S. Rajarhat, in the District of North 24-Parganas, which is depicted and delineated by the RED bordered line in the Map or Plan annexed herewith which is butted and bounded as follows: -

ON

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ON THE NORTH BY : Part of R.S. Dag No. 235.

ON THE SOUTH BY : PART OF R.S. DAG No. 235.

ON THE EAST BY : R.S. Dag No. 240.

ON THE WEST BY : 12'-0" wide common passage.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed in  
her hand seal the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the Vendor at Kolkata

in the Presence of: -

1. Bhola Jaiswal  
5B, Raja Binendra St,  
Kot. Ferris
2. ARUN KUMAR Mishra,  
183/10, Vivekanand Road,  
Kot. Ferris,

Bhola Jaiswal  
SIGNATURE OF THE VENDOR

**DEED PREPARED BY: -**

Ananda Mondal

SRI. ANANDA MONDAL  
of Salua, P.S. Airport,  
License No. DW-XVI-41.  
A.D.S.R.O. Bidhannagar.

**TYPED BY: -**

SK. MAINUL  
Mondalganti, Kolkata-52.

MEMO

:: 10 ::

MEMO OF CONSIDERATION

RECEIVED with thanks from within named Purchaser the within mentioned sum of Rs.6,00,000/- (Rupees Six Lacks) only being the full and agreed consideration money in the manner as follows :-

MEMO

Paid by: -

- 1) Cheque No. 821852 Dated 10/11/2008 drawn on Union Bank of India Manicktala, Kolkata-700006 Branch for - -Rs.2,00,000/-
- 2) Cash on Dated 14/11/2008 for - -Rs. 20,000/-
- 3) Cash on Dated 24/11/2008 for - -Rs. 20,000/-
- 4) Cash on Dated 05/12/2008 for - -Rs. 20,000/-
- 5) Cash on Dated 10/12/2008 for - -Rs. 20,000/-
- 6) Cash on Dated 19/12/2008 for - -Rs. 20,000/-
- 7) Cash on Dated 12/01/2009 for - -Rs. 20,000/-
- 8) Cash on Dated 20/01/2009 for - -Rs. 20,000/-
- 9) Cash on Dated 14/02/2009 for - -Rs. 20,000/-
- 10) Cash on Dated 24/02/2009 for - -Rs. 20,000/-
- 11) Cash on Dated 12/03/2009 for - -Rs. 20,000/-
- 12) Cheque No. 820256 Dated 17/03/2009 drawn on Union Bank of India Manicktala, Kolkata-700006 Branch for - -Rs.2,00,000/-

TOTAL Rs.6,00,000/-  
=====

(Rupees Five Lacks) only.

WITNESSES

1. Bholu Jaiswal
2. 

Asha Jaiswal  
SIGNATURE OF THE VENDOR

THE  
/SELLER/  
CAIMENT  
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



LH.



RH.



M/s. Gokulnagar Engineers Pvt. Ltd.

*Dinesh Kumar Jaiswal*

DIRECTOR

M/s. Gokulnagar Engineers Pvt. Ltd.

*Dinesh Kumar Jaiswal*

DIRECTOR

ATTESTED :-



LH.



RH.



*Asha Jaiswal*

ATTESTED :- *Asha Jaiswal*



LH.

RH.

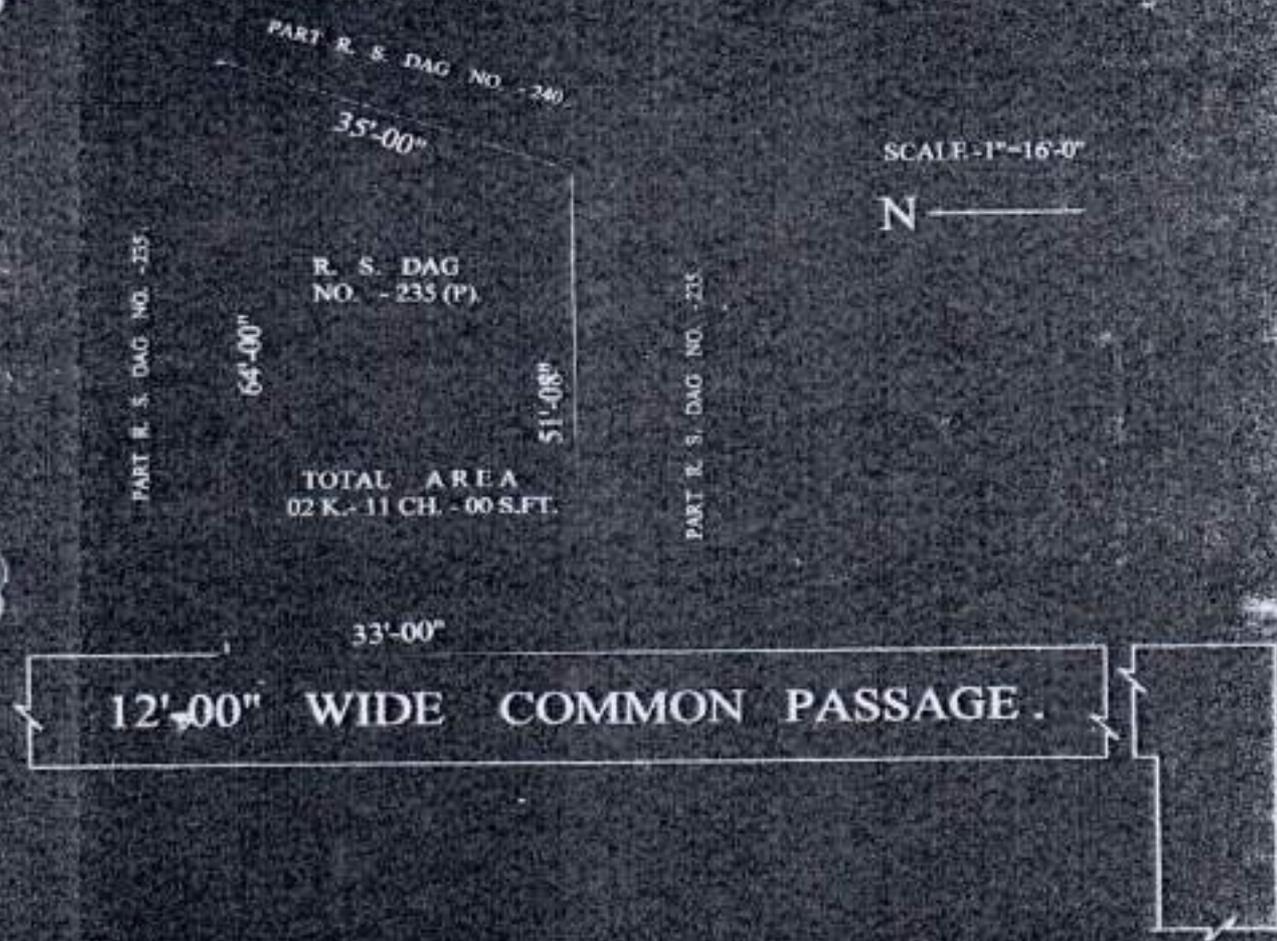
ATTESTED :-

AN OF LAND AT MOUZA-ATGHARA, IN R. S. DAG NO. 235(B); R. S. KH. NO. 877, 878, 12 & 14; J. L. NO. 10; R. S. NO. 133; WARD NO. 81. RHAT (OLD), BAGIATI (NEW); DIST. 24 PRGNS. (N.); UNDER RAJAHAT- PUR MUNICIPALITY.

NAME OF PURCHASER - **BETTERMAN ENGINEERS PVT. LTD.**  
DIR. - MR. DINESH KUMAR JAISWAL.

NAME OF VENDOR - SMT. ASHA JAISWAL.

TOTAL AREA OF LAND - 02 K.-11 CH.-00 S.FT. (MORE OR LESS.)



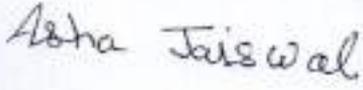
SIG. OF PURCHASER.

SIG. OF VENDOR.

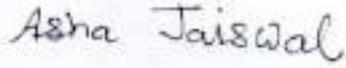
N.B. - SOLD AREA SHOWN WITH RED BORDER



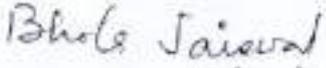
Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas  
 Signature / LTI Sheet of Serial No. 02422 / 2009, Deed No. (Book - I , 02413/2009)  
 Signature of the Presentant

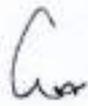
Name of the Presentant	Signature with date
Asha Jaiswal	

ii. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Asha Jaiswal Address -53 Raja Dinendra St Kol-9	Self			
			18/03/2009	18/03/2009	

Name of Identifier of above Person(s)  
 Bhole Jaiswal  
 Address -53 Raja Dinendra St Kol-9

Signature of Identifier with Date  
  
 18/03/09



(Adhijit Kumar Das)  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 Office of the A. D. S. R. BIDHAN NAGAR

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :I-02413 of :2009  
(Serial No. 02422, 2009)

J3/2009

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) = 11968/- on:18/03/2009

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. 1088438/-

Certified that the required stamp duty of this document is Rs 65306/- and the Stamp duty paid as Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1 Rs 49000/- is paid, by the draft number 591079, Draft Date 17/03/2009 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :18/03/2009. 2 Rs 11315/- is paid, by the draft number 591080, Draft Date 17/03/2009 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :18/03/2009

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

Presented for registration at 11.52 hrs on :18/03/2009, at the Office of the A. D. S. R. BIDHAN NAGAR by Asha Jaiswal, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 18/03/2009 by

1. Asha Jaiswal, wife of Bholu Jaiswal, 53 Raja Dinendra St Kol-9, Thana Narkeldanga, By caste Hindu, by Profession House wife  
Identified By Bholu Jaiswal, son of Lt K P Jaiswal 53 Raja Dinendra St Kol-9 Thana: .. by caste Hindu By Profession Business.

[Abhijit Kumar Das]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR  
Govt. of West Bengal