

10470

9-10602



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 600144

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

Handwritten signature and date: 26/11/09

Add. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 26th day of November, Two Thousand Nine (2009), BETWEEN SRI AJAY SINGH, S/o. Sri Suresh Singh, by Caste-Hindu, by Occupation- Business, by Nationality- Indian, and

contd...p/2.

নং 1005 জর 10/11/09 মূল্য 1000.

ডেডার নাম _____

সাথ _____

ষ্টাম্প ডেডার স্বাক্ষর _____

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও.

নেট স্টাম্প জন্ম তারিখ _____

চালান নং _____ নেট কত টাকা খরিদ _____

Md Ayub Ali - Advocate

Griham
PS - Newtown

26 OCT 2009

টেক্সটাইল বারাদপুর ডেডার মিতা দত্ত ' 688000

Karbondh Mondali

Karbondh Mondali

As Constituted Attorney of
SRI AJAY SINGH.



[Handwritten signature]

MD. Jiauddin Nolla
Sto. Lt. Sahabuddin Nolla
A. Ghose, P.S. - Newtown
KOL-53.
Business,

Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

residing at 68B, Harish Mukherjee Road, P.S.- Bhawanipore, Kolkata- 700025, and Office at Jasmin Tower, 37, Shakespear Sareni, 6th floor, Kolkata- 700017, hereinafter called 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.

Represented and appointed his constituted Attorney- KUREAN ALI MONDAL, son of Sukur Ali Mondal, by faith- Muslim, by Occupation- Business, by Nationality- Indian, residing at- Atghare, P.O.- R.Gopalpur, P.S.- Baguati, Kolkata-700136, Dist. North 24 Parganas, as my true and lawful Attorney by a Registered General Power of Attorney, copied in Book No.IV, CD Volume No.1, Pages 9264 to 9271, Being No. 1196, for the year 2009, registered at - D.S.R.II. Barasat, North 24 Pgs.

A N D

SIMPLEX NIRMAN PRIVATE LIMITED; having its registered Office New Town Metro Plaza, 1405/1406, Rajarhat Main Road, Atghare, Kolkata- 700136, a Company incorporated under the Companies Act, 1956, represented by its Director- TANMOY PAUL, son of Late Dulal Ch. Paul, by faith-Hindu, by Occupation- Business, by Nationality- Indian, residing at-24/2, Bidhan Sareni, P.S.- Battala, 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, administrators, representatives, nominees, director for the time being in force and assigns) of the OTHER PART.



2

Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

AND WHEREAS by a Deed of Sale dated 06th day of February, 1969 Registered at the office of the Sub- Registrar Cossipore Dum Dum, copied in Book No.I, Volume No.15, pages 213 to 225, Being No. 948, for the year 1969, Eman Ali Tarafdar sold, transferred and conveyed his right title and interest to Akkas Ali Mondal, ALL THAT piece and parcel of the said landed property measuring an area 09.50 decimals, more or less, comprised in C.S. Dag No. 253 & 254, corresponding to R.S. Dag No. 250 & 251, and others Dags under C.S. Khatian Nos. 67 & 194, corresponding to R.S. Khatian No. 530, from Khanda Khatian No- 118 at Mouza- Atghore, J.L. No. 10, P.S. Rajarhat, in the Dist. of North 24 Parganas, which more fully and particularly described in the Schedule there under written.

AND WHEREAS the said Akkas Ali Mondal died intestate leaving behind him his surviving legal representatives and heirs as follows :-

1. Remicha Bibi - Widow of the deceased.
2. Sukur Mohammad Mondal- Son of the deceased.
3. Ali Mohammed Mondal- Son of the deceased.
4. Jan Mohammed Mondal- Son of the deceased.
5. Oli Mohammed Mondal- Son of the deceased.
6. Lal Mohammed Mondal- Son of the deceased.
7. Year Mohammed Mondal- Son of the deceased.

AND WHEREAS at the time of L.R. Settlement operation



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

and records their are names, by virtue of L.R. Settlement Records of rights being L.R. Khatian Nos. 860, 215, 253, 376, 826 and 98, comprised in R.S. Dag No. 250 and 251, at Mouza- Atghara, J.L. No. 10, P.S.-Rajarnat, in the District of North 24 Parganas.

AND WHEREAS after the death of the said Akkas Ali Mondal, has Six sons namely the said Sukur Mohammad Mondal, Ali Mohammad Mondal, Jan Mohammad Mondal, Oli Mohammad Mondal, Lal Mohammad Mondal, Year Mohammad Mondal and widow Ramicha Bibi became the sole and absolute owners of the aforesaid property by way of hereditary rights according to their respective share.

AND WHEREAS by a registered Deed of Sale registered dated (Executed) 17.12.2004, registered at the office Barasat, North 24 Parganas, copied in Book No.I, Vol. No.1, pages 1 to 29, being No. 01671, for the year 2005, the said Sukur Mohammad Mondal, and others, referred therein as vendors for the consideration mentioned therein sold, transferred and conveyed to their right title and interest to M/s. Optimum Fincom Pvt. Ltd. referred therein as purchaser ALL THAT piece or parcel of land measuring 02.00 decimals, or 1 Cottah 3 Chittacks 16 Sq.feet and others plot, comprised in part of R.S. Dag No. 250(Area of land 1 Dec.) and R.S. Dag No. 251 (Area of Land 1 Dec.) under R.S. Khatian No. 530 & L.R. Khatian Nos. 860, 215, 253, 376, 826 and 98, P.S. Rajarnat, at Mouza- Atghara, J.L. No.10, R.S. No. 133, Touzi No. 172, in the District of North 24 - Parganas.

contd...p/5.



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

AND WHEREAS by a registered Deed of Sale, registered dated 29.02. 2008, registered at the office at A.D.S.R.O. Bidhannagar (Salt Lake city), copied in Book No.I, Volume No. 3, pages No. 7592 to 7621, Being No. 02708, for the year 2008, the said M/S. OPTIMUM FINCOM PRIVATE LTD. represented by its Director SRI SHIW NARAYAN MALL, sold, transferred and conveyed to SRI AJAY SINGH son of Sri Suresh Singh, of 68B, Harish Mukherjee Road, P.S. Bhawanipore, Kolkata- 700025, ALL THAT piece or parcel of SALI LAND measuring an area of 11 Decimals comprised in C.S. Dag No. 253, R.S. Dag No. 250 and C.S. Dag No. 254, R.S. Dag No. 251, and others Dags. under C.S. Khatian No. 67, R.S. Khatian No. 530, lying and situated at Mouza- Atghara, J.L. No. 10, R.S. No. 133, Touzi No. 172, P.S.- Rajarhat, now Bagulati, in the Dist. of North 24 Pgs.

AND WHEREAS the aforesaid SRI AJAY SINGH (the vendor herein) have become well seized and possessed and the said land enjoyed the same with good right full and absolute powership and the said land to any body in any way.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase a plot of land measuring an area of 2 (Two) decimals out of 11 decimals comprised in C.S. Dag No. 253, R.S. Dag No. 250 (Area of land 1 Decimal) and C.S. Dag No.254, R.S. Dag No. 251 (Area of land 1 Decimal) under C.S. Khatian No.67, R.S. Khatian No. 530, lying and situated at Mouza-Atghara, J.L. No. 10, R.S. No. 133, Touzi No. 172, P.S.-



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

Rajarhat, now Baguiati, in the Dist. 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. 11,00,000/- (Rupees eleven Lac) only.

Prasanna K. Mondal

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 11,00,000/- (Rupees eleven Lac) only to the vendor paid by the purchaser as per memo below at or immediately before the executions of these presents (the receipt whereof the vendor doth hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the said purchaser as well as the said land particularly described in the schedule hereunder written) the vendor as beneficial owner do hereby sell, grant, transfer, convey, assign unto and to the use of the purchaser herein, free from all encumbrances, attachments, charges, liens, lispendens ALL THAT piece or parcel of the said land and rights, easements and appurtenances whatsoever belonging for the said land as particularly mentioned and described in the schedule hereunder written TO HAVE AND TO HOLD the said land hereby granted, transferred, conveyed, and assigned or expressed and intended so to be with the appurtenances unto and to the use of the purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens, etc. whatsoever and free from all acquisition and requisition and alignments and any claim or adverse possession; and.



5

Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER

1. THAT notwithstanding any acts, deed, matter or things heretofore done by the vender or its predecessor-in-title or any of them done, executed or knowingly suffered to the contrary, the vender is now lawfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible estate of inheritance without any manner or condition use, trust or other things whatsoever to alter or make void the same; and

2. THAT notwithstanding any acts, deed, matter or things whatsoever aforesaid, the vender is now has good right, fully lawful absolute authority, indefeasible title to grant, convey, transfer and assign its land hereby granted, transferred and assigned or expressed or intended to be with the appurtenances unto and to the use of the purchaser aforesaid and according to the true intent and meaning of these presents; and

3. THAT the purchaser shall and may at all times hereafter peaceably and quietly enter into hold, occupy possess and enjoy the land in khas hereby granted, transferred and assigned and take the rents, issues and profits



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

thereof for the absolute use and benefit without any lawful hinder and interruption, suit, disturbance, claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them whatsoever; and

4. THAT free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the vendor were and saved defended kept harmless and other estate rights, title, claim, mortgages, charges, liens, lispendens, attachments and encumbrances whatsoever; and

5. FURTHER THAT the vendor and all persons having or lawfully or equitably claiming any estate right, title or interest whatsoever in the said land or any part thereof from under or in trust for the vendor and/or its predecessor-in - title or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser do or executes all such lawful acts, deeds and things whatsoever for further better and more perfectly conveying and assuring the said land hereby granted, conveyed, transferred and assigned or expressed or intended to be and transferred and assigned and every part thereof unto and to the use of the said purchaser in the manner aforesaid as may be reasonably required; and



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Add. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

6. THAT the said land or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or Departments or under the provisions of the public demand recovery Act or otherwise and that no certificate has been filed in the office of the Certificate officer under the provisions of the Public Demand Recovery Act and no steps taken in execution of any certificate at the instance of the Income tax and/or Wealth Tax and/or Estate duty authorities; and

7. THAT no notice issued under the Public demand Recovery Act has been served on the vendor nor any such notice has been published; and

8. THAT the vendor has not yet received any notice of Requisition or Acquisition of the property described in the schedule below; and

9. THAT the purchaser and all person or persons claiming through under him shall have undisputed and all manner of rights through over or under the land.

10. ALL THE taxes, land revenue and impositions payable in respect of the said property up to the date of these



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

presents have been fully paid by the vendor and if any portion of such, taxes, levies, impositions, etc. be found to have remain unpaid for the period up to the date hereof, the same shall be deemed to be the liability of the vendor and releasable from the vendor; and

IT IS HEREBY declared that the land described in the Schedule below is the self. acquired property of the vendor and it is not the benaader of any one.

AND THE VENDOR delivers this day khas possession of the said land unto the purchaser and the purchaser is fully satisfied with such possession.

The Purchaser is covenant with the vendor that he is fully satisfied with the title of land hereby sold and no claim, demand, action of whatsoever nature will be made by him in future concerning the land hereby sold.

THE SCHEDULE OF THE PROPERTY AS ABOVE REFERRED TO :

ALL THAT piece or parcel of Revenue Paying Rayati Dakhali Swattiya Sali land measuring an area of 02 (two) Decimals Or 1 K.03 Ch. 16 Sft., be the same a little more or less ,

Rambhadracharya



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

comprised in C.S. Dag No. 253, R.S. Dag No. 250 (Area of land 01 Decimal) and C.S. Dag No. 254 , R.S. Dag No. 251 (Area of land 01 Decimal) Total 02 decimals, under C.S. Khatian No. 67, R.S.Khatian No. 530, and L.R.Khatian Nos. 860, 215, 253, 376, 826 and 98, lying and situated at Mouza- ATGHARA , J.L. No. 10, R.S. No. 133, Teuzi No. 172, within the jurisdiction of Rajarhat Police Station, now Baguiati Police Station, Addl. District Sub-Registry Office Bidhannagar (Salt Lake City), within the local limits of Rajarhat Gopalpur Municipality, Ward No. 6, and according to the Settlement record of rights finally published the plot of comprised at Pargana-KOLIKATA, in the District of North 24 Parganas, in the State of West Bengal.

The said land is butted and bounded as follows :-

FOR R.S. DAG NO. 250 & 251.

ON THE NORTH BY : R.S. Dag No.252.

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

ON THE EAST BY : R.S. Dag No. 249.

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



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

IN WITNESS WHEREOF the Vendor has agreed this deed of Sale after going through the contents of this deed of the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the vendor at Kolkata
in the presence of :-

1. MD. Jiauddin Molla
B. Ghosi,

2. Md. Ayub Ali
Adv.



As Constituted Attorney of
SRI AJAY SINGH.
SIGNATURE OF THE VENDOR



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed purchaser the within mentioned the sum of Rs. 11,00,000/- (Rupees Eleven Lacs) only the above named owner as per Memo hereunder written.

M E M O

Paid by Cheque No. 187704, dt. 24.11.09. Rs. 7,00,000/-
drawn on AXIS BANK, Lake Town Branch.

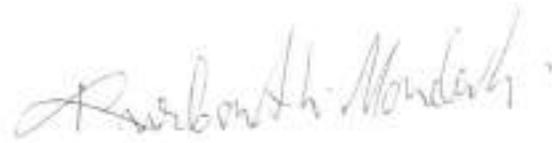
Paid by Cheque No. 187705, dt. 25.11.09. Rs. 4,00,000/-
drawn on AXIS Bank, Lake Town Branch.

TOTAL- Rs. 11,00,000/-
=====

(Rupees Eleven Lacs) only.

WITNESSES :-

1. MD. Jiauddin Molla



As Constituted Attorney
of SRI AJAY SINGH.

2. Md. Ayub Ali

SIGNATURE OF THE VENDOR

DEED PREPARED BY :

Md. Ayub Ali
MD. AYUB ALI,
ADVOCATE.
BARASAT JUDGES' COURT.

TYPED BY :-

Sadananda Mondal
SADANANDA MONDAL, OF
A.D.S.R.O. BIDHANNAGAR
KOLKATA- 700091.



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

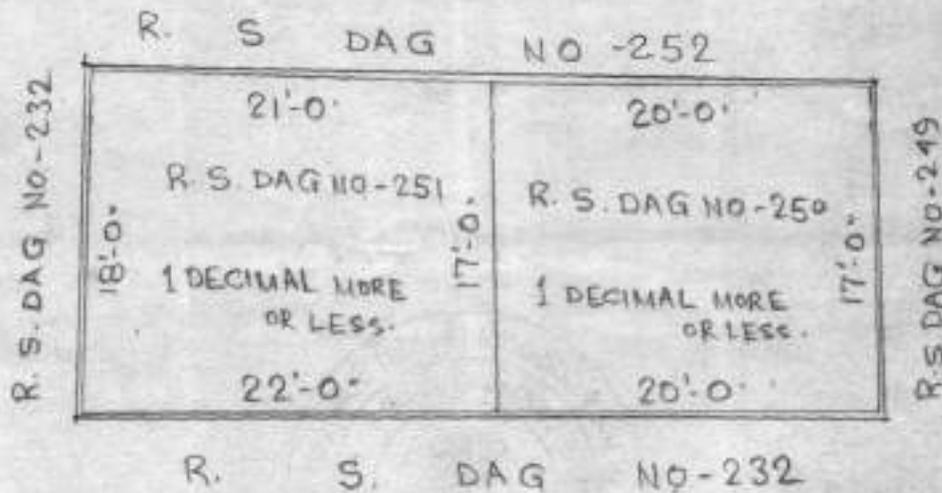
26 NOV 2009

SITE PLAN OF

R. S. DAG NOS. - 250 & 251 R. S. KHATIAN NO - 530 AT
MOUZA - ATGHARA J.L.NO. - 10 R. S. NO - 133 TOUZI NO - 172
WARD NO. - 9 (NEW) 6 (OLD) UNDER R.G.M. P.S. BAGIATI (NEW)
RAJARHAT (OLD) DIST. - NORTH 24 - PGS. SCALE - 1" = 20' 0" FT.

AREA OF LAND OF R. S. DAG NO - 250 = 0 K. 9 CH. 30' 6 SFT = 1 DEC.
& R. S. DAG NO. - 251 = 0 K. 9 CH. 30' 6 SFT = 1 DEC.
TOTAL AREA = 1 K. 3 CH. 16' 2 SFT = 2 DEC.

PURCHASER :- SIMPLEX NIKMAN PRIVATE LIMITED
VENDOR :- SRI. AJAY SINGH.



Rohit Khatia

as constituted Attorney of
Sri Ajay Singh

Drawn by
J. N. Khatia
Bansari
No. 124

SIG OF VENDOR

Control No. 1000/2009/12
1000/2009/12



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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

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

 Tanmoy Paul	LH.					
	RH.					

ATTESTED :- Tanmoy Paul

 Sarbanti Mondal	LH.					
	RH.					

ATTESTED :- Sarbanti Mondal

PHOTO	LH.					
	RH.					

ATTESTED :-



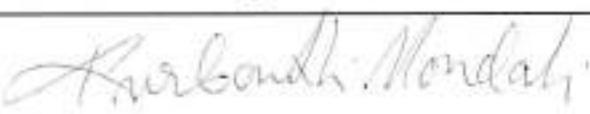
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Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

26 NOV 2009

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. 10470 / 2009, Deed No. (Book - I , 10602/2009)

I . Signature of the Presentant

Name of the Presentant	Signature with date
Kurban Ali Mondal	 26-11-09

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kurban Ali Mondal Address -Atghara P O - R Gopal Pur Kol	Attorney		 LTI	
			26/11/2009	26/11/2009	

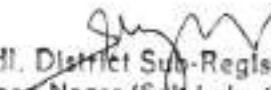
Name of Identifier of above Person(s)

Md Jia Uddin Molla
PS-New Town,Ghuni Kol

Signature of Identifier with Date


26-11-09




Addl. District Sub-Registrar
Bidhan Nagar (Sahy Lake City)

(Rajendra Prasad Upadhyay)
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
District:-North 24-Parganas

Endorsement For Deed Number : I - 10602 of 2009
(Serial No. 10470 of 2009)

On 26/11/2009

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 12232/- ,E = 14/- on 26/11/2009

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1112728/-

Certified that the required stamp duty of this document is Rs.- 66784 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 45000/- is paid14228425/11/2009STATE BANK OF INDIA, Bikash Bhavan G. O., received on 26/11/2009
2. Rs. 20800/- is paid14228525/11/2009STATE BANK OF INDIA, Bikash Bhavan G. O., received on 26/11/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.15 hrs on :26/11/2009, at the Office of the A. D. S. R. BIDHAN NAGAR by Kurban Ali Mondal,Executant.

Executed by Attorney

Execution by

1. Kurban Ali Mondal, son of Sukur Ali Mondal , Atghara P O - R Gopal Pur Kol, Thana : Baguiati, , Pincode : 700136, By Caste Muslim, By Profession : Business,as the constituted attorney of Ajay Singh is admitted by him.

Identified By Md Jia Uddin Molla, son of Late Sahabuddin Molla, Ghuni Kol ,Pin 700059,Thana: New Town, By Caste: Muslim, By Profession: Business.



(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

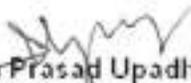
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 7573 to 7591
being No 10602 for the year 2009.




(Rajendra Prasad Upadhyay) 26-November-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal