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India & Bay

# भारतीय गैर न्यायिक

दस  
रुपये  
₹.10



TEN  
RUPEES  
Rs.10

## INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

5,00,000/-

21AA 437041

*Permission given by D.A. ... vide no 1785 dt 08.02.09*

Additional District Sub-Registrar Bidhanagar (Salt Lake)

18 MAR 2008 - 6 FEB 2009

*visit case no 0187/08*

*700 250.00  
50 85.00  
325.00*

### CONVEYANCE

- 1.
- 2.
- 3.
- 1.

Date: 18th day of March 2008.

Place: Kolkata

Parties:

Jayanti Adhya alias Jayanti Adhasya, wife of Tarak Chandra Adhya, residing at 91, Rishi Bankim Chandra Road, Extension Dum Dum Cantonment, Kolkata-700028 (Vendor, includes successors-in-interest)

119477

13 MAR 2008

SAHA & RAY  
Advocates  
3A11, 3rd Floor, Hastings Chambers  
7C, Kiran Shankar Roy Road  
Pilkana - 781001.

2,78,000/-  
BANK OF INDIA

MILCORI TIE-UP PRIVATE LIMITED

Unsub. Media.

Director



2715 v.c

Jayant Acharya



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MILCORI TIE-UP PRIVATE LIMITED  
(Salt Lake)

18 MAR 2008

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ମି. ଅକାଶ କୁମାର  
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And

- 3.2 **Charms Merchants Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.3 **ECO Vanijya Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.4 **Falcon Tie-Up Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.5 **Paradise Suppliers Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.6 **Alishan Dealer Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.7 **Apnapan Merchandise Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.8 **Brijwasi Marketing Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.9 **Brijwasi Suppliers Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.10 **Champak Vyapar Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.11 **Chirag Vinimay Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.12 **Concord Vyapaar Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.13 **Desire Trades Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017



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National Book Trust, India  
विद्यार्थी (Sales Dept)

18 MAR 2008

- 3.14 **Everlike Barter Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.15 **Goodhope Commercial Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.16 **Maina Vinimay Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.17 **Manobal Marketing Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.18 **Mataji Merchants Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.19 **Nishakar Marketing Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.20 **Panghat Mercantile Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.21 **Portable Dealing Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.22 **Pritam Dealing Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.23 **Purnima Vyapaar Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.24 **Sadbhawna Dealers Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.25 **Sagun Marketing Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.26 **Sahanbhuti Dealer Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017



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ಅಧಿಕಾರಿ (Salt Lake)

18 MAR 2008

- 3.27 **Sahansil Agencies Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.28 **Sahansil Tradelink Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.29 **Sambodhan Advisory Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.30 **Satyam Dealer Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.31 **Shivdhara Agency Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.32 **Shivganga Vanijya Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.33 **Snehil Merchandise Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.34 **Sugandh Mercantile Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.35 **Sundram Vanijya Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.36 **Surakshit Suppliers Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.37 **Surface Vyapaar Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.38 **Trimudra Vanijya Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.39 **Tropex Mercantile Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017



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LIBRARY STAMP  
National Library (State Deptt)

18 MAR 2008

- 3.40 **Unnati Suppliers Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.41 **Unnati Vyapaar Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.42 **Vedanta Commercial Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani, Kolkata-700017
- 3.43 **Wonder Distributor Private Limited**, a company incorporated under provisions of the Companies Act, 1956, having its registered office at 16, Shakespeare Sarani

(collectively **Purchasers**, includes successors-in-interest). Represented by its Director UMESH KEDIA 310 Kishori Lal Kedia of 16 Shakespeare Sarani Vendor and Purchasers collectively **Parties** and individually **Party**.

Kal-17.

#### NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

#### 4. Subject Matter of Conveyance:

- 4.1 **Said Property:** *Sabi* (agricultural) land measuring 3.88 (three point eight eight) decimal being equivalent to 2 (two) cottah 5 (five) chittack and 26 (twenty six) square feet, more or less, out of 25 (twenty five) decimal contained in R.S/L.R. *Dag* No.498, recorded in R.S/L.R. *Kri Khatian* No.14, *Mauza* Salua, J.L. No.3, Police Station Airport, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in the **Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrance (**Said Property**).

#### 5. Background, Representations, Warranties and Covenants:

- 5.1 **Representations and Warranties Regarding Title:** The Vendor represents, warrants and covenants regarding title as follows:
- 5.1.1 **Sale of Said Property to Vendor:** By a Deed of Sale dated 5<sup>th</sup> March, 1986 and registered in the Office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) in Book No. I, Volume No. 30, Pages 241 to 250, Being No. 1580 for the year 1986, Jugal Kishore Mondal sold, conveyed and transferred all his right, title and interest in the Said Property to and in favour of the Vendor herein, absolutely and forever and for the consideration mentioned therein.
- 5.1.2 **Absolute Ownership of Vendor:** In the abovementioned circumstances, the Vendor has become the sole, absolute and undisputed owner of the Said Property.
- 5.1.3 **True and Correct Representations:** The Vendor is the sole, absolute and undisputed owner of the Said Property as mentioned above and such representation of the Vendor is true and correct.



سازمان اسناد و کتابخانه ملی جمهوری اسلامی ایران  
سازمان اسناد و کتابخانه ملی (Salt Lake City)

18 MAR 2008

- 5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents, warrants and covenants regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- 5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor.
- 5.2.6 **No Right of Preemption:** No person or persons whatsoever has/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, *uses*, *debentures*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargodars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. **Basic Understanding:**

- 6.1 **Agreement to Sell and Purchase:** The Vendor has approached the Purchasers and offered to sell the Said Property to the Purchasers and the Purchasers, based on the



18 MAR 2000  
NATIONAL BUREAU OF AQUACULTURE (Salt Lake)

18 MAR 2000

representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), has agreed to purchase the Said Property from the Vendor.

## 7. **Transfer:**

- 7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchasers the entirety of her right title and interest of whatsoever or howsoever nature in the Said Property, being *sahi* (agricultural) land measuring 3.88 (three point eight eight) decimal being equivalent to 2 (two) cottah 5 (five) chittack and 26 (twenty six) square feet, more or less, out of 25 (twenty five) decimal contained in R.S/L.R *Dag* No.498, recorded in R.S/L.R. *Kri Khatam* No.14, *Mouza* Salua, J.L. No.3, Police Station Airport, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas, more fully described in the **Schedule** below **together with** all easement rights and all other rights, appurtenances and inheritances for access and user thereof, free from all encumbrance.
- 7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs.5,00,000/- (Rupees five lac) paid by the Purchasers to the Vendor, receipt of which the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. **Terms of Transfer:**

- 8.1 **Salient Terms:** The transfer being effected by this Conveyance is:
- 8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.
- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** indemnification by the Vendor about the correctness of their title and authority to sell and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor about the correctness of the Vendor' title and the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at their own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.



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18 MAR 2008

- 8.3 **Delivery of Possession:** *Khas*, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Outgoings** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenants that the Purchasers and their assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **Indemnity:** The Vendor hereby covenants that the Vendor or any person claiming under them in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchasers and their assigns and/or their successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchasers and their assigns and/or their successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue.
- 8.7 **No Objection to Mutation:** The Vendor declares that the Purchasers are fully entitled to mutate their names in all records of the concerned authorities and to pay tax or taxes and all other impositions in their own name. The Vendor undertakes to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchasers and/or their successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule  
(Said Property)**

*Sali* (agricultural) land measuring 3.88 (three point eight eight) decimal being equivalent to 2 (two) cottah 5 (five) chittack and 26 (twenty six) square feet, more or less, out of 25 (twenty five) decimal contained in R.S/L.R. *Dag* No.498, recorded in R.S/L.R. *Kri Khatian* No.14, *Mouza* Salua, J.L. No.3, Police Station Airport, Additional District Sub-Registration Office Bidhannagar, District North 24 Parganas and the said *Dag* is butted and bounded as follows:

<b>On the North</b>	: By R.S/L.R. <i>Dag</i> Nos. 500 & 501
<b>On the East</b>	: By R.S/L.R. <i>Dag</i> Nos. 548 & 549
<b>On the South</b>	: By R.S/L.R. <i>Dag</i> No. 497
<b>On the West</b>	: By R.S/L.R. <i>Dag</i> No. 499



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18 MAR 2008

18 MAR 2008






### Receipt And Memo of Consideration

Received from the within named Purchasers the within mentioned sum of Rs.5,00,000/- (Rupee: five lac) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Demand Draft No.620835	12.03.2008	Vijaya Bank	5,00,000/-

  
 Jayanti Adhya  
 (Jayanti Adhya)  
 [Vendor]

**Witnesses:**

Signature \_\_\_\_\_

Name \_\_\_\_\_

Signature \_\_\_\_\_

Name \_\_\_\_\_



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NATIONAL LIBRARY OF MEDICINE  
WASHINGTON (Seal of the Library)

18 MAR 2008

**Government Of West Bengal**  
**Office of the A. D. S. R. BIDHAN NAGAR**  
**BIDHAN NAGAR**  
Endorsement For deed Number :I-01044 of :2009  
(Serial No. 01047, 2009)

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On 18/03/2008

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

Presented for registration at 15.38 hrs on :18/03/2008, at the Private residence by Umesh Kedia Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 18/03/2008 by

1. Jayanti Adhya alias Jayanti Adhasya, wife of Tarak Ch Adhya, 91 Rishi Bankim Chandra Road, Kol, Thana Dumdum, Pin 700028, By caste Hindu, by Profession ---  
Identified By Tarak Ch Adhya, son of Lt Purna Ch Adhya 12 B East Mol Road Thana -, by caste Hindu, By Profession Business.

Name of the Registering officer: **Nurul Amin Khan**  
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

On 06/02/2009

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) = 5489/- on:06/02/2009

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- 500000/-

Certified that the required stamp duty of this document is Rs 30000 /- and the Stamp duty paid as: Impresive Rs- 10

Deficit stamp duty

Deficit stamp duty Rs 30000/- is paid, by the draft number 590314, Draft Date 09/01/2009 Bank Name STATE BANK OF INDIA, Swasthya Bhawan, received on :06/02/2009.

Name of the Registering officer: **Abhijit Kumar Das**  
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**

[Abhijit Kumar Das]

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN  
NAGAR

Govt. of West Bengal



**ADDL District Sub-Registrar**  
**Bidhan Nagar, North 24 Pgs.**

**- 6 FEB 2009**

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the applicant and/or purchaser/Presenter					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



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संयुक्त प्रशासनिक सेवा (Sah Kaha)

18 MAR 2008

Dated this 18<sup>th</sup> day of March, 2008

Between

Jayanti Adhya  
... Vendor

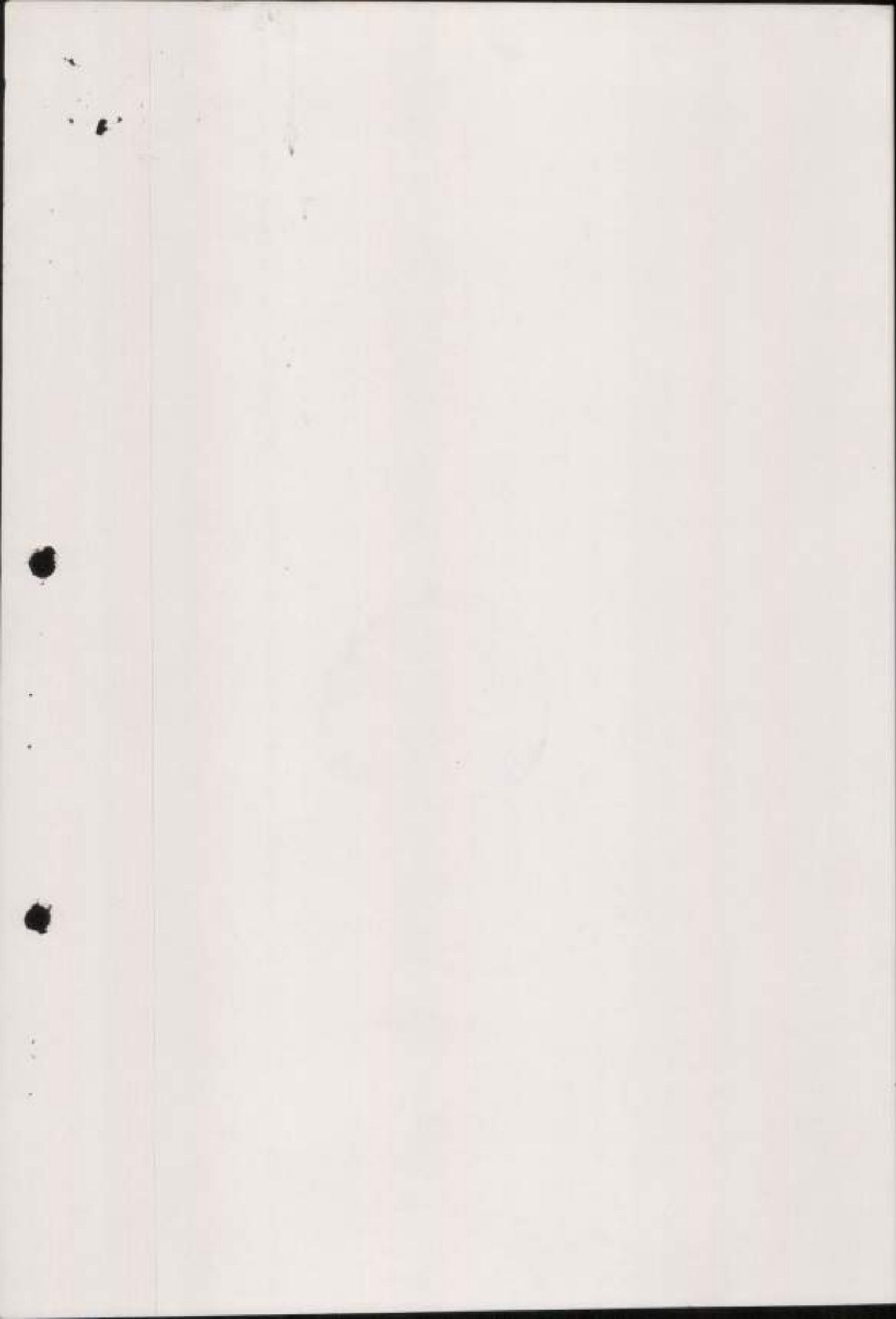
And

Charms Merchants Private Limited & Ors.  
... Purchasers

CONVEYANCE

R.S/L.R Dog No. 498  
Mouza Salua  
District North 24 Parganas

**Saha & Ray**  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kiran Sankar Roy Road  
Kolkata-700001



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

CD Volume number 1

Page from 21823 to 21836

being No 01044 for the year 2009.



Handwritten signature or mark.

(Abhijit Kumar Das) 09-February-2009  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A. D. S. R. BIDHAN NAGAR  
West Bengal

