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Dhansu! - 5161/07

DPR-II Baraset

भारतीय गैर न्यायिक

पाँच रुपये

FIVE RUPEES



भारत INDIA

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

01AA 517658

4899
2004
A. 21.07.07

4/11/07 - 4.00.00
8.00 - 9.00.00
8.00 - 8.00.00
Rs. 100.00

NO - 5161/07



7578

19 JUN 2009

To,
 Name
 Address
 City
 State
 Pin
 District
 District Sub-Registrar
 District, South 24 Pgs
 West Bengal

K. K. Paul



Fee Paid

P (a) + (b)	Rs	9.00
Stamp	Rs	90.00
Search	Rs	8.00
Plan fee	Rs	10.00
6 pages	Rs	
G. F. S	Rs	

Total Rs 112.00

Copy prepared Sealed, Dated &
 Delivered to the applicant on
 Date No. *4239* at *21-7-09*

2009
 District Sub-Registrar -
 South 24 Pgs, West Bengal
21-7-09

भारतीय गैर न्यायिक

पाँच रुपये

FIVE RUPEES



रु.5



सत्यमेव जयते



RS.5

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

01AA 517659

NO - 5161/07

15/5/

7579

11 9 JUN 2000

Name _____
 Address _____
 City _____
 State _____
 Zip _____
 Telephone _____
 Postmaster's Office _____
 Dist. South of Pa. _____
 State _____

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Ar Lohy Estate
 Estate Survey Dugur
 2557

Jagannath Dugar
 Lohy Estate Putha
 Naba Kumar
 Archananda
 Wajay Kumar
 Mathkal
 Chitrakant

2557
 06 JUN 2007
 I.R.R.D.

Ar Lohy Estate
 Estate Survey Dugur
 2558

DEED OF CONVEYANCE

Kishori Mohan Dasgupta
 6/6/07
 2559

Archananda
 Wajay Kumar
 Mathkal
 Chitrakant

Naba Kumar

06 JUN 2007
 I.R.R.D.

06 JUN 2007



BETWEEN

1. SRI KISHORI MOHAN NASKAR, 2. SRI NABAKUMAR NASKAR, both are sons of Late Lalit Mohan Naskar, both are by faith - Hindu, by occupation - Cultivation, by Nationality - Indian, both are residing at Salua, P. S. Rajarhat, Dist. North 24 Parganas, **3. SMT. ARCHANA MONDAL,** wife of Ajay Kumar Mondal, by faith - Hindu, by occupation - House Wife, by Nationality - Indian, residing at Mathkal, P. S. Dum Dum, Dist. North 24 Parganas, hereinafter called and referred to as the "**VENDORS**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives, nominees and assigns) of the **ONE PART.**

AND

1. LOFTY ESTATE PVT. LTD., 2. BONEWELL TRADING PVT. LTD., 3. RELAX TRADING PVT. LTD., 4. LOVELY BARTER PVT. LTD., 5. NEELKANTH TIE-UP PVT. LTD., 6. SUDHAKAR SUPPLY PVT. LTD., 7. DIGNITY DISTRIBUTORS PVT. LTD., 8. HEVAN MERCHANOISE PVT. LTD., 9. RIPPLE DISTRIBUTORS PVT. LTD., 10. MRIDUL BARTER PVT. LTD., 11. SATYAVACHAN MERCHANDISE PVT. LTD., 12. WINDSON VYAPAAR PVT. LTD., 13. SPOTLIGHT DISTRIBUTORS, 14. MAHASHAKTI TIE-UP PVT. LTD., 15. TAPWAN MERCHANDISE, 16. NIKHAR AGENCIES, 17. KASAUTI TRADING, 18. COMFORT BARTER, 19. EXCLUSIVE SUPPLY, 20. SANJOG VINIMAY, 21. PROMINENT DISTRIBUTORS,

all are private limited company, having its registered office at AF-2, Jyangra, Kolkata - 700 059, P. S. Rajarhat, Dist. North 24 Parganas, represented by its Director namely **SRI JAGAT SINGH DUGAR,** by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at AF-2, Jyangra, Kolkata -

Contd..... 3



2560

Archananda Mondal.

Ant & Des
Sio Dilip Das.
G. Muzumbar, ul-59.
Kand Cerk.



126
Registrar of Companies
North 24-Parganas
(D. S. R. - II)
06 JUN 2009



700 059, P. S. Rajarhat, Dist. North 24 Parganas, hereinafter called and referred to as the "**PURCHASER**" (which terms and expression unless repugnant to the subject or context shall mean and include its administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS ALL THAT piece and parcel of SALI land measuring more or less .82 Sataks lying and situate at Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. Old - 125/B1, New - 10, comprised in C. S. Khatian Nos. 311, 312, 280, 319, corresponding to R. S. Khatian Nos. 163, 234/1, 121, 164, L. R. Khatian No. Kri. 284, under C. S. Dag No. 535, corresponding to R. S. Dag No. 553, P. S. Rajarhat, A.D.S.R.O. Bidhan Nagar, Salt Lake City, within the Ward No. 4 of Rajarhat Gopalpur Municipality, Dist. North 24 Parganas along with other properties originally belonged to one Annada Prasad Mondal.

AND WHEREAS the said Annada Prasad Mondal while was in so exclusive possession his name was recorded in C. S. Settlement Records of Rights in the year 1932, and he made a Deed of Gift in favour of one Sri Lalit-Mohan Naskar on 23.03.1948 and the said deed was executed and registered before the office of S. R. Cossipore, Dum Dum and recorded in Book No. I, Volume No. 39, Pages 136 to 139 being No. 1374 for the year 1948.

AND WHEREAS the said Sri Lalit Mohan Naskar recorded his name in R. S. Settlement Records of Rights in the year 1954 and present Settlement Records of Rights in the year 1981 and while he was in so exclusive possession he died intestate leaving behind two sons namely Sri Kishori Mohan Naskar & Sri Nabakumar Naskar the present vendors No. 1 & 2 herein and five married daughters namely Smt. Kamani Bala Mondal, Smt. Mohini Bala Mondal, Smt. Damini Bala Mondal, Smt. Molina

Contd..... 4



Bala Halder & Smt. Archana Mondal, the present vendor no. 3 herein as his legal heirs and successors-in-interest in respect of property left by the said deceased Lalit Mohan Naskar.

AND WHEREAS the said Sri Kishori Mohan Naskar, Sri Nabakumar Naskar, Smt. Kamani Bala Mondal, Smt. Mohini Bala Mondal, Smt. Damini Bala Mondal, Smt. Molina Bala Halder & Smt. Archana Mondal became the absolute joint owners and possessors by way of inheritance from their father.

AND WHEREAS the said Smt. Kamani Bala Mondal while was in so exclusive possession along with other brothers and sisters, she made a Deed of Conveyance in favour of her two brothers, the present vendors no. 1 & 2 herein on 17.05.1983, which was executed and registered before the office of S. R. Cossipore, Dum Dum and recorded in Book No. 1, being Deed No. 5068 in the year 1983 in respect of her undivided 1/7th share of land measuring more or less .1170 Sataks along with other properties.

AND WHEREAS the said Smt. Damini Bala Mondal while was in so exclusive possession along with other brothers and sisters, she made a Deed of Conveyance in favour of her two brothers, the present vendors no. 1 & 2 herein on 17.05.1983, which was executed and registered before the office of S. R. Cossipore, Dum Dum and recorded in Book No. 1, being Deed No. 5069 in the year 1983 in respect of her undivided 1/7th share of land measuring more or less .1170 Sataks along with other properties.

AND WHEREAS the said Smt. Mohini Bala Mondal while was in so exclusive possession along with other brothers and sisters, she made a Deed of Conveyance in favour of her two brothers, the present vendors no. 1 & 2 herein on 17.05.1983, which

Contd..... 5



was executed and registered before the office of S. R. Cossipore, Dum Dum and recorded in Book No. 1, being Deed No. 5070 in the year 1983 in respect of her undivided 1/7th share of land measuring more or less .1170 Sataks along with other properties.

AND WHEREAS the said Smt. Molina Bala Halder while was in so exclusive possession along with other brothers and sisters, she made a Deed of Conveyance in favour of her two brothers, the present vendors no. 1 & 2 herein on 17.05.1983, which was executed and registered before the office of S. R. Cossipore, Dum Dum and recorded in Book No. 1, being Deed No. 5071 in the year 1983 in respect of her undivided 1/7th share of land measuring more or less .1170 Sataks along with other properties.

AND WHEREAS the present vendors no. 1 & 2 herein by way of inheritance and by way of aforesaid four Deeds became the absolute joint owners and possessors in respect of the .7030 Sataks of land out of .82 Sataks of land, on the other hand the vendor no. 3 namely Smt. Archana Mondal by virtue of inheritance became the absolute owner and possessor in respect of the .1170 Sataks of land out of .82 Sataks of land and thus the vendors herein are jointly became the absolute owners and possessors in respect of land measuring more or less .82 Sataks of SALI land, which is more fully described in the schedule herein under written and herein after referred to as the "SAID LAND".

AND WHEREAS the present vendors after acquiring the aforesaid land mutated their names before the authorities concern and enjoyed & possessed the same uninterruptedly.



AND WHEREAS the present vendors have decided to sell out the said land ALL THAT piece and parcel of SALI land measuring more or less 0.82 Sataks lying and situate at Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. Old - 125/B1, New - 10, comprised in C. S. Khatian Nos. 311, 312, 280, 319, corresponding to R. S. Khatian Nos. 163, 234/1, 121, 164, L. R. Khatian No. Kri. 284, under C. S. Dag No. 535, corresponding to R. S. Dag No. 553, P. S. Rajarhat, A.D.S.R.O. Bidhan Nagar, Salt Lake City, within the Ward No. 4 of Rajarhat Gopalpur Municipality, Dist. North 24 Parganas, along with all easementary rights at a total consideration of Rs. 1,20,00,000.00 (Rupees One Core Twenty lac) only and the purchaser being informed about the same is agreed to purchase the same at the said consideration and accordingly this Deed of Conveyance took place by and between the present Vendors and purchaser.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said total consideration amount to the vendors paid by the purchaser as per memo below at or immediately before the execution of these presents (the receipt whereof the vendors do hereby as well as by the receipt whereof the vendors do hereby as well as by the receipt here under written, admit and acknowledge and of from the same and every part thereof hereby acquit, release and forever discharge the said purchaser) as well as the said property particularly described in the schedule hereinafter written, the vendors do hereby sell, grant, transfer and convey and assign and unto the purchaser free from all encumbrances charges liens, lispences ALL THAT piece and parcel of SALI land measuring more or less 0.82 Sataks lying and situate at Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. Old - 125/B1, New - 10, comprised in C. S. Khatian Nos. 311, 312, 280, 319, corresponding to R. S. Khatian Nos. 163, 234/1, 121, 164, L. R. Khatian No. Kri. 284, under C. S. Dag

Contd..... 7



No. 535, corresponding to R. S. Dag No. 553, P. S. Rajarhat, A.D.S.R.O. Bidhan Nagar, Salt Lake City, within the Ward No. 4 of Rajarhat Gopalpur Municipality, Dist. North 24 Parganas, along with all easementary right and appurtenances as particularly described in the schedule hereinafter written TO HAVE AND TO HOLD the said property hereby granted, transferred conveyed and assigned or expressed or intended so to be with the appurtenances unto the purchaser absolutely and forever free from all encumbrances whatsoever.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER :-

1. That the schedule property is free from all encumbrances, attachments, liens, mortgages and the vendors have absolute right, title and interest in respect of the schedule property.
2. That no notice issued under the public demand recovery act. have been served on the vendors not any such notice have been published.
3. That the vendors have not yet received any notice of requisite on and / or requisition of the property described in the schedule hereinafter written.
4. That the purchaser and all person or persons claiming through the purchaser shall have undisputed and all manner of right over the common passages and other easementary rights.
5. That the vendors and their legal heirs from time to time shall be bound to execute necessary Deed of Rectification or other document / documents without any consideration in favour of the purchaser or its legal heirs in respect of the schedule land for any defect, omission, error to be found later on in the present deed at the cost of the purchaser.

Contd..... 8



6. That the purchaser on and from this day shall have absolute right to install electricity, water connection, sewerage connection, telephone connection etc. at its own cost and expenses.

AND the vendors deliver this day khas possession of the said property along with the relevant documents of right, title and possession unto the purchaser.

SCHEDULE ABOVE REFERRED TO
(Description of land)

ALL THAT piece and parcel of SALL land measuring more or less **0.82 Sataks** lying and situate at Mouza - Salua, J. L. No. 3, R. S. No. 109, Touzi No. Old - 125/B1, New - 10, comprised in C. S. Khatian Nos. 311, 312, 280, 319, corresponding to R. S. Khatian Nos. 163, 234/1, 121, 164, L. R. Khatian No. Kri. 284, under C. S. Dag No. 535, corresponding to R. S. Dag No. 553, P. S. Rajarhat, A.D.S.R.O. Bidhan Nagar, Salt Lake City, within the Ward No. 4 of Rajarhat Gopalpur Municipality, Dist. North 24 Parganas, together with all easement rights along with the common passage, with electricity, water, sewerage connection. The annual proportionate rent is payable to the Collectorate of North 24-Parganas on behalf of Govt. of West Bengal. The land is hereby sold with all easementary right. One site plan is annexed herewith marked by red border, which will be treated as a part of this indenture, which is butted and bounded as follows :-

On the North : R.S. Dag No. 549
On the South : R.S. Dag No. 552
On the East : R.S. Dag No. 554
On the West : R.S. Dag No. 550

Shree Kuman Dasgupta

Contd..... 9



IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the parties at **Kolkata** in presence of :-

1. Gopal Chandra Ghosh
Saadikati.

For Lady Estates (P) Ltd
Jagadish Chandra Ghosh

2. Ram Mondal
Koushiknagar

✓ Krishon Mohan Naikar
at: 10.2

✓ Naba Kumar Natham

✓ Aradhana Mondal.

.....
Signature of the Vendors



UNDER RULE 44A OF THE I.R. ACT 1908 N.B - L.H. BOX - SMALL TO THUMB PRINTS
 R.H. BOX - THUMB TO SMALL PRINTS



Basal Kumar Singh

	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE



*Nabe Khan
Nasir*

	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE



*of the hand of the man
5/6/07*

	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE



Frehana Mondal

	LITTLE	RING	MIDDLE	FORE	THUMB
	THUMB	FORE	MIDDLE	RING	LITTLE

Attested



SITE PLAN

OF LAND OF R. S. DAG NO 553, L. R. KH. NO. 284,
MOUZA SALUA, JL NO 3, R. S. NO 109, MOUZINO
125 B1, P. S. AIRPORT, DIST. NORTH 24 PGS. WARD
NO 4, UNDER R. G. M. Scale: 1"=80'-0"

LAND AREA 0.82 DEC C

Vendee

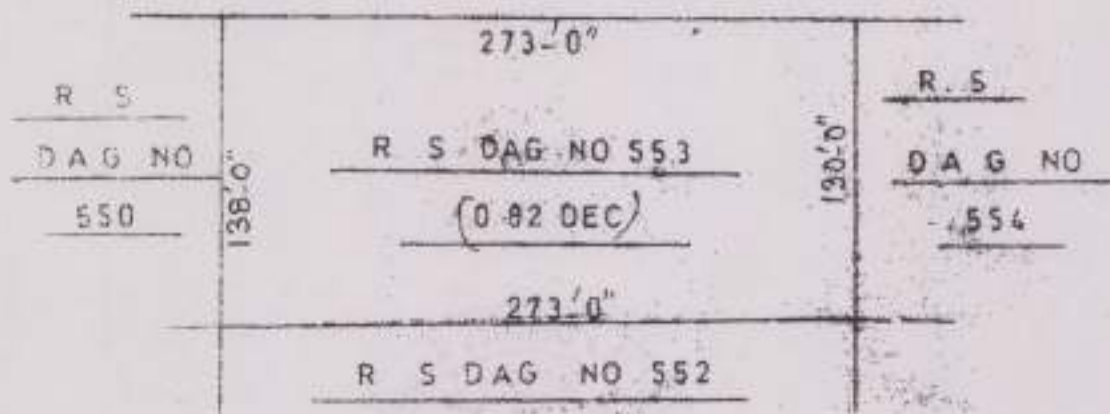
Vendors: 1) sri Kishori Mohan Naskar

2) sri Naba Kumar Naskar

& 3) smt Archana Mondal



R. S. DAG NO 549



- ✓ Kishori Mohan Naskar
8/8/07
- ✓ Naba Kumar Naskar
- ✓ Archana Mondal.

SIG OF VENDORS

Jagan Sush Dey

Copied by

s k ghosh
LBS



MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. 1,20,00,000.00 (Rupees One Core Twenty lac) only being the full consideration money of the aforesaid schedule land and payment as per memo below.

MEMO

By pay order being No - 018258.
Drawn upon UT. Bank Ltd.
In favour of Smt. Archana Mondal Rs. 40,000.00/-

By pay order being No - 18257 dt. 2-6-07
Drawn upon UTI Bank Ltd. Rs. 40,000.00/-

By pay order being No. 003052 dt.
2 Jun 2007 drawn upon - Latah Mehra
dr Bank. Rs. 40,000.00/-

Total - Rs. 1,20,000.00/-
Rs. One Core Twenty Lacs only

Kishori Mohan Nandan
6/6/07
Naba Kumar Nandan

WITNESSES :-

1. Gobal chandra sarkar
Kaditali

Archana Mondal.

2. Ram Mondal

.....
Signature of the Vendors

Drafted & Prepared by :

Sanjib Kumar Sarkar
Advocate
No. 256/94
Advocate, Barasat.

True Copy

5-5-07
21-7-07

District Sub-Registrar - 1
North 24 Pargana, Barasat

21-7-07



10/10/2020

10/10/2020

10/10/2020

10/10/2020

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 7171 to 7193
being No 05161 for the year 2007.



(X) 10-August-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

