

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

संस्कृत विद्या

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

232869

Certified that the Document is admitted for Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

180210
Additional Registrar
of Assurances-I, Kolkata

M.V 1,12,40,000/-
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THIS INDENTURE is made this 38th day of October, 2008

BETWEEN SMT. USHA GUPTA, wife of Banwarilal Gupta, by religion Hindu, by occupation Housewife, residing at 19A, Jotin Bagchi Road, Kolkata - 700 029, hereinafter referred to as the **VENDOR** (which term or expression unless excluded

1860. Oct.
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5 AUG 2008

Sold to M. Granapati Bhosle & Co Ltd
Address 11, Crooked Lane, K. 69
5000

A. S. P. P.
5000

Suram Bhawan New Market

19925

Presented for Registration
at Kalkata Registration Office
on date of 20

77
REGISTRAR OF
ASSURANCES, KOLKATA

Shashi Bhosle Private Limited

Suram Bhawan New Market
Street

19926

Signature

JAGESH AGARWAL

as Constituted attorney
of Usha Gupta.

Debtfid by me

Dilip Roy

S/o. Late H. P. Roy

11, Crooked Lane

Kolkata - 69 (S. 100)

J

REGISTRAR OF
ASSURANCES, KOLKATA

by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART AND M/S. GANPATI NIWAS PVT. LTD.**, a company registered under the Companies Act, having its registered office at 11, Crooked Lane, Kolkata – 700 069, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and assigns) of the **OTHER PART**.

WHEREAS one (1) Sisir Kumar Mitra, (2) Sushil Kumar Mitra, (3) Sunil Kumar Mitra and (4) Saroj Kumar Mitra jointly owned seized and possessed several plots of land comprised in several dags No. in Mouzas Ramchandrapur and Bon Hooghly containing an area of 10.95 5/8th acres in equal share having 1/4th share each;

AND WHEREAS by a Deed of Conveyance bearing date 16th day of August, 1962 made between (1) Sushil Kumar Mitra, (2) Sunil Kumar Mitra and (3) Saroj Kumar Mitra therein mentioned as the Vendors and (1) Smt. Parul Rani Bose, (2) Pradyut Kumar Bose, (3) Smt. Sita Devi, (4) Smt. Rukmini Devi, (5) Smt. Kamla Devi and (6) Dubari Singh therein mentioned as the Purchasers, registered in Book No. 1, Volume No. 91, pages 72 to 98, being No. 8033 for the year 1962 at the office of Sub-Registrar Baruipur in the District of 24-Parganas (South) for the consideration mentioned therein the said Sushil Kumar Mitra and others absolutely sold transferred and conveyed undivided 1/4th jointly unto and in favour of (1) Smt. Parul Rani Bose and (2) Pradyut Kumar Bose and 2/4th undivided share to (1) Smt. Sita Devi, (2) Smt. Rukmini Devi, (3) Smt. Kamla Devi and (4) Shri Dubari Singh all that the piece and parcel of land out of the total area of 10.95 5/8th acres comprised in several dags in Mouzas Ramchandrapur and Bonhooghly in the

District of 24-Parghanas (South) more fully and particularly described in the Schedule written thereunder;

AND WHEREAS by a Bengali Deed of Conveyance bearing date 19th day of May, 1972 corresponding with 5th Jaistha, 1379 BS made between (1) Shri Sisir Kumar Mitra, (2) Smt. Parul Rani Basu and (3) Shri Pradyut Kumar Basu therein mentioned as the Vendors and (1) Smt. Shukla Agarwala and (2) Smt. Usha Gupta therein mentioned as the Purchasers, registered in Book No. 1, Volume No. 23, pages 143 to 163 being No. 1656 for the year 1972 at the office of the Sub-Registrar, Sonarpur, the said Sisir Kumar Mitra & others the Vendors therein jointly, for the consideration therein mentioned absolutely sold transferred and conveyed unto and in favour of said Smt. Shukla Agarwala and Usha Gupta their undivided ½ share in all that the piece and parcel of land situate lying in the District of 24-Parganas (South), Sub-Registry Office and P.S. Sonarpur, Pargana Magura, Touji No. 114, Revenue Survey No. 228, J.L. No. 58 Moujas Ramchandrapur and Bonhoogly containing an area of 5.48 acres fully described in the schedule 'Ka' to 'Ma' mentioned thereunder out of 10.95 5/8th acres land under the following Khatians and Dags No.

Sl. No.	Mouza	R. S. Khatian.	R. S Dag No.	Sche- dule	Total land	Land purchased
1.	Ramchandrapur	383	1371	'Ka'	.18 acre	Half of the total land
			1372		.02 "	i.e. 20 1/2 acre
			1374		.02 "	
			1376		.19 "	
					<hr/> .41 acre	
2.	Ramchandrapur	390	1369	'Ka'	.20 acre	Half of the total land i.e.
			1375		.03 acre	.12 ½ acre
			1373		.02	
					<hr/> 25 acre	

Sl. No.	Mouza	R. S. Khatian.	R. S Dag No.	Sche- dule	Total land	Land purchased
B/F						
3.	Ramchan- drapur	257	1364	'Kha'	.30 acre	.15 acre
4.	-Do-	383	1379	'Ga'	.38 ")
			1381		.12 ") Half of the total land
			1382		.14 ") i.e. 40 $\frac{1}{2}$ acre
			1400		.17 ")
						.81 acre
5.	-Do-	386	1399	'Gha-1'	.14 acre) Half of the total land
			1380		.13 ") i.e. 13 $\frac{1}{2}$ acre
						.27 acre
	-Do-	391	1370	'Gha-2'	.16 acre) Half of the total land i.e.
			1377		.17 ") 16 $\frac{1}{2}$ acre
						.33 acre
6.	-Do-	598	1384	'Una'	.18 acre	.09 acre
7.	-Do-	311	1383	'Cha'	.35 acre	.17 $\frac{1}{2}$ acre
8.	-Do-	658	1363	'Chha'	.51 acre	.25 $\frac{1}{2}$ acre
9.	-Do-	743	1401	'Ja'	.20 acre	.10 acre
10.	-Do-	475	1397	'Jha'	.21 acre	.10 $\frac{1}{2}$ acre
11.	-Do-	392	1368	'Eno'	.61 acre	.30 $\frac{1}{2}$ acre
12.	-Do-	257	1366	'Ta'	.13 acre	.06 $\frac{1}{2}$ acre
13.	-Do-	476	1392/ 1558	'Tha'	.39 acre	.19 $\frac{1}{2}$ acre
14.	-Do-	744	1398	'Da'	.18 acre	.09 acre
15.	-Do-	303	1367	'Dha'	.27 acre	.13 $\frac{1}{2}$ acre
16.	-Do-	497	1358	'Na'	.13 acre	.06 $\frac{1}{2}$ acre

<u>Sl. No.</u>	<u>Mouza</u>	<u>R. S. Khatian.</u>	<u>R. S Dag No.</u>	<u>Sche- dule</u>	<u>Total land</u>	<u>Land purchased</u>
B/F						
17.	-Do-	364	1393	'Ta'	.30 acre	.15 acre
18.	-Do-	241	1395	'Tha'	.38 acre	.19 acre
19.	-Do-	387	1378	'Da'	.82 acre	.41 acre
20.	-Do-	288	1357	'Dha-1'	.43 acre	.21½ acre
21.	-Do-	241	1350	'Dha-2'	.37 acre	.18½ acre
22.	-Do-	541	1408	'Na'	.65 acre	.32½ acre
23.	-Do-	380	1362	'Pa-1'	.44 acre	.22 acre
24.	-Do-	373	1409	'Pa-2'	.21 acre	.10½ acre
25.	-Do-	466	1406	'Pa-3'	.25 acre	.12½ acre
26.	-Do-	308	1396	'Pha'	.38 acre	.19 acre
27.	-Do-	505	1407	'Ba'	.49 acre	.24½ acre
28.	-Do-	88	2564	'Bha'	.90 acre	.25½ acre
29.	-Do-	228	1402	'Ma'	.20 acre	.10 acre

Total : 5.48 acres

AND WHEREAS by a Bengali Deed of Conveyance bearing date 20th day of May, 1972 corresponding with 6th Jaistha, 1379 BS made between Shri Sisir Kumar Mitra, therein mentioned as the Vendor and (1) Smt. Shukla Agarwala and (2) Smt. Usha Gupta therein mentioned as the Purchasers, registered in Book No. I, Volume No. 25, pages 124 to 126 being No. 1657 for the year 1972 at the office of the Sub-Registrar, Sonarpur, the said Sisir Kumar Mitra the Vendor therein, for the consideration therein mentioned, absolutely sold transferred and conveyed unto and in favour of said Smt. Shukla Agarwala and another all that the piece and parcel of land containing an area of .08 ¼ acre out of .33 acre comprised within R.S. Dag No.

1392, Khatian No. 364, Pargana Magura, Touji No. 114, Revenue Survey No. 228, J.L. No. 58, Mouza Ram Chandrapur, P.S. Sonarpur, Sub-Registry Office Sonarpur, District Registry Office Alipore in the District of 24-Parganas (South) more fully and particularly described in the Schedule written thereunder;

AND WHEREAS by a Bengali Deed of Conveyance bearing date 20th day of May, 1972 corresponding with 6th Jaistha, 1379 BS made between Shri Sushil Kumar Mitra, therein mentioned as the Vendor and (1) Smt. Shukla Agarwala and (2) Smt. Usha Gupta, therein mentioned as the Purchasers, registered in Book No. 1, Volume No. 25, pages 127 to 129 being No. 1658 for the year 1972 at the office of the Sub-Registrar, Sonarpur, the said Sisir Kumar Mitra, the Vendor therein, for the consideration therein mentioned, absolutely sold transferred and conveyed unto and in favour of said Smt. Shukla Agarwala and another all that the piece and parcel of land containing an area of 9 $\frac{1}{4}$ acres comprised within two R.S. Dags No. 2555 and 2556 out of .12 acre and .27 acre respectively and further .10 $\frac{1}{2}$ acres of land comprised in two R.S. Dags No. 2557 and 2558 out of .30 acre and .12 acre respectively and .07 acre land under Khatian No. 354 of Dag No. 2566 out of .14 acre in total .27 $\frac{1}{4}$ acre, Pargana Magura, Touji No. 117, Revenue Survey No. 209, J.L. No. 65, Mouza Bon Hooghly, P.S. Sonarpur, Sub-Registry Office Sonarpur, District Registry Office Alipore in the District of 24-Parganas (South) more fully and particularly described in the Schedule thereunder written;

AND WHEREAS by a Bengali Deed of Conveyance bearing date 22nd day of October, 1975 corresponding with 4th Kartick, 1382 BS made between Nurul Haque, therein mentioned as the Vendor and (1) Smt. Shukla Gupta (Agarwal) and (2) Smt. Usha Gupta, therein mentioned as the Purchasers, registered in Book No. 1,

Volume No. 65, pages 47 to 50 being No. 4337 for the year 1975 at the office of the Additional Sub-Registrar, Sonarpur, the said Nurul Haque the Vendor therein for the consideration therein mentioned absolutely sold transferred and conveyed unto and in favour of said (1) Smt. Shukla Gupta (Agarwal) and (2) Smt. Usha Gupta all that the piece and parcel of land partly comprised in Dag No. 2555 containing an area of .06 acre out of .12 acre and in Dag No. 2556 containing an area of .13 ½ acre out of .27 acre in total .19 ½ acre all under Khatian No. 307, Pargana Magura, Touji No. 117, Revenue Survey No. 209, J.L. No. 65, Mouza Bonhoogly, P.S. Sonarpur, Sub-Registry Office Sonarpur, District Registry Office Alipore in the District of 24- written;

AND WHEREAS the said Smt. Rukmini Devi, Kamla Devi and others faced problems in respect of joint possession of the land and (1) Smt. Rukmini Devi, (2) Smt. Kamla Devi, (3) Shri Ram Babu Singh, (4) Smt. Manki Devi, (5) Narendra Prosad Singh and (6) Smt. Urmila Devi instituted a Title Suit being No. 134 of 1994 in the Court of Assistant District Judge at Baruipur in the District of 24-Parganas (South) for partition of the land against (1) Smt. Shukla Agarwala and (2) Smt. Usha Gupta claiming partition in respect of 10.95 5/8th acres land;

AND WHEREAS with the intervention of well-wishers of both the aforesaid parties the said Smt. Rukmini Devi and others, the plaintiffs and Smt. Shukla Agarwala & another, the defendants in Title Suit No. 134 of 1994 filed a joint compromise petition, inter alia, praying for compromise final decree in respect of the following Schedule "A" and Schedule "B" properties :

SCHEDULE-A

i) In Mouza Ramchandrapur, J.L. No. 58, Sub-Registrar Office Sonarpur, Police Station Sonarpur, District South 24-Parganas.

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area (acre)</u>
383	1371	.16
	1372	.0275
	1374	.02
	1376	.17
390	1369	.1975
	1373	.02
	1375	.03
257	1364	.30
283	1379	.3775
	1381	.13
	1382	.13
	1400	.18
386	1399	.14
	1380	.11
391	1370	.16
	1377	.17
593	1384	.20
311	1383	.35
658	1363	.51
743	1401	.20
475	1397	.21
392	1368	.6050
257	1366	.1175
476	1392/1558	.37
744	1398	.18
303	1367	.2550

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area (acre)</u>
497	1358	.13
364	1393	.3050
241	1395	.38
387	1378	.82
288	1357	.43
241	1350	.37
541	1408	64
380	1362	.4450
373	1409	.2030
466	1406	.25
308	1396	.3750
505	1407	.46
421	1402	.20
		10.3280 acres

ii) In mouza Bon-Hooghly, J.L.No. 65, Sub-Registration office Sonarpur, Police Station Sonarpur, District South 24-Parganas.

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area</u>
88	2564	.5062 acre
i) In Mouza Ramchandrapur ..	10.3280 acres	
ii) In Mouza Bonhooghly ..	.5062 acre "	
Total ..	10.1342 acres	

SCHEDULE - B

i) In Mouza Ramchandrapur, J.L.No. 58, Sub-Registration Office Sonarpur, Police Station Sonarpur, District South 24-Parganas :

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area</u>
364	1392	.1650 (northern portion)

ii) In Mouza Bonhooghly, J.O.No.65, Sub-Registration Office Sonarpur, Police station Sonarpur, District South 24-Parganas :

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area</u>
307	2555	.06 Acre
	2556	.1350 "
322	2557	.15 "
	2558	.12 "
354	2566	.14 "
		.6050 acre

i) In Mouza Ramchandrapur .. .1650 acre

ii) In Mouza Bonhooghly .. .6050 acre

.77 acre

AND WHEREAS by an Order No. 9 dated 24th day of February, 1995, the Learned Assistant District Judge at Baruipur was pleased to pass final Decree in terms of solenama (compromise petition) inter alia, allotted the Schedule "D" property mentioned in the said compromise petition to defendants No. 1 and 2 namely (1) Smt. Shukla Agarwala and (2) Smt. Usha Gupta. The particulars of the

said Schedule "D" property are described hereunder :

S C H E D U L E - D

Description of the properties allotted to Defendants No. 1 and 2 jointly :

i) In Mouza Ramchandrapur, J.L. No.58, Sub Registration Office sonarpur, Police station Sonarpur, District South 24-Parganas :

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area (acre)</u>
383	1376	.16
390	1375	.03
383	1379	.36
	1400	.18
386	1399	.14
391	1377	.17
743	1401	.20
475	1397	.21
392	1368	.47
257	1366	.09
744	1398	.18
303	1367	.2550
387	1378	.82
541	1408	.17
466	1406	.25
505	1407	.46
421	1402	.20
390	1369	.01
391	1370	.005
386	1380	.0250

4.2850 acres

ii) In Mouza Bonhooghly, J.L. No. 55, Sub Registration Office Sonarpur, Police Station Sonarpur, District South 24-Parganas :

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area</u>
88	2564	.5062
307	2555	.06
	2556	.1350
322	2557	.13
	2558	.12
354	2566	.14
		1.1112 acres
i) In Mouza Ramchandrapur ..		4.3850 acres
ii) In Mouza Bonhooghly ..		1.1112 acres
		5.4962 acres

AND WHEREAS by a Bengali Deed of Conveyance bearing date 22nd day of October, 1973 corresponding with 5th day of Kartick, 1380 B.S made between Syed Ali Mondal, therein mentioned as the Vendor and Smt. Usha Gupta therein mentioned as the Purchaser, registered in Book No. 1, Volume No. 56, pages 208 to 210 being No. 3644 for the year 1973 at the Office of the Sub-Registrar, Sonarpur, 24-Parganas and the said Syed Ali Mondal for the consideration mentioned therein absolutely sold transferred and conveyed unto and in favour of Smt. Usha Gupta all that the piece and parcel of land containing an area of .14 acre in Dag No. 2567 under R.S. Khatian No. 310, Pargana Magura, Touji No. 117, Revenue Survey No. 209, J.L. No. 65, Mouza Bonhooghly, Police Station Sonarpur, District Registry Office Alipore in the District of 24-Parganas more fully and particularly described thereunder written;

WHEREAS by a Bengali Deed of Conveyance bearing date 06th day of January, 1976 corresponding with 21st Pouš, 1382 BS made between Kinu Mondal,

therein mentioned as the Vendor and (1) Smt. Sudesh Gupta and (2) Smt. Usha Gupta therin mentioned as the Purchasers, registered in Book No. 1, Volume No. 3, pages 139 to 142 being No. 39 for the year 1976 at the office of the Sub-Registrar, Sonarpur, the said Kinu Mondal the Vendor therein for the consideration therein mentioned absolutely sold transferred and conveyed unto and in favour of said (1) Smt. Sudesh Gupta and (2) Smt. Usha Gupta all that the piece and parcel of land containing an area of .51 acre comprised within R.S. Dag No. 1355, Khatian No. 338, Pargana Magura, Touji No. 114, Revenue Survey No. 228, J.L. No. 58, Mouza Ram Chandrapur, P.S. Sonarpur, Sub-Registry Office Alipore in the District of 24-Parganas (South) more fully and particularly described in the Schedule thereunder written;

AND WHEREAS the said Smt. Usha Gupta i.e. the Vendor herein thus became the joint owners with Smt. Shukla Agarwala and entitled to the $\frac{1}{2}$ share or 50% share out of the land containing a total area of 5.4962 acres allotted in the final Decree dated 24th February, 1995 in T.S. No. 134 of 1994 in the Court of Assistant District Judge at Baruipur, 24-Parganas (S) and further the Vendor herein is also entitled to half share with Smt. Sudesh Gupta out of .51 acre land and further the Vendor herein has become the exclusive owner in respect of .14 acre land and thus the Vendor is entitled to 2.7481 acres and .25 $\frac{1}{2}$ acre and .14 acre totaling to 3.1431 acres land and thus the Vendor herein seized possessed of and well and sufficiently entitled to a total of 3.1431 acres land containing in the following plots situate lying at Mouzas Ramchandrapur and Bonbooghly, J.L. No. 58 and 65 respectively, Police Station Sonarpur in the District of 24-Parganas (South);

AND WHEREAS thus the said Smt. Usha Gupta, the Vendor herein, has become joint owners and entitled to the hold share or 50% share out of 5.9462 acres land and further 50% share or $\frac{1}{2}$ share out of .51 acre and further entitled to by

purchase .14 acre land as contained hereinabove and hereinafter referred to as the said property;

AND WHEREAS the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase all that the said undivided properties measuring 3.1431 acres land situate lying at Mouzas Ramchandrapur and Bonhooghly, Parganas Magura, Police Station Sonarpur, Sub-Registry Office Sonarpur in the District of 24-Parganas (South) more fully and particularly described in the Schedule written hereunder as it is where it is condition at or for the consideration of Rs. 25,00,000/- (Rs. Twenty-five Lakhs) only free from all encumbrances charges liens acquisition or requisition whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 25,00,000/- (Rupees Twenty-five Lakhs) only of lawful money of India well and truly paid by the Purchaser on or before the execution 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 for ever acquit release and discharge the Purchaser; as well as the said property by these presents the Vendor doth hereby grant transfer convey sell assign and assure unto the Purchaser All That land containing an area of .14 acre in Dag No. 2567 under Khatian No. 310 in Mouza Bonhooghly and .2550 acre in Dag No. 1355 and under Khatian No. 338 and in Mouza Ramchandrapur and All That undivided 50% or half share in several plots of land containing a total area 5.4962 acres land comprised within the following Dags i.e. land measuring an area of .16 acre in Dag No. 1376 under Khatian No. 383, and .03 acre in Dag No. 1375 under Khatian No. 390 and .36 acre in Dag No. 1379 under Khatian No. 383 and .18 acre in Dag No. 1400 under Khatian No. 383 and .14 acre in Dag No. 1399 under Khatian No. 386 and .17 acre in Dag No. 1377 under Khatian No. 391 and .20

acre in Dag No. 1401 under Khatian No. 743 and .21 acre in Dag No. 1397 under Khatian No. 475 and .47 acre in Dag No. 1368 under Khatian No. 392 and .09 acre in Dag No. 1366 under Khatian No. 257 and .18 acre in Dag No. 1398 under Khatian No. 744 and .2550 acre in Dag No. 1367 under Khatian No. 303 and .82 acre in Dag No. 1378 under Khatian No. 387 and .17 acre in Dag No. 1408 under Khatian No. 541 and .25 acre in Dag No. 1406 under Khatian No. 466 and .46 acre in Dag No. 1407 under Khatian No. 505 and .20 acre in Dag No. 1402 under Khatian No. 421 and .01 acre in Dag No. 1369 under Khatian No. 390 and .005 acre in Dag No. 1370 under Khatian No. 391 and .0250 acre in Dag No. 1380 under Khatian No. 386 all in Mouza Ramchandrapur, and .5062 acre land in Dag No. 2564 under Khatian No. 88, and .06 acre in Dag No. 2555 under Khatian No. 307, and .1350 acre in Dag No. 2556 under Khatian No. 307 and .13 acre in Dag No. 2557 under Khatian No. 322 and .12 acre in Dag No. 2558 under Khatian No. 322 and .14 acre in Dag No. 2566 under Khatian No. 354 all in Mouza Bonhooghly Police Station Sonarpur, Sub-Registration Office Sonarpur and in the District Registry Office and in the District of South 24-Parganas more fully and particularly described in the Schedule hereunder written as it is where it is condition with all appurtenances together with all homestead, trees, tanks, hedges, ditches, ways, water, water course, lights, liberties, privilege and easement whatsoever to the land and all the estates, right, title, interest, claim and demand whatsoever of the Vendor into or upon the same and every part thereof **TO HAVE AND TO HOLD** the same unto and to the use of the Purchaser, its successor or successors in office assigns absolutely and forever **TOGETHER WITH** all title deeds, writings, muniments and other evidences of title and the Vendor doth hereby covenant with the Purchaser, its successors in office and assigns and notwithstanding any acts, deeds or things hereto before done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said property in as it is where it is condition free from attachments or defect in title whatsoever and that the Vendor

has full power and absolute authority to sell the said property in the manner aforesaid and the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or any person claiming through or under them.

**THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS
FOLLOWS :**

1. That the Vendor has subsisting, absolute and unfettered perfect right to sell the schedule mentioned property having no other Co-owners and Co-sharers except as mentioned hereinabove.
2. That the property hereby sold is not attached with any decree by the Court, nor the said property is wakf one, nor the said property is a Debtor one.
3. That the Vendor does hereby declare that she has not entered into any agreement for sale with any other person/persons, organization nor with any body in connection with the said property, nor the Vendor has mortgaged the said property with any bank or any financial institution and nor the property has been encumbered in any way and the same is not also attached with any scheme of Government/ Improvement authority nor the property is acquired under the Land Acquisition Act.
4. That the Purchaser shall have every right to mutate its name before settlement office and Panchayat etc by deleting the name of erstwhile owner and to pay revenue and taxes thereof in its own name before all competent authorities and the Vendor further agrees to co-operate with the Purchaser for all times for the purpose of mutation.
5. That the Purchaser/Company is entitled to develop the property according to its own liking in accordance with the law and the Purchaser shall use, enjoy and

has full power and absolute authority to sell the said property in the manner aforesaid and the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or any person claiming through or under them.

**THE VENDOR HEREBY COVENANTS WITH THE PURCHASER AS
FOLLOWS :**

1. That the Vendor has subsisting, absolute and unfettered perfect right to sell the schedule mentioned property having no other Co-owners and Co-sharers except as mentioned hereinabove.
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3. That the Vendor does hereby declare that she has not entered into any agreement for sale with any other person/persons, organization nor with any body in connection with the said property, nor the Vendor has mortgaged the said property with any bank or any financial institution and nor the property has been encumbered in any way and the same is not also attached with any scheme of Government/ Improvement authority nor the property is acquired under the Land Acquisition Act.
4. That the Purchaser shall have every right to mutate its name before settlement office and Panchayat etc by deleting the name of erstwhile owner and to pay revenue and taxes thereof in its own name before all competent authorities and the Vendor further agrees to co-operate with the Purchaser for all times for the purpose of mutation.
5. That the Purchaser/Company is entitled to develop the property according to its own liking in accordance with the law and the Purchaser shall use, enjoy and

peaceably and quietly possess the Schedule mentioned property including its successors-in-office having absolute perfect transferable right thereof.

6. The Vendor does hereby undertake to execute and register any further deed in future like deed of Rectification or Deed of Declaration for more perfectly conveying and assuring the said property for better enjoying the Purchaser in case of necessity and at the request and cost and expenses of the Purchaser.

7. That the Purchaser is entitled to use, occupy and enjoy all easements, appurtenances, hereditaments, messuages, advantages, benefits,s privileges, appertaining to and arising out of the property hereby sold along with all advantages of path, pathways, passage and also entitled to install electricity, telephone and water connection in the schedule mentioned property.

8. That the Vendor does hereby declare that she has not allowed any person to cultivate the land hereby and sold in "Bhagchas" or otherwise in any manner whatsoever except in one Dag.

9. That the Vendor does hereby deliver khas possession of the said property herein sold to the Purchaser.

THE SCHEDULE ABOVE REFERRED TO :

i) All that undivided land in Mouza Bonhooghly, J.L. No. 55, Sub-Registration Office Sonarpur, Police Station Sonarpur, District South 24-Parganas containing an area of .14 acre comprised within the following Dags and Khatians :

<u>R.S. Khatian No.</u>	<u>R.S. Dag No.</u>	<u>Area</u>
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ii) All that undivided land in Mouza Ramchandrapur, J.L. No. 58, Sub-Registration Office Sonarpur, Police Station Sonarpur, District South 24-Parganas containing an area of .2550 acre out of .51 acre comprised within the following Dag and Khatian :

<u>R.S. Khatian No.</u>	<u>R.S. Dag No.</u>	<u>Area</u>
338	1355	.2550 acre

iii) ALL THAT 50% or $\frac{1}{2}$ share in the undivided land in Mouza Ramchandrapur, J.L. No.58, Sub-Registration Office sonarpur, Police station Sonarpur, District South 24-Parganas containing an area of 2.7481 acres out of 5.4962 acres comprised within following Dags and Khatians :

<u>R.S. Khatian No.</u>	<u>R.S. Dag No.</u>	<u>Area (acre)</u>
383	1376	.16
390	1375	.03
383	1379	.36
	1400	.18
386	1399	.14
391	1377	.17
743	1401	.20
475	1397	.21
392	1368	.47
257	1366	.09
744	1398	.18
303	1367	.2550
387	1378	.82
541	1408	.17
466	1406	.25

<u>R.S. Khatian No.</u>	<u>R.S. Dag No.</u>	<u>Area (acre)</u>
505	1407	.46
421	1402	.20
390	1369	.01
391	1370	.005
386	1380	.0250
		4.3850 acres

iv) All that 50% or $\frac{1}{2}$ share in the undivided land in Mouza Bonhooghly, J.L. No. 55, Sub Registration Office Sonarpur, Police Station Sonarpur, District South 24-Parganas :

<u>Khatian No.</u>	<u>Dag No.</u>	<u>Area</u>
88	2564	.5062
307	2555	.06
	2556	.1350
322	2557	.13
	2558	.12
354	2566	.14
		1.1112 acres

Total area of land :

i)	In Mouza Bonhooghly14 acre
ii)	In Mouza Ramchandrapur2550 acre
iii)	In Mouza Ramchandrapur 50% of 4.3850 acres ...	2.1925 acres
iv)	In Mouza Bonhooghly 50% of 1.1112 acres5556 acre

TOTAL : 3.1431 acres

and thus a total of 3.1431 acres of land comprised within the aforesaid Dags have been shown in the map or plan annexed hereto and bordered with Red colour thereon which is butted and bounded as follows :

ON THE NORTH : By Mohan Ghosh Road

ON THE SOUTH : By R.S. Dags No. 1426, 1423, 1410, 1411
and 1412 etc.

ON THE EAST : By R.S. Dags No. 1365, 1363, 1384 and 1383 etc.

ON THE WEST : By R.S. Dags No. 2563, 2559, 1403, 1404 and
1405 etc.

IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto set
and subscribed their respective hands on the day month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of:

WITNESSES:

WITNESS:
1. Shivam Aggarwal
133, Lake Terrace Kol-29

2. Utpal Mama
12, Old Port Office H,

3. ^{Col.} ~~Rehersalt~~ (Malign Adv.
High Count, sales \$11-700.00).

WITNESSES:

1. Dileep Roy
11, Crooked Lane,
Kolkata - 700009.

2. Utbat Manne
12, old post office
Colo 13 Regiment of College
A.C. - H.H. Durk

Yogesh Agarwal
(YOGESH AGGARWAL)
ACMPA1156A

as Committee attorney
of the gift

Ganapati Nitras Private Limited
Luvan Nitras Imporers
Street No ABCG 9069 K
(PURCHASER)

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ON THE WEST : By R.S. Dags No. 2563, 2559, 1403, 1404 and
1405 etc.

IN WITNESS WHEREOF the Vendor and the Purchaser have hereunto set
and subscribed their respective hands on the day month and year first above written.

SIGNED SEALED AND DELIVERED

in the presence of :

WITNESS:

1. Divans Aggarwal
123, Lake Terrace Kol-29
2. Utpal Manna
12, old Post office H,
Kol-1
3. Raghunath (Selling Adv.
High Court, Calcutta-700001.

WITNESS:

1. Dileep Ray
11, Crooked Lane,
Kalkutta-700009.
2. Utpal Manna
12, old Post office H,
Kol-12 Raghunath College
Adv. Hsn. Dhr. S. D.

Yogesh Aggarwal
(YOGESH AGGARWAL)
ACPA/1156A

as Constituted attorney
of Utpal Manna

Genepati Bhuras Private Limited
Bhawan Bhuras Agencies
Director
ABC99069K
(PURCHASER)

Received on the day month and year first
abovewritten of and from the abovenamed
Purchaser the sum of Rs. 25,00,000/-
(Rupees Twenty-five Lakhs) only being
the consideration amount abovementioned
as per memo below : Rs. 25,00,000/-

MEMO OF CONSIDERATION

<u>CHEQUE NO. & DATE</u>	<u>NAME OF BANK</u>	<u>AMOUNT</u>
No. 153915 dated 17.7.2007	... Vijaya Bank	Rs. 10,00,000/-

No. 153918 dated 06.8.2007	... Rs. 15,00,000/-
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1. <u>Shivu Appuval</u>	Total : Rs. 25,00,000/-
-------------------------	--

2. Utpal Mehta

Shivu Appuval

3. Anil Challyar
Advocati

Shivu Appuval
as constituted attorney
of usha gubbi.

Received on the day month and year first
abovewritten of and from the abovenamed
Purchaser the sum of Rs. 25,00,000/-
(Rupees Twenty-five Lakhs) only being
the consideration amount abovementioned
as per memo below : Rs. 25,00,000/-

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1. <u>Shivu Appuval</u>	Total : Rs. 25,00,000/-
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2. Utpal Mehta

Shivu Appuval

3. Anil Challyar
Advocati

Shivu Appuval
as constituted attorney
of usha gubbi.

SPECIMEN FORM FOR TEN FINGERPRINTS



	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



	Little finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

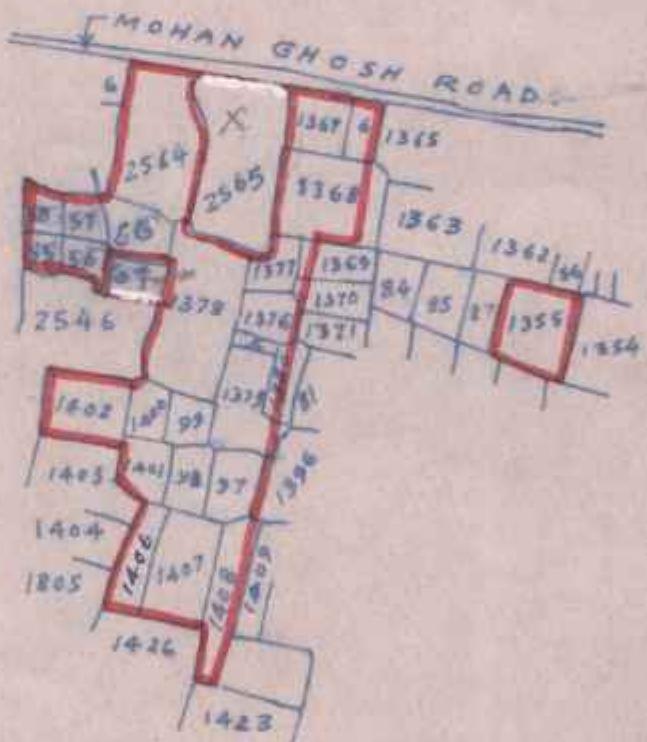
PLAN OF DAG NOS. 1369, 1368 AND OTHERS.
MOUZA - RAMCHANDRAPUR, & BONHOOGHLY NO 65.
J. L. NO. 58. R. S. NOS. 196, & 228. KHTIAN NO.
THANA SONARPUR. DT. 24 PGS. (N.)
SCALE 16" INCH = 1 MILE.

200

VENDOR:- USHA GUPTA

50% OF 5.4962 ACRES = AREA = 3.1431 ACRES.
AND .14 ACRES + .2550 ACRES.

BONHOOGHLY
NO. 65.



Omprat Nivas Private Limited
Purvan Kumar Senjana
Director

Your Appraisal
as Constituted attorney
of the Gupta.