

07410

02640

41



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

325 - 41/12/10/... 27/10

250 - 41/12/10/... 25.02

106543

8/10/666853 24/04/07
Rs. 399300

8/10/666853 24/02/07
Rs. 490000

Admissible under rule 21 and also
u/s 5 (1) of the B. L. R.
Act, 1955 duty Exempt. Exempt
from fees not require Stamp duty
under the Indian Stamp Act,
1989. Sect. duty I.A. 23+4+4

2011
1953 or
573.00
7.00
7.00
573.00

Fees Rs 16.3138
received
08/05/07
DEED OF CONVEYANCE

08/05/07

THIS INDENTURE is made on 1st day of September, of TWO THOUSAND SIX,

- ① Dm 415567 dt 28/8/07 Rs 119500 srg. Manickdas, Cal,
 - ② Dm 901092 dt 12/7/07 Rs 91100 srg. Gont... (P-2),
 - ③ Dm 90093 dt 12/7/07 Rs 67100 srg. Nannuday, Cal,
- total = 179700

Amarendraal,
Adv. High Court

658

18/7/06

Advocate High Court
100%

Signature
8000

5000
28 JUN 2006

28 JUN 2006

658 - 662
Total 500 18/7/06

444000



Presented for Registration at A.M./...
on the 18th day of Sept. 2006
of the Registrar (Salt Lake City)
Add. District Sub-Registrar Office

Rubindra Nath Mandal
Rabindra Nath Mandal
Shib Nath Mandal
Utpada Das w/o
Pradip Das w/o



12372

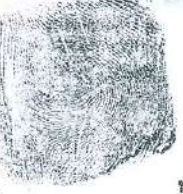
Rabindra Nath Mandal
1 SEP 2006



12373

Signature

Rahul Jaiswal s/o Vinod
Ajay Jaiswal of Afghara's
Hindal Business



12374

Utpala Das

Gyanendra Pal
Sumit Pal
New Begal Lane
KAL-50
Business/H/wife, Cultivator

Ganita Pal
Sumit Pal
3, Ramkali Kancher
KOL-50

Additional District Sub-Registrar
Salt Lake City



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106544

(2)

BETWEEN

1) Sri RABINDRA NATH MONDAL son of Late Shib Nath
Mondal 2) Smt. GOURI MONDAL wife of Late Shib Nath
Mondal 3) Smt. UTPALA DAS wife of Pradip Das all are
residing at Atghara, P.S. Rajarhat, Dist. 24 PGS(N),

Cont... (P-3)

Mondal



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106545

(3)

By Caste Hindu, By Occupation Business / housewife, hereinafter called the "VENDORS" (which term or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and to include their legal heirs, executors, administrators, representatives and assigns) of the ONE PART,

Cont... (P-4)

Alala



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106546

(4)

AND

1) Shri VINOD KUMAR JAISWAL son of Late Tribeni Prasad Jaiswal of Atghara, P.S. Rajarhat, Dist. 24 PGS(N),

2) Shri RAHUL JAISWAL son of Vinod Kumar Jaiswal of Atghara, P.S. Rajarhat, Dist. 24 PGS(N), By Caste Hindu

By Occupation Business hereinafter called the "CONFIRMING

PARTIES" (which expression shall unless excluded by the

or repugnant to the context be deemed to mean and to

include their heirs, executors, administrators,

directors, legal representatives and assigns) of the

SECOND PART,

Cont.. (P-5)

Alala



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

106547

(5)

AND

1) Display Vinimay Pvt.Ltd. 2) Hector Distributors pvt.Ltd.
3) Luckdhan Dealers Pvt.Ltd. 4) Kuber Vanijya Pvt.Ltd.
5) Sarwar Agencies Pvt.Ltd. 6) Lagan Commodities Pvt.Ltd.
7) Anumodan Suppliers Pvt.Ltd. 8) Gulmohar Agency Pvt.Ltd.
9) Compare Merchants Pvt.Ltd. All of these companies are incorporated under the companies Act.1956 having their registered office at 8/1 Lalbazar Street kolkata-700001, hereinafter called the "PURCHASERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and to include his successor-in-interest, directors, administrators, legal representatives and assigns) of the

THIRD PART.

Cont... (P-6)

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(6)

AND WHEREAS Shibnath Mondal since deceased was the owner of undivided 0.0417 part of C.S. Khatian Nos. - 46 and 37 of Mouza Noapara containing an area 1.79 Acres in different Dag Nos. and C.S. Khatian Nos. 119, 121, 177, 327 and 118 of Mouza Atghara containing an area of 6.89 Acres land in different Dags in above two Mouzas total land becomes 8.68 Acres.

AND WHEREAS Shibnath Mondal died intestate leaving behind his only son and ^{only} ~~two~~ ^{his only wife and} daughters and they seized, possessed and inherited the properties left by their father.

AND WHEREAS in 1985 1/3 (one third) shareholders of the above mentioned lands, Bankim Chandra Gain and Others filed the Title Suit No. 203/1985 before the Learned second Assistant District Judge at Alipore for partition. Their 1/3rd share by mutes and bounds impleading the other co-sharers as party defendants therein.

AND WHEREAS on 28/09/1994 the Learned Second Court of Assistant District Judge at Alipore was pleased to pass a decree in preliminary form on context in favour of plaintiffs and thereafter the said preliminary decree put into final decree and after measurement by an advocate survey commissioner locally the Learned Court was further being pleased to pass a final decree mentioning shares of land by Red and Blue border on the map on plan drawn by the said Learned advocate survey commissioner and thereafter in

Robindranath Mondal

(7)

through the Court Bailiff Vide Title execution case No.

11/1995.

AND WHEREAS by virtue of that partition plan the plaintiffs and defendants have separated their plots in Red and Blue colour area that is the area shown in the map coloured by Blue Border line area was allotted to defendants and Red Border line area to plaintiffs.

AND WHEREAS by virtue of that partition plan and Deeds the area allotted in Blue border line area the Vendor herein this concern become owners of 1/16 parts of the Defendants area.

AND WHEREAS the Rabindra Nath Mondal and two others the vendors herein are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said undivided share of land obtained specifically and distinctly by way of partition.

AND WHEREAS the Rabindra Nath Mondal and two others in this concern become owners of 7.8125 Decimals which is equivalent to 4 (Four) Cottahas 11 (Eleven) Chittaks 28 (Twenty Eight) Sq. Ft. of Land out of 1.25 Acres of Land, in C.S. Khatian Nos. 119 and 121, C.S. Dag Nos. 538, 543, 546, 553, 568 and 569 and R.S./ L.R. Dag No. 524, 529, 532, 539, 554 and 555 R.S. Khatian Nos. 521 and 522 L.R. Khaitan Nos. 444, 495, 518, 577, 625, 841, 924, 948 and 686 of Mouza Atgahra

AND WHEREAS the Vendors herein being in urgent need of money jointly declared to sell their full shares in the said Dag Nos. the details of which is mentioned in the Schedule given below.

AND WHEREAS the purchaser herein above have contacted with the vendors as well as together with the confirming parties for purchasing the same and gave them the highest offer for the same property mentioned in the Schedule hereunder and the sellers (owners) accepted their offers of purchasing at or for the price of Rs. 4,70,000/- (Rupees Four Lacks and Seventy Thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the sum of Rs. 4,70,000 (Four Lacs Seventy Thousand) only to the Vendors and the confirming parties paid by the purchaser at on immediately before the execution of this present the receipt where of the Vendors and the confirming parties do hereby admit and acknowledged and of from the same and every part thereof acquits, release and discharged the purchaser his heirs, execution, administration, successors in interest legal representatives and assigns every one of them and also the said property to the vendors as beneficial owners do by these presents, indefeasibly grant, sell, convey and transfer, assign and assured into the purchaser his heirs, executors, representatives and assign

schedule hereunder written **OR HOWSOEVER OTHERWISE** the said property now or hereinbefore were or was situate, butted, bounded called known, number described and distinguished **TOGETHER WITH** all houses, erections, fixtures, walls yards, court yards and benefits and advantages of ancient and other lights, liberties easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversioner and reversioners, remainder and remainders, rents issues and profits and of every part thereof together furthermore all estate, right, title inheritents, use, trust, property, claim and demand whatsoever both at Law and in enquiry of the Vendors into and upon the said property or every part thereof **AND** all Deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendors, their heirs, executors, administrators or representatives or any person from whom they can or may procure the same without action or suit at Law or in equity **TO ENTER INTO AND HAVE OWN POSSESSES AND ENJOY** the said property mentioned in schedule hereunder written and every part thereof thereby granted sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtances unto and to the use of the purchaser his heirs, executors, administrators or representatives and assigns,

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forever freed and discharged from or otherwise by the Vendors well and sufficiently Indemnified or and against all encumbrances, claims, liens and demands etc. whatsoever created or suffered by the Vendors from to these presents and Vendors do hereby for themselves their heirs, executors, administrators and representatives covenant with the purchaser his heirs, executors, administrators or representatives and assigns, That Notwithstanding any Act, Deed or thing whatsoever, by the vendors or by any of their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Vendors had at all material times heretofore and now and has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the purchaser his heirs, executors, administrators or representatives and assigns in the manner aforesaid **AND THAT** the purchaser his heirs, executors, administrators or representatives and assigns, shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receives the rents issues and profits thereof, without any lawful evictions, hinder and interruptions, disturbances, claim or demand whatsoever from or by the Vendors, or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for these or from or under any of their executors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquired, exonerated and released or

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(11)

otherwise by and at the costs and expenses of the Vendors well and sufficiently save indemnified for from and against all and all manner or claims charges, lien, debts, attachments and encumbrances whatsoever made or suffered by the vendors or any of their ancestors or predecessors in title or any person or persons lawfully equitably claiming as aforesaid **AND FURTHER THAT** the vendors and all persons having or lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the property or any part thereof from under or in trust for their heirs the Vendors or from or under any her predecessors of ancestors in title shall and will from time to time at all times hereafter at the request and cost of the purchaser his heirs, executors, administrators or representatives and assigns, do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the purchaser his heirs, executors, administrators or representatives and assigns, according to the true intent and meaning of these presents as shall be or may be reasonably required **AND FURTHER MORE THAT** the Vendors and their heirs, executors, administrators or representatives, shall at all times hereafter indemnify and keep indemnified the purchaser his heirs, executors, administrators or representatives and assigns, against loss, damages, cost, charges and expenses against loss, damages, cost, charges and expenses if any suffered by reason of any defect in the title of the vendors or any breach of the covenants hereunder contained.

cont... (P-12)

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(12)

THE SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of undivided Sali land in different Dags containing an area in total of 7.8125 Decimals (out of 1.25 Acres of land) which is equivalent to 4 (four) Cotthas, 11 (eleven) chittaks 28 (twenty eight) square feet more or less in different Dags given below being L.R Khatian Nos. 444, 495, 518, 577, 625, 841, 924, 948, 401 and 686 R.S Khatian Nos. 521 and 522 at Mouza Atghara P.S. Rajarhat District 24 PGS (NORTH) J.L. No. 10, R.S. No. 133, Touzi No. 172 under Ward No. 6 Rajarhat Gopalpur Municipality under the Jurisdiction of A.D.S.R. Bidhan Nagar at (Salt Lake City).

No.	C.S.Dag Nos.	C.S Khatian Nos.	R.S./L.R. Dag No.	R.S Khatian Nos.	Total Area in Decimal	Sold Area in Decimals
1	538	121	524	522	2	0.125
2	543	121	529	522	12	0.750
3	546	119	532	521	61	3.8125
4	553	121	539	522	17	1.0625
5	568	121	554	522	6	0.375
6	569	119	555	521	27 out of 71	1.6875
					1.25 Acres	7.8125 Decimals

The conveyed land is Rayat Dakhali Swatya under the Government of West Bengal and the proportionate rent is payable to the collector of 24 Parganas (North).

BOUNDARIES : -

R.S. / L.R. Dag No. 539

ON THE NORTH - R.S. Dag No. 541, 549 & 550

ON THE SOUTH - R.S. Dag No. 538 & 554

ON THE EAST - R.S. Dag No. 553

ON THE WEST - R.S. Dag No. 540

cont... (P-13)

Robindra Nath Mondal

Atulya

(13)

R.S. / L.R. Dag No. 554

ON THE NORTH - R.S. Dag No. 539 & 553
ON THE SOUTH - R.S. Dag No. 536
ON THE EAST - R.S. Dag No. 555
ON THE WEST - R.S. Dag No. 538

R.S. / L.R. Dag No. 555

ON THE NORTH - R.S. Dag No. 555
ON THE SOUTH - R.S. Dag No. 532
ON THE EAST - R.S. Dag No. 695 & 573
ON THE WEST - R.S. Dag No. 554, 553 & 552

R.S./L.R. Dag No. 524

ON THE NORTH - R.S. Dag No. 523
ON THE SOUTH - R.S. Dag No. 730 & 526
ON THE EAST - R.S. Dag No. 525
ON THE WEST - R.S. Dag No. 493 & 494

R.S. / L.R. Dag No. 529

ON THE NORTH - R.S. Dag No. 533 & 534
ON THE SOUTH - R.S. Dag No. 530 & 531
ON THE EAST - R.S. Dag No. 532
ON THE WEST - R.S. Dag No. 527 & 528

R.S. / L.R. Dag No. 532

ON THE NORTH - R.S. Dag No. 555
ON THE SOUTH - R.S. Dag No. 699 & 707
ON THE EAST - R.S. Dag No. 695
ON THE WEST - R.S. Dag No. 529, 531, 533, 535 & 536

cont... (P-14)

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(14)

IN WITNESS WHEREOF The Vendors and the confirming parties
have hereunto set and subscribe their hands and seals by the
day, month and year first above written.

WITNESSES

1. Jayanta Pal.
28, Ramkali Hukhujer
Lane. K.O. - 50.

2. Saurav Kr. Mandal.
Atghana,
Kot. - 136.

1. Rabin Prakash Mandal

2. *Signature*

3. Utpala Das.

Signature of the VENDORS

1. Vinod Kumar Jain

2. Rahul Jain

Signature of the CONFIRMING PARTIES

Cont... (P-15)

akala

(15)

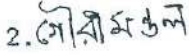
RECEIVED from the within named Purchasers, the within mentioned sum of (Rupees Fours Lacs Seventy thousand) only being full and agreed consideration money as per memo below:-

MEMO OF CONSIDERATION

1. Paid by pay orders No. - 319125, 319126, & 319127 dated 08-08-06 Rs 2,70,000/-
drawn on Corporation Bank Dharmatolla branch
Kolkata
 2. Paid by cheques No. - 637459 & 637461
dated 09-08-06 Drawn on Corporation Bank Rs 1,55,000/-
Dharmatolla - Kolkata Branch
 3. Paid by cheque No. - 637463 dated 09-08-06 Rs. 45,000/-
drawn on Corporation Bank -
Dharmatolla - Kolkata Branch
- RS. Rs. 4,70,000/-

WITNESSES

1. Sanjanta Pal.
28, Ramkali Mukherjee
Lane. K01-50.
2. Saurav K. Mandal.
Aryama,
Kolkata - 700136.

1. Rabindranath Mandal -
2. 
3. UTPALA DAS.

Signature of the VENDORS

1. Vinod Kumar Jaiswal
2. Rahul Jain












Amarendra Kala
Advocate High Court
W.P. 480/79

Signature of the CONFIRMING PARTIES

ATURE OF THE
ESSENTANT/
UTANT/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












 রবীন্দ্রনাথ মজুমদার	LH.					
	RH.					

ATTESTED :-

Rabinranath Majumdar

 গৌরীচন্দ্র	LH.					
	RH.					

ATTESTED :- গৌরীচন্দ্র

 উপালা দাস	LH.					
	RH.					

ATTESTED :-












Utpala Das

ATURE OF THE
ESSENTANT/
UTANT/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

 Soumen Bhosmick	LH.					
	RH.					

ATTESTED :- Soumen Bhosmick (Director of the Purchasers/Company's)

 Vinod Kumar Jain	LH.					
	RH.					

ATTESTED :- Vinod Kumar Jain

 Rahul Jain	LH.					
	RH.					

ATTESTED :- Rahul Jain



Additional District Sub-Register
Edinburgh (City)

SEP 2006



National District Sub-Register
Edinburgh (City)
11.5.07

Additional District Sub-Register,
Edinburgh (City)

Registered in.....
Book No.....
Volume No.....
Pages.....
Being No.....
For the Year.....

MD 10/11/07

(4/1)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 4379 to 4401
being No 02640 for the year 2007.



(MD. Nural Amin Khan) 11-May-2007
Additional District Sub Registrar
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

04583

P-06606

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

পশ্চিমবঙ্গ পश्चिम बंगाल WEST BENGAL

Admissible under Rule 21 & sub-
rule 5 (1) of W. R. L. R. Act. 1952
duty Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No. 1
Fees Paid.

A - 4599 1st
B - 28 1st
C - 4/1

A 490786

24010

16/4/07

W. 250
24
290
13/4/07

780668

Darshan

20

16/4/07

23

Registered under the
North 24 Parganas
(S. & S.A.)

12 SEP 2008

DEED OF CONVEYANCE

THIS DEED OF INDENTURE is made this 13th day of April
two thousand seven Christian Era BETWEEN SRI VINOD KUMAR
JAISWAL son of Lt. Tribeni Prosad Jaiswal, by faith Hindu, Indian
Citizen, by occupation Business and residing at Atghara, P.S. Rajarhat,
Dist.- North 24 Parganas hereinafter called the VENDOR (which ex-
pression shall unless excluded by or repugnant to the context be deemed
to mean and include his heirs, executors, administrators, representatives
and assigns) of the ONE PART;

JV 250
JV 20
270

JV 250
JV 20
270
Visit card no 636
dt-13/4/07

H42
101

05/2/07
 024
 A. Kales
 Advocates
 H. C. in
 1000/- টাকা বাকী
 বিধার নম্বর (সংকলিত সিস্টেম)
 এ. ডি. এম. সারি, কলিকতা

15 JAN 2007



720000

সংসদ নাম
 মোট টাকার তারিখ
 এই টাকার নাম-এ মোট টাকার
 টাকার বরাদ্দ করা হয়েছে
 প্রেরণের নাম- বাকপুর

ভেদে -
 presented for Registration at A.M./P.M.
 on the 22nd day of Sept. 2005
 in the presence of the Sadar Registration
 Office at Barasat by Vinod Kumar Jaiswal
 as of the Executant / Claimant

Vinod Kumar Jaiswal

Sr. Vinod Kumar Jaiswal Sr. &
 Tarun Prasad Jaiswal
 Barasat

North 24 Parganas District - North 24 Parganas
 by Caste - Hindu / Muslim / Christian
 Profession - Business
 13 APR 2007

1457

Vinod Kumar Jaiswal

Ramesh Jaiswal
 Sr. Vinod K. Jaiswal

North 24 Parganas District - North 24 Parganas
 by Caste - Hindu / Muslim / Christian
 Profession - Business

[Signature]

Rahul Jaiswal
 810 - Vinod K. Jaiswal
 Agartala
 Barasat

North 24 Parganas
 13 APR 2007

AND

- 1) SUHAGAN MARKETING PRIVATE LIMITED
- 2) M/S NEUTRAL VYAPAAR PVT. LTD. a Company incorporated under the Indian Companies Act 1956, having its registered office at 8/1 Lalbazar Street, Kolkata - 700001 hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, administrators and assigns) of the OTHER PART;

WHEREAS by an indenture of a Bengali Deed made between Kaosar Ali Tarafdar and Jaker Ali Tarafdar both are sons of Lt. Eman Ali Tarafdar of Atghara, P.S. Rajarhat, Dist.- North 24 Parganas described as therein the Vendors, sold conveyed and transferred an area of land 7 (Seven) Satak in which an area of 2.5 (Two and half *Satak*) being the Part of C.S. Dag No. 551, under C.S. Khatian No. 43, comprised in R.S. Dag No. 537, R.S. Khatian No. 77 and another an area of 4.5 (Four and half *Satak*) being the Part of C.S. Dag No. 552, C.S. Khatian No. 47 comprised in R.S. Dag No. 538, R.S. Khatian No. 58 along with other land situated in Mouza Atghara, P.S. Rajarhat, Dist.- North 24 Parganas in favour of Sri Vinod Kumar Jaiswal described as therein the Purchaser. The Vendor herein this deed which executed and registered in the office of A.D.S.R. Bidhan Nagar vide recorded in Book No. -I, Volume No. 90, Pages 253 to 264 and being No. 4105 for the year 1995.

AND WHEREAS the Vendor Sri Vinod Kumar Jaiswal as become the absolute and bonafide owner of the land an area of 7 (Seven) *Satak* as aforesaid and specifically described in the schedule below by virtue of the aforesaid purchase deed, he has a fair and marketable title to transfer the said land to any purchaser or purchasers free from all encumbrances.

AND WHEREAS now the Vendor in urgent need of money, has declared to sell the hereunder schedule landed property and the Purchaser has agreed to purchase the land measuring an area of 7 (Seven) *Satak* more fully described in the schedule hereunder written and for the consideration price of Rs. 4,00,000/- (Rupees Four lakh.....) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 4,00,000/- (Rupees Four lakh.....) only to the Vendor paid by the Purchaser as per Memo below at or immediately 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 same and every part thereof hereby acquit release and for ever discharge the said purchaser as well as the said land particularly described in the schedule hereunder written) the Vendor doth hereby sell, grant, convey, transfer, assign unto the Purchaser free from all encumbrances attachments charges, liens, lispendens ALL THAT piece or parcel of Rayat Dekhali Swattya land and all rights easements and appurtenances 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 or intended so to be with the appurtenances unto the Purchaser absolutely and for ever free from all encumbrances whatsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows: -

1. THAT notwithstanding any act deed matter or things whatsoever

done by the Vendor or his predecessor-in-title or any of he done executed or knowingly suffered to the contrary, the Vendor in fully and absolutely seized and possessed of the conditions, use trust for other thing whatsoever to alter or make void the same.

2. THAT notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendor now have good right full lawful absolute authority and indefeasible title to grant transferred and assigned or expression or intended to be with the appurtenances unto and to the use of the Purchaser in the in the manner aforesaid and according to the true intent and meaning of these presents.
3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly held occupy possess and enjoy the land hereby granted transferred and assigned and take rents and profits thereof absolute use and benefit without any lawful hindrance, interruption, disturbances, suit, eviction, claim or demand whatsoever from or by the Vendor or any person whatsoever.
4. THAT free clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the cost and expenses of the Vendor and sufficiently saved defended kept harmless and other estate right, title claim or demand whatsoever from or by the Vendor or any person or persons whatsoever AND mortgages, charges, liens, lispens attachments and encumbrances whatsoever.
5. FURTHER THAT the Vendor and all person having and lawfully claiming any estate, right, title or interest unto upon the said land and

every part thereof from under or in trust for the Vendor and predecessor in title or any of him shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed, all such acts, assurances and things whatsoever for further better and perfectly assuring the said land hereby granted, conveyed, transferred and assigned or expressed or intended so to be 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.

6. THAT no notice issued under the Public Demand Recovery Act has been served on the Vendor nor any such notice has been published.
7. THAT the Vendor has not yet received any notice of requisition or acquisition of the property described in the Schedule below.

It is hereby declared that the land, described in the Schedule below, is the self acquired property of the Vendor and he is not the benamdar of any one.

AND the Vendor deliver this day khas possession of the said land unto the Purchaser.

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of Sali Land measuring an area of 7 (Seven) Satak undivided land in which an area of 2.5 (Two and half) Satak being the Part of R.S.&L.R. Dag No. 537, R.S. L.R. Khatian 263 & 375, R.S

Khatiann No. 77 and another an area of 4.5 *Satak* being the Part of R.S.&L.R. Dag No. 538, R.S. Khatian No. 58, L.R. Khatian No. 263 and 375 and also J.L. No. 10, R.S. No. 133, Touzi No. 172, which lying and situate in Mouza Atghara, P.S. Rajarhat, Dist. North 24 Parganas within the limit of Rajarhat Gopalpur Municipality Word No. 6 and under the Jurisdiction as A.D.S.R.O. Bidhan Nagar.

The land is Rayat Dakhali Swattiya under the Govt. of West Bengal.

IN WITNESS WHEREOF the Vendor had hereunto set and subscribed his hand on the day, month and year first above written.

SIGNED AND DELIVERED by
the VENDOR at Kolkata in
the presence of :

1. *Ran Sankar*

2. *Bitunh. Das*
Atghar. m-84

Vinod Kumar Jaiswal

SIGNATURE OF THE VENDOR

Drafted by:

Amanendra Kala Adv

Gostha Behari Ghosh

Jagadishpur












Licence No. - DW-VI-1

A.D.S.R.O. Bidhan Nagar








NATURE 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

 Sumanla Laxkar	LH.					
	RH.					

ATTESTED :- Sumanla Laxkar

 Madan Gopal Behu	LH.					
	RH.					

ATTESTED :- Madan Gopal Behu

 Vinod Kumar Jaiswal	LH.					
	RH.					

ATTESTED :- Vinod Kumar Jaiswal

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 4,00,000/- (Rupees Four lakh)
only in full payment of the consideration money as per memo below: -

MEMO OF CONSIDERATION

By A/c payee cheque being no. 115046
dt 13.4.2007 Drawn upon Corporation Bank
Kol-13 for Neutral Vyapaar (P) Ltd. Rs. 200,000/-

By A/c payee cheque being no. 113872
dt 13.4.2007 Drawn upon Corporation Bank
Kol-13. for Suhagan marketing (P) Ltd.

Rs. 200,000/-

Rs. 400,000/-

(Rupees four lakh) only

Vinod Kumar Jain

SIGNATURE OF THE VENDOR

WITNESSES

1. *Ran Sankar*
Advocate.
P.O. Light House No-138

2. *Ritesh D.S.*



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Registry No 100
North 24 Parganas
10.3.2007 13 APR 2007



10.3.2007
North 24 Parganas
10.3.2007

Book No.
Volume No.
Page No.
Being No.
for the year 2006..

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 3890 to 3899
being No 06606 for the year 2008.



(X) 13-January-2009
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal