

S.N

62-6232

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16/6/08 पश्चिम बंगाल WEST BENGAL

1200007 A 327848

*[Signature]*  
 District Magistrate  
 16 JUN 2008

**DEED OF CONVEYANCE**

THIS DEED OF CONVEYANCE made on this the 16<sup>th</sup> day of June Two Thousand and Eight **B E T W E E N** 1) **ABDUR RAHIM TARAFDAR**, 2) **ABDUR RAHAMAN TARAFDAR** & 3) **ABDUL HANNAN TARAFDAR**, all sons of Late Sekendar Ali Tarafdar, by Faith – Islam, by Occupation – Service & Business, by Nationality – Indian, residing at Atghara, P.S. Rajarhat, in the District of North 24-Parganas, hereinafter jointly called and referred to as the **VENDORS** (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their legal heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

নং ১১৬/১০  
১১/৬/১০  
মূল ৫০০

জেতার নাম \_\_\_\_\_  
পাং \_\_\_\_\_  
স্টাম্প জেতার স্বাক্ষর \_\_\_\_\_  
বিধান নগর (সল্টলেভ সিটি) এ ডি. এফ. আর. এ.  
মেট্রো স্টাম্প ক্রয় তারিখ \_\_\_\_\_  
জালান নং \_\_\_\_\_ মেট্রো কত টাকা খরচ

16 MAY 2008  
740000

ট্রেনারি বারাকপুর জেতার মিতা দত্ত

আব্দুল হামিদ সান্দেল

আব্দুল হামিদ সান্দেল

আব্দুল হামিদ সান্দেল



Abdul Hamid Sandel

Basmael Mardal  
S/o Sri Harindar Mardal  
vill- Kalikafroz  
P.S. Barasat  
Business

National Director  
Revenue Administration (Sah Bah)

16 JUN 2008

:: 2 ::

**A N D**

*Abdul Rahman Farooki*

**SIMPLEX NIRMAN PVT. LTD** a limited company incorporated under the provisions of the Company Acts, 1956, having its registered office at New Town, Metro Plaza, 1405/1406, Rajarhat Main Road, Atghara, P.S. Rajarhat, *Represented by its director Rabi Singh Roy* Kolkata-700136, hereinafter called and referred to as the **PURCHASER** (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and/or successors-in-office and/or successors-in-interest and assigns) of the **OTHER PART**.

*Minors registered*

**WHEREAS** Noor Mohammad Gain was the absolute owner and possessor of the plot of land measuring an area 09 decimal in R.S. Dag No. 258 & 02 decimal in R.S. Dag No. 249, Total 11 decimal lying in and situated at Mouza – Atghara, J.L. No. 10, R.S. No. 133, Touzi No. 172 at present 10, P.S. Rajarhat, in the District of North 24-Parganas. And he paid all the taxes and rents to the proper authority and his name duly recorded at the time of L.R. Settlement operation under Khatian No. Kri. 470.

**AND WHEREAS** the said Noor Mohammad Gain died intestate leaving him his surviving three sons namely 1) Abdul Jabbar Gain, 2) Abdul Ohab Gain & 3) Abdul Rahaman Gain and two daughters namely 1) Kohinoor Bibi, 2) Rup Jan Bibi, and wife namely Upatan Nechha Bibi, they are as his legal heirs and successors in respect to the aforesaid plot of land by virtue of inheritance.

**AND WHEREAS** by a Deed of Sale executed on 13/4/1992, made between said Abdul Jabbar Gain, Abdul Ohab Gain, Abdul Rahaman Gain, Kohinoor Bibi, Rup Jan Bibi & Upatan Nechha Bibi therein referred to, as the Vendors

registered

Simplex sirman Private limited  
by its director.

Rabi Suresh K J

Sankar Mondal  
SP Sri Haridra Mondal  
vill - Kalikafu  
PS. Barasat  
Business



*[Handwritten signature]*

Additional District Magistrate  
Puducherry (Sak Jaha)

16 JUN 2008

registered at A.D.S.R.O. Bidhannagar, vide Book No. I, Volume No. 89, Pages at 195 to 202, Being No. 3979, for the year 1992 sold, transferred and conveyed to Abdur Rahim Tarafdar, Abdur Rahaman Tarafdar & Abdul Hannan Tarafdar (the Vendors herein) therein referred to as the Purchasers ALL THAT piece or parcel of land measuring an area 11 decimal comprised in R.S. Dag Nos. 258 & 249 under L.R. Khatian No. Kri. 470, lying in and situated at Mouza – Atghara, J.L. No. 10, R.S. No. 133, Touzi No. 172 at present 10, P.S. Rajarhat, in the District of North 24-Parganas.

**AND WHEREAS** the said Abdur Rahim Tarafdar, Abdur Rahaman Tarafdar & Abdul Hannan Tarafdar (the Vendors herein) became the absolute owners and possessors of the land measuring 11 decimals by virtue of purchase and they paid all the taxes and rents to the proper authority and peace fully jointly enjoyed the same with good right, title and interest and otherwise well and sufficiently entitle to be free from all encumbrances and more fully and particularly described in the Schedule hereunder written and the Vendors have every right to transfer to any body by any way.

**AND WHEREAS** the aforesaid Vendors have agreed to sell and the Purchaser has agreed to purchase a plot of land is free from encumbrances, measuring an area 02 (Two) decimal comprised in R.S. Dag No. 249 under L.R. Khatian No. 470, lying in and situated at Mouza – Atghara, J.L. No. 10, R.S. No. 133, Touzi No. 172 at present 10, P.S. Rajarhat, in the District of North 24-Parganas, more fully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto at or for the price of **Rs.12,00,000/-** (Rupees Twelve Lac) only.

NOW



Additional District Director  
Alhambra (Sole Duty)

16 JUN 2008

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs.12,00,000/-** (Rupees Twelve Lac) only paid by the Purchaser to the Vendors on or before the execution of these presents the receipt whereof Vendors doth hereby as well as by the receipt hereunder in the memo of consideration admit and acknowledge and free the same for ever acquit release discharge and exonerate the Purchaser as well as the said land intended to be hereby, granted and conveyed and the Vendors doth hereby as the absolute owners and being in use occupation possession and enjoyments of the said land measuring an area 02 (Two) decimal of land grant, convey, transfer, assign and assure unto and the Purchaser ALL THAT piece or parcel of land and measuring an area 02 (Two) decimal situated at Mouza – Atghara, P.S. Rajarhat, in the District of North 24-Parganas, Additional District Sub-Registration office Bidhannagar comprised in R.S. Dag No. 249 under L.R. Khatian No. Kri. 470 more fully described in the Schedule hereunder written fully benefit of passage, ways, under ground water ways, or drainage a system, electric lines, telephone lines, all rights liberties, privileges all manner or easements and appurtenances belonging and all the states rights, title and interest property claim and demand whatsoever of the Vendors into set out of and upon and the said piece or parcel of land hereby conveyed unto the Purchaser. IN FURTHER purchase of the said agreement and consideration TO HAVE AND TO HOLD the said piece or parcel of land herein comprised and hereby granted, conveyed, transferred and assigned or intended to be so unto the Purchaser absolutely and for ever free from all encumbrances the Vendors doth hereby conveyed with the Purchaser That interest which the Vendors profess to transfer subsist and they have good right full power absolute authority, indefeasible title to grant, convey, transfer,

assigned



*[Handwritten signature]*

Additional District Officer  
Mithanapur (Salt Lake)

16 JUN 2008

assigned and assure said piece or parcel of manner as aforesaid AND the said piece or parcel of land shall quietly and peaceably entered into and held and enjoyed and possessed absolutely and the rents issues and profits received there from by the Purchaser without interruption claim and demand by the Vendors and without any lawful eviction disturbances or interruption by any other person or persons whatsoever AND the said piece or parcel of land hereby conveyed and transferred unto the Purchaser is free from all encumbrances and discharged from or otherwise by the Vendors sufficiently indemnified against all and all manner of encumbrances claims and demands whatsoever created occasioned or made by the Vendors or any of their predecessors in interest or any person or persons whatsoever AND the Vendors and every person or persons having or lawful claiming any estate right, title and interest into or upon the said piece or parcel of land hereby sold, conveyed and transferred unto the Purchaser or any part thereof shall and will at all times hereafter upon reasonably request and perfect all such further and other lawful and reasonable acts deeds assuring matters and things whatsoever for the further better and more perfectly assuring the said piece or parcel of land unto the Purchaser in manner as shall or may be reasonably required AND the said piece or parcel of land or any part of portion thereof or any interest therein have or has not vested and in and / or are not acquired by the State of West Bengal Estates Acquisition act, 1965, or statutory modification thereof or any other law for the time being in force AND it is transpires that the Vendors are not free from all encumbrances as herein before covenanted, the Vendors will be liable both in Civil Criminal Actions by the Purchaser and the Vendor will be further bound to make good any loss to be sustained by the purchaser AND the Purchaser will be entitled to mutata his name in respect of the said piece or parcel of land with the authorities concerned.

THE



16

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16 JUN 2008

**THE SCHEDULE OF THE PROPERTY ABOVE REFERED TO :-**

**ALL THAT** piece or parcel of the Sali land measuring **02** (Two) decimal comprised in R.S. Dag No. 249 under L.R. Khatian No. Kri. 470, lying in and situated at **Mouza – Atghara**, J.L. No. 10, R.S. No. 133, Touzi No. 172 at present 10, within the Rajarhat Gopalpur Municipality, Ward No. 6, P.S. Rajarhat, in the District of North 24-Parganas, Jurisdiction of A.D.S.R. Office Bidhannagar (Salt Lake City), Pargana-Kolkata, being Site Plan attached herein and delineated with RED border and it will be treated as part of this Deed. The annual proportionate rent is payable to the West Bengal Govt. And butted and bounded as follows: -

**B o u n d a r y**

ON THE NORTH BY : R.S. Dag No. 232.

ON THE SOUTH BY : R.S. Dag No. 232.

ON THE EAST BY : R.S. Dag No. 248.

ON THE WEST BY : R.S. Dag Nos. 250 & 252.

**IN THE WITNESS WHEREOF** the Parties have hereunto set and subscribed their respective hands on the day, month and year first above written.

**SIGNED SEALED AND DELIVERED**

the Vendors at Kolkata

in the presence of :-

1. *Sri Pintu Pradhan*  
*of. Doshadrone*  
*Kat-126*

2. *Samiir Pal*  
*at = Chand Prasa*

*গণেশ চন্দ্র বসু*  
*গণেশ চন্দ্র বসু*  
*আবুল হান্নান লর্ডবর্*

**SIGNATURE OF THE VENDORS**



R

*[Handwritten signature]*

16 JUN 2008

16 JUN 2008

**MEMO OF CONSIDERATION**

RECEIVED of and from within named Purchaser the within mentioned sum of Rs.12,00,000/- (Rupees Twelve Lac) only in full payment of the consideration money as per Memo below.

**M E M O**

Paid by: -

- 1) Pay Order No.011802 to Abdul Hannan dated 12/06/2008  
drawn on AXIS Bank Ltd Lake Town Branch for ----- Rs. 4,00,000/-
- 2) Pay Order No.011803 to Abdur Rahaman dated 12/06/2008  
drawn on AXIS Bank Ltd Lake Town Branch for ----- Rs. 4,00,000/-
- 3) Pay Order No.011804 to Abdur Rahim dated 12/06/2008  
drawn on AXIS Bank Ltd Lake Town Branch for ----- Rs. 4,00,000/-

**Total Rs.12,00,000/-**

(Rupees Twelve Lac) only.

**WITNESSES**

1. *Si Anli Brodhan*

2. *Jamir Pal*

*Abdul Hannan Joradar*  
**SIGNATURE OF THE VENDORS**

**DRAFTED BY**

*Sri Sudhir Kumar Naskar*  
SRI SUDHIR KUMAR NASKAR  
Of Shikharpur, P.S. Rajarhat  
District North 24-Parganas.  
License No. DW-XVI-24.  
A.D.S.R.O. Bidhannagar.

**TYPED BY**

*SK. MAINUL*  
SK. MAINUL  
Mondalganti, Kol-52.



*h* *o*

Additional District [illegible]  
[illegible] (Salt Lake [illegible])

16 JUN 2008

# SITE PLAN OF

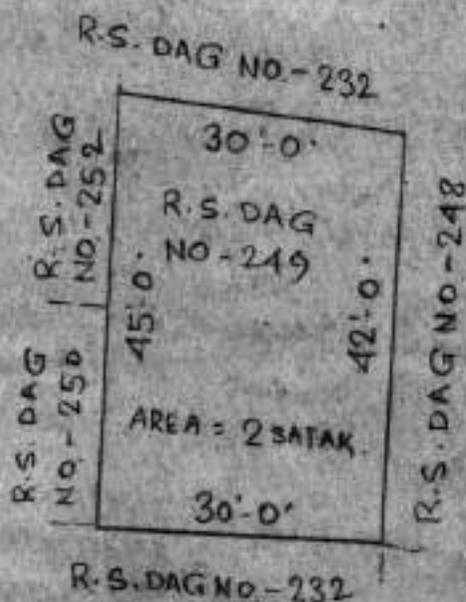
R.S. DAG NO. 249 R.S. KH NO - L.R. KH.  
NO. - 470 AT MOUZA - ATGHARA J.L. NO - 10 R.S.  
NO. - 133 TOUZI NO - 172 WARD NO. - 6 UNDER R.G.M.  
P.S. - RAJARHAT DIST. - NORTH 24 - PGS. SCALE - 1" =

AREA OF LAND = 2 SATAK = 1 K. 3 CH. 16.2 SFT.

PURCHASER: - SIMPLEX NIRMAN PVT. LTD.

VENDOR: - ABDUR RAHIM TARAFDAR & others

Abdurrahman Tarafdar



Abdurrahman Tarafdar  
Abdurrahman Tarafdar  
Abdurrahman Tarafdar

Witness by  
J. Naskar  
Barasat  
Kdt-12/11/11  
9A

SIG. OF VENDOR.

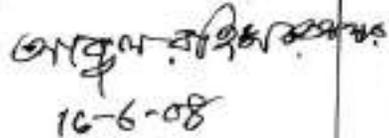


Additional District Officer  
Bidhanagar (Salt Lake)

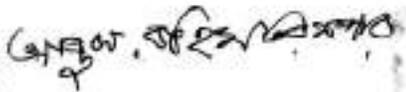
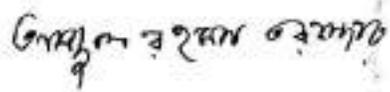
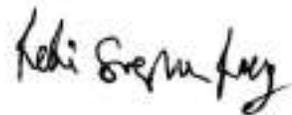
16 JUN 2008

**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. 06232 / 2008, Deed No. (Book - I , 07621/2008)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Abdul Rahim Tarafdar			 16-6-08

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Abdul Rahim Tarafdar Address -Atghara N-24-pgs	Self	 16/06/2008	 LTI 16/06/2008	
2	Abdul Rahaman Tarafdar Address -Atghara N-24-pgs	Self	 16/06/2008	 LTI 16/06/2008	
3	Abdul Hannan Tarafdar Address -Atghara N-24-pgs	Self	 16/06/2008	 LTI 16/06/2008	
4	Rabi Singh Roy Address -Newtown Metro Plaza 1405/1406, Rajarhat Main Rd. Kolkata	Self	 16/06/2008	 LTI 16/06/2008	

Name of Identifier of above Person(s)

Basudeb Mondal  
PS-Barasat, Kalikapur N-24-pgs

Signature of Identifier with Date

  
Basudeb Mondal

(Nurul Amin Khan)

ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR



A  
National District Court  
Kilinochchi (Sak Bah)

16 JUN 2008

**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
Endorsement For deed Number :I-07621 of :2008  
(Serial No. 06232, 2008)

On 16/06/2008

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) = 13189/- on:16/06/2008

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-1200000/-

Certified that the required stamp duty of this document is Rs 72000 /- and the Stamp duty paid as: Impresive Rs- 500

Deficit stamp duty

Deficit stamp duty 1.Rs 49000/- is paid, by the draft number 587129, Draft Date 12/06/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :16/06/2008. 2.Rs 22500/- is paid, by the draft number 587130, Draft Date 12/06/2008 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, recieved on :16/06/2008.

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

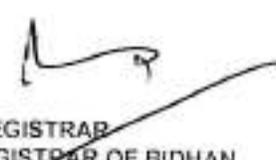
Presented for registration at 12.00 hrs on :16/06/2008,at the Office of the A. D. S. R. BIDHAN NAGAR by Abdul Rahim Tarafdar,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 16/06/2008 by

1. Abdul Rahim Tarafdar, son of Lt. Sekendar Ali Tarafdar ,Atghara N-24-pgs ,Thana Rajarhat, By caste Muslim,by Profession :Service
2. Abdul Rahaman Tarafdar, son of Lt. Sekendar Ali Tarafdar ,Atghara N-24-pgs ,Thana Rajarhat, By caste Muslim,by Profession :Business
3. Abdul Hannan Tarafdar, son of Lt. Sekendar Ali Tarafdar ,Atghara N-24-pgs ,Thana Rajarhat, By caste Muslim,by Profession :Business
4. Rabi Singh Roy, Director, Simplex Nirman Pvt. Ltd., Newtown Metro Plaza, Kolkata-700136, Kolkata-700136, profession :Others

Identified By Basudeb Mondal, son of Haridas Mondal Kalikapur N-24-pgs Thana: Barasat, by caste Hindu,By Profession :Business.

  
[Nurul Amin Khan]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR  
Govt. of West Bengal



Madhya Pradesh Legislative Council  
Madhya Pradesh Sahasra Shiksha Yojana

16 JUN 2008

Government Of West Bengal  
Office of the A. D. S. R. BIDHAN NAGAR  
BIDHAN NAGAR  
Endorsement For deed Number :I-07621 of :2008  
(Serial No. 06232, 2008)

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[Nurul Amin Khan]  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal

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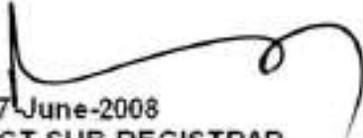


h  
Madhya Pradesh Legislative Council  
Madhya Pradesh (Salt) Bill  
16 JUN 2008

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 7  
Page from 15353 to 15368  
being No 07621 for the year 2008.



  
(Nurul Amin Khan) 17 June-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH 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

 <i>சிறீராம மீர்தி சுவாமி</i>	LH.					
	RH.					

*சிறீராம மீர்தி சுவாமி*

ATTESTED :-

 <i>சிறீராம மீர்தி சுவாமி</i>	LH.					
	RH.					

ATTESTED :- *சிறீராம மீர்தி சுவாமி*

 <i>அமில ஸ்ரீராம ஸ்வாமி</i>	LH.					
	RH.					

ATTESTED :- *அமில ஸ்ரீராம ஸ்வாமி*

8001 THE RIGHT IS AS THE BIRD  
THE BIRD IS AS THE RIGHT  
THE BIRD IS AS THE RIGHT



A

Additional District  
Mithannagar (Sah Sah)

16 JUN 2008

SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH 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

 <i>Rabi Sanyal</i>	LH.					
	RH.					

ATTESTED :- *Rabi Sanyal*

PHOTO	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

KK-1863



h  
Additional District  
Mithanapur (Sah Bah)

16 JUN 2008