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01BB 266190

HD no 618 H2/HA/HR 27-4-99

Stamp duty of the W.P.A. Act 1958 duty stamped Exempt from does not require stamp duty under the Indian Stamp Act 1899 23
 Serial No.
 Rs. 4.50 Fee paid

A 98891

Rs. 1350000

A 49501
Recd. 22-9-02
27-11-01

A 50,000

A 49501

Off. No. - 546997
29/11/01
22-9-02

Addl. District Sub-Registrar
Bhadransar (Salt Lake City)

- 8 OCT 2001

THIS INDENTURE OF SALE made this the 08th day of October in the year two thousand One BETWEEN SRI RANJIT KUMAR DATTA Son of Late Mahendra Nath Datta alias Mahendra Nath Datta Karmakar, by faith Hindu, by occupation - Retired, residing at Hatlara, Police Station - Rajarhat, District - 24-Parganas (North), Kolkata - 700 059, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

Ranjit Kumar Datta

Ranjit Kumar Datta

219-236
5/10/01

25
10
8/2009

A 50502

23

9,000,000

A 98891

21/10

29/11/01

27/11/01

212

Ch. No. 19645
Sold to H.E. Engineering Pvt Ltd
of 402 Karmal House
50 Weston St
all

Calcutta Collectorate,
Treasury

5-10 0/1



3C 15000 45000
50

1-10 8th
Oct 2001 50

at Calcutta
City & Sub-Registry Office
Agency for Ranjit K. Datta.

Ranjit K Datta
ADD. District Sub-Registrar
Bhawanagar (Salt Lake)

Handwritten initials or mark.



20035
Ranjit K Datta

8 OCT 2001

Ranjit K. Datta.
3/0 Late. Mahendra Nath Datta.
alias Mahendra Nath Datta Karmak

Haliara
Rajshat 24 lak
Retired

Kishan Gaha.
Mahendra Gaha
129 Dakhin Para K
Cal-28.

Kishan Gaha.
129, Dakhin Para K.
Cal-28.

Late.
S/O Mahendra
Gaha.

Business.

ADD. District Sub-Registrar
Bhawanagar (Salt Lake)

8 OCT 2001



01BB 266191

-2-

A N D

W.E. ENGINEERING PRIVATE LIMITED, a Private Limited Company, having its registered office at 402 "KAMAL HOUSE", 4th Floor, 50, Weston Street, Kolkata - 700 012, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their directors, office bearers, administrators and assigns) of the OTHER PART.

WHEREAS Sm. Saraswati Datta wife of Nandalal Datta, resident of Hatiara, within Police Station - Rajarhat, District 24-Parganas (North) was alone seized, possessed of and otherwise well and sufficiently entitled to an area of land measuring 1.65 Decimals, "Sali" in nature and character, lying and situate within the District of former undivided 24-Parganas, since 24-

Punit Kumar Datta.

213



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- 3 -

Parganas(North), Police Station-Rajarhat, Touzi No.172 Revenue Survey No.133, Pargana- Kalikata, J.L.No.10, Mouza-Atghora, comprised in Dag Nos.232 apertaining to R.B.Khatian No.146.

AND WHEREAS while enjoyment of the said landed properties the said Sm. Saraswati Datta died intestate leaving surviving her only son Sri Mahendra Nath Datta alias Mahendra Nath Datta Karmakar as her only legal heir and successor. The Husband of the said Sm. Saraswati Datta viz Nandalal Datta predeceased her.

Sarint K

they used to possess and enjoy the said property jointly.

Sarint K

214

50 Rs.



-4-

AND WHEREAS in view of the above the said Sri Mahendra Nath Datta alias Mahendra Nath Datta Karmakar by way of inheritance became entitled to the said landed property and used to possess the same in Khas on payment of Rent and Taxes.

Sant K...

AND WHEREAS the name of said Sri Mahendra Nath Datta has duly been recorded in present Krishi Khatian No.566 in Dag No.232 in respect of said area of land measuring 1.65 Decimals of Mouza - Atghora.

AND WHEREAS during the lifetime of said Sri Mahendra Nath Datta alias Mahendra Nath Datta Karmakar his wife Sm.Radha Rani Datta died on 31st May,1982.

AND WHEREAS the said Sri Mahendra Nath Datta alias Mahendra Nath Datta Karmakar died intestate on the 27th day of March'1994 leaving surviving his six sons viz.1) Sri Nil Ratan Datta, 2) Sri Harendra Nath Datta, 3) Sri Kamal Krishna Datta, 4) Sri Ranjit Kumar Datta, 5) Sri Ajit Kumar Datta, 6) Sri Ganesh Chandra Datta, four married daughters viz. 1) Sm.Binapani Karmakar, 2) Sm.Kalyani Roy, 3) Sm.Kalpana Das, 4) Sm. Sandhya Das, Daughter-in-Law Sm. Mala Datta wife of Late Bankim Chandra Datta and Three Grand Children viz. 1) Sm.Sarmistha Kolay, 2) Sm. Papiya Ghosh and 3) Gopa Datta daughters of Late Bankim Chandra Datta (wife & daughter of his predeceased son Bankim Chandra Datta) as his legal heirs and successors.

AND WHEREAS the vendors of these presents and said his aforesaid co-sharers by way of inheritance stepped into the right, title and interest of their deceased predecessor Mahendra Nath Datta and became entitled to and joint owners in respect, of the said landed property measuring 1.65 decimals comprised in R.S.Dag No.232 appertaining to R.S.Khatian No.148, since recorded in Krishi Khatian No.566 under Dag No.232 of Mouza-Atghora, fully described in Schedule "A" below. The aforesaid Sri Nil Ratan Datta, Sri Harendra Nath Datta, Sri Kamal Krishna Datta, Sri Ranjit Kumar Datta, Sri Ajit Kumar Datta, Sri Ganesh Chandra Datta, Sm.Binapani Karmakar, Sm.Kalyani Roy, Sm.Kalpana Das, Sm.Sandhya Das having undivided 1/11th share each and Sm. Mala Datta, Sm.Sarmistha Kolay, Sm.Papiya Ghosh and Gopa Datta jointly having undivided 1/11th share in the said landed property and they used to possess and enjoy the said property jointly.

Ranjit Kumar Datta

AND WHEREAS having faced various inconveniences in management of the said joint property the Vendor of these presents and his said other co-sharers amicably divided the said joint property by preparing a site plan and by metes and bounds amongst themselves.

AND WHEREAS in terms of the said amicable divagation the Vendor of these presents out of the said total area of land measuring 1.65 decimals comprised in Dag No.232 recorded in R.S.Khatian No.146 (since recorded in same Dag number under Krishi Khatian No.568) of Mouza-Atghora allocated and given exclusive possession in respect of demarcated 1/11th share thereof i.e.9(Nine) Cottahs, in the said property described in the Schedule "B" below and since after the said amicable divagation the Vendor is possessing the said divided area in Khash without any interruption or hindrance from his other co-sharers or from any corner.

AND WHEREAS the Vendor herein named being in need of money to meet his legal necessity agreed to sell, convey and transfer the said area of land fully described in the Schedule "B" below at or a total price or consideration of Rs.9,00,000/- (Rupees Nine Lacs) only and the Purchaser Company through its Directors also agreed to Purchase the said Schedule "B" landed property at the said price free from encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of a total sum of Rs.9,00,000/- (Rupees Nine Lacs) only well and truly paid by the Purchaser through its Directors to the Vendor on or before the execution of these presents and that being the full and entire price of the said land (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 the Vendor doth hereby acquit, release and forever discharge the said Purchaser as well as the said land hereby conveyed the Vendor doth hereby grant, transfer, convey, sell, assure and assign to and unto the said

Lalit K. OVK

Purchaser, their directors, successors-in-office, administrators and assigns ALL THAT piece and parcel of Land 'Sali' in nature and character, measuring 9 Cottahs (Nine Cottahs), be the same or a little more or less, lying and situate within the District of 24-Parganas (North), Police Station - Rajarhat, J.I.No.10, Mouza - Atghora, comprised in Dag No.232 (Two Hundred Thirty Two), (Part) appertaining to R.S.Khatian No.146 (One Hundred Forty Six), since recorded in the same Dag Number under Krishi Khatian No.566 (Five Hundred Sixty Six) fully and specifically described in the Schedule "B" hereunder written and delineated in the Map of Plan Annexed hereto and depicted by Red Border Lines therein or HOWSOEVER OTHERWISE the said land and hereditaments now is or are heretofore was or were situated, butted, bounded, called, numbered, described or distinguished TOGETHER WITH all paths, passages, ways, sewers, drains, ditches, water, water courses and all other former and ancient rights, lights, liberties, benefits, privileges, advantages, easements, appendages and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto AND the reversion or reversions, remainder or remainders and the rents, issues and profits thereof AND all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor upon the said land and every part thereof AND all the deeds, pattahs, muniments, writings, evidences of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody, power, control or possession of the Vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or suit TO HAVE AND TO HOLD the said land and hereditaments so to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendor doth hereby covenant with the Purchaser that notwithstanding any act, thing, deed matters whatsoever made, done, executed or knowingly suffered to the contrary the Vendor now have good right, full power,

Ranjit K. Saha

absolute authority and indefeasible title to grant, transfer, convey, sell the said land hereby sold or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and deliver vacant and peaceful khas possession thereof simultaneously with the execution of these presents AND that the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said land or every part thereof on payment of rents to the Collector, 24-Parganas(North) for the State of West Bengal and pay taxes to the Rajarhat, Gopalpur Municipality upon getting their names duly mutated in the office of the Collector, 24-Parganas(North) and Municipal Authority Concerned and receive the rents issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendor or any of his predecessor-in-title and that free and clear, freely and clearly and absolutely acquitted, exonerated, discharged, saved harmless and keep the Purchaser indemnified from or against all charges, estates, encumbrances created by the Vendor or any of his predecessors-in-title and that free from all encumbrance whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER the Vendor and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust for the Vendor shall and will from time to time or at all times hereafter at the costs and request of the Purchaser do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further and more perfectly assuring and conveying the said land to and unto the Purchaser as shall or may be reasonably required.

The Vendor also declare that the land hereby sold has not been previously leased, mortgaged, sold nor in any way transferred or litigated and there is no charge, lien, dispendense or any attachment whatsoever. There is no case, suit or proceeding

Ranjit K. Mehta

pending before any Court of Law against the said land. The Vendor sold the said land while having good, clear and marketable title therein and free from all encumbrances and delivered vacant and khas possession of the said land to the Purchaser .

If any of the statements or covenants made hereinbefore by the Vendor is found to be false, untrue or any defect in title is detected hereafter the Vendor will be liable for prosecution both in Civil and Criminal Law.

If any error or omission is found to have taken place in this Deed in future the Vendor shall and will at the costs and request of the Purchaser do and execute or cause to be done and executed any Supplementary Deed or Deed of Rectification/Declaration in favour of the Purchaser, their directors, successors-in-office, executors, administrators, representatives and assigns.

The Vendor hereby further declare that in the event the property hereby conveyed and described in Schedule "B" is wholly or partly requisitioned or acquisitioned by the Government or any other Authority Concerned the Vendor shall and will have no right to claim or demand for any compensation in that regard and the Purchaser herein named will have sole authority for such compensation.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 1.65 Decimals (One Point Sixty Five Decimals) "Sali" in nature and character, be the same or a little more or less, lying and situate within the District of 24-Parganas (North), Police Station - Rajarhat, Sub-Registration Office at Bidhan Nagar, Collectorate Touzi No.172, Pargana - Kalikata, Revenue Survey No.133, J.L.No.10, Mouza - Atghora, comprised in R.S.Dag No.232 (Two Hundred Thirty Two)appertaining to R.S.Khatian No.146 (One Hundred Fortysix),

[Handwritten Signature]

since recorded in the same dag number under Krishi Khatian No. 566 (Five Hundred Sixty Six) butted and bounded by

On the North : Land of Dag Nos. 227, 231 and 259

On the South : Land of Dag Nos. 235, 237, 238, 242, 252 and 249

On the East : Land of Dag Nos. 236, 237, 242, 251, 252, 253 and 254

On the West : Land of Dag No. 233.

The Rent for 2.16 Decimals of land recorded in the aforesaid Khatian being Rs. 20.50 paise payable to the Collector 24 Parganas (North) for the State of West Bengal.

**SCHEDULE "B" ABOVE REFERRED TO
THE PROPERTY HEREBY SOLD, CONVEYED
AND TRANSFERRED**

ALL THAT demarcated piece and parcel of land measuring 9 Cottahs (Nine Cottahs), be the same or a little more or less, "Sali" in Nature and Character, having Rayat Dakhali Right (being the divided 1/11th share of a total area of land measuring 1.65 Decimals), lying and situate within the District of 24-Parganas(N), Police Station - Rajarhat, Sub-Registration Office at Bidhan Nagar, Touzi No. 172, Pargana - Kalikata, Revenue Survey No. 133, J.L. No. 10, Mouza - Atghora, comprised in Dag No. 232 (Two Hundred Thirtytwo), Part, appertaining to R.S. Khatian No. 146 (One Hund Forty Six) since recorded in same dag number under Krishi Khatian No. 566 (Five Hundred Sixty Six) together with all easement rights thereto. The property having Rayat Dakhali Right. The said land hereby sold and conveyed under this Indenture of Sale is delineated in the Map of Plan Annexed hereto and depicted by Red Border Lines therein and is butted and bounded by

On the North : Land of Purchaser

On the South : Land of Dag No. 242

On the East : Land of Dag No. 242

On the West : Partly Land of Purchaser & partly land of Dag No. 238

Rajit K. Saha
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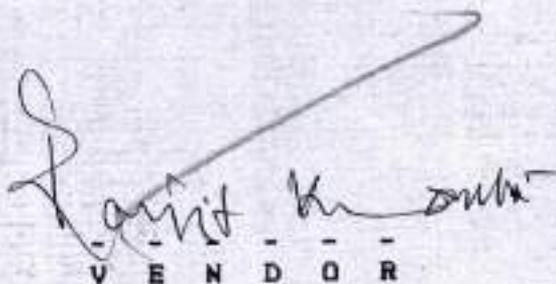
Proportionate Annual Rent for Schedule 'B' property is Rs.1.07
Paisa payable to the Collector, 24-Parganas(North) for the State
of West Bengal.

IN WITNESS WHEREOF the Vendor hereunto set and subscribed his
signature to these presents on the day, month and year first
above written.

SIGNED, SEALED AND
DELIVERED by the Vendor

In the presence of

1. Rabi Sankar Saha
191B, Madhu Roy Lane,
Calcutta - 700006
2. Rabi Singha Roy
Hatiara Wajapana
Kol - 59
3. Kishore Gaha.
129, Dakshin Para Rd.
Cal - 28.
4. Samit Saha
Hatiara. Kol - 59.


V E N D O R

MEMO OF CONSIDERATION

RECEIVED from within named Purchaser through its Directors within mentioned sum of Rs. 9,00,000/- (Rupees Nine Lacs Only) being the entire consideration money of the property described in the aforesaid Schedule "B" in manner hereunder

By Pay-Order No. 738463 dated 06-OCT-2001 drawn on The Vysya Bank Limited, 4/1, Middleton Street, C.R. Avenue, Calcutta - 700071

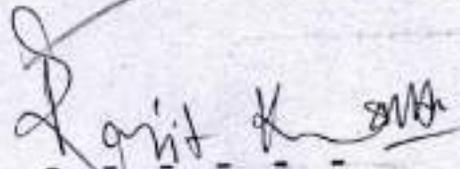
WITNESSES:

Rabi Sankar Saha

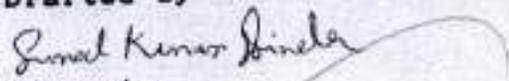
Rabi Sankar Roy

Kishore Gata.

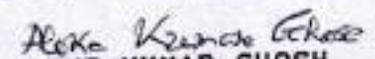
Samit Khatu.


V E N D O R

Drafted by


Advocate
Alipore Police Court,
Kolkata. 700027
Regd No. 250/589/1979.

Computer print by


ALOK KUMAR GHOSH
15, Gangadhar Babu Lane,
Kolkata - 700 012.

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Attached to



A&L District Sub-Registrar
Pittsman (Self Lake Cliff)
-8 OCT 2001