

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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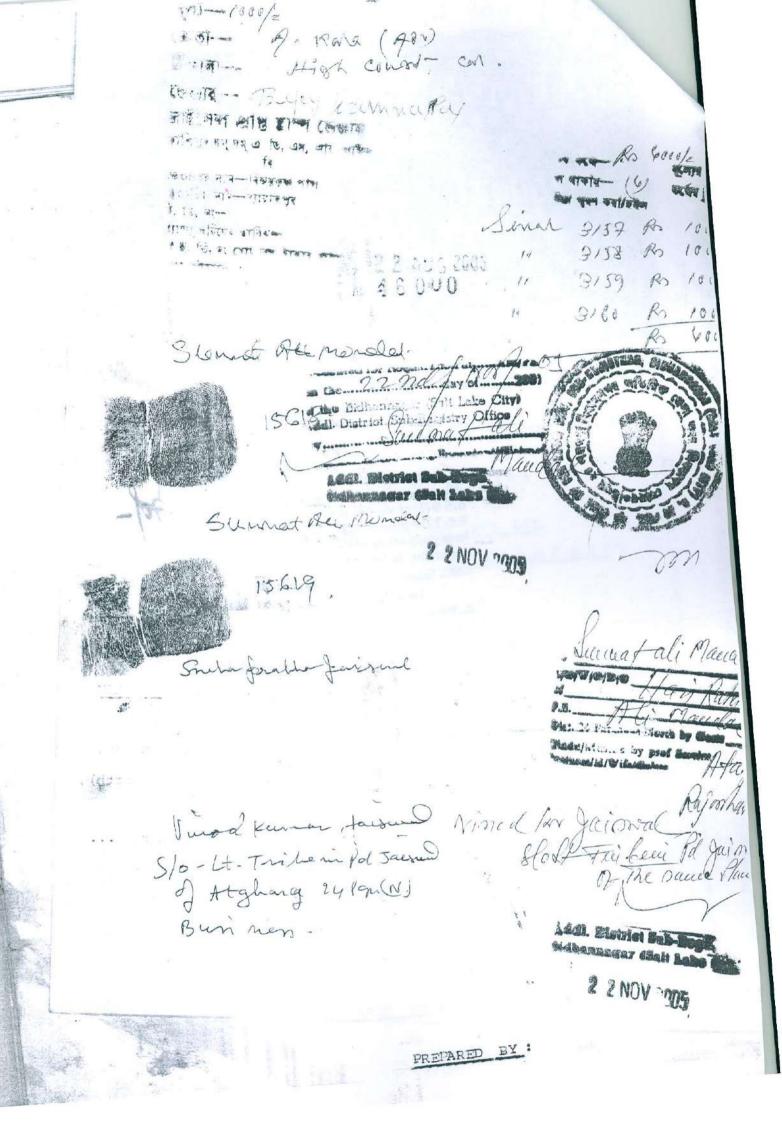
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THIS INDENTURE is made this the .S.f...day of September, in the Year Two Thousand Five BETWEEN SUNNAT ALI MONDAL son of Hazi Rahamat Ali Mondal, by faith-Muslim, by Occupation - Business, by Nationality-Indian, residing at Atghara, P. S. Rajarhat, District 24-Parganas(North),

here- ...



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পশ্চিমবঙ্গা पश्चिम बंगाल WEST BENGAL

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hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

A N D

RENOVATE SUPPLIERS P.T. LTD. a Private Limited Company having its Office at 8/1, Lalbazar Street, Kolkata - 700 001, hereinafter called the "PURCHASER" (which terms



পশ্চিমবঙ্গা पश्चिम बंगाल WEST BENGAL

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- 3 -

or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors, successors—in-Office and administrators and assigns) of the SECOND PART.

A N D

SMT. SNEHAPRABHA JAISWAL wife of Vinod Kumar Jaiswal, by faith Hindu, by Occupation- Housewife, residing at 347, C. I. T. Road, Kolkata - 700 054, hereinafter called the

"CON- ...



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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" CONFIRMING PARTY " (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the THIRD PART.

WHEREAS One Kaochani Tarafdar, (2) Jafar Ali Tarafdar, (3) Chhayafulla Tarafdar, (4) Yad Ali Tarafdar by a registered Deed of Conveyance sold and transferred 5 decimals and by another registered Deed of Conveyance

re- ...

registered at the Office of A.D.S.R. Bidhan Nagar, recorded in Book No.1, Volume No.3, Pages from 143 to 150, Being No.117, for the year 1988 sold and transferred 2 decimals at Mouza - Atghara, P.S. Rajarhat, at C.S. Dag No.566, C.S. Khatian No.341, R.S. Dag No.552, R.S. Khatian No.368, to Sunnat Ali Mondal, the vendor herein.

AND WHEREAS the Vendor is seized, possessed of and sufficiently entitled to ALL THAT piece and parcel of land measuring of 7 decimals he the same a little more or less at Mouza Atghara, P.S. Rajarhat, at C.S. Dag No.566, R.S. Dag No.-552, R.S. Khatian No.368, L.R. Khatian No. 263, 216, 375, 344, morefully and particularly described in the Schedule hereunder written hereinafter called the said property.

AND WHEREAS the Confirming Party entered into an Agreement into the Vendor to purchase the said property on the terms, conditions and consideration mentioned herein and the Purchaser is the nominee in the Confirming Party and the Confirming Party request the Vendor to execute the registered Deed of Conveyance in respect of the said property in favour of the purchaser to which the Owner agrees.

AND WHEREAS the Vendor agrees to sell and the Purchaser agrees to purchase ALL THAT pleace and percel of land measuring 7 decimals be the same a little more or less at Mouza Atghara, P. S. Rajarhat, at C. S. Dag No. 566, R. S. Dag No. 552, R. S. Khatian

No. 368, L.R. Khatian No. 263, 216, 375, 344, morefully and particularly described in the Schedule hereunder written hereinafter called the said Property at or for the consideration of Rs. 3,82,000/~ (Rupees Three Lakhs Eighty Two Thousand) only.

AND WHEREAS the Confirming Party confirm this documents by being a party hereto and executing these presents.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS

T H A T in pursuance of the said Agreement and in consideration of the sum of Rs. 3,32,000/- (Rupees Three Lakhs Eighty Two Thousand) only of the lawful money of Union of India in hand and truely paid by the purchaser to the vendor on or before the doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit and release and discharge the purchaser, the vendor doth hereby indefeasibly grant, convey, transfer, assure and assign free from all encumbrances, attachments, liens, charges unto and to the favour of the purchaser ALL THAT piece and parcel of land measuring 7 decimals be the same a little more or less at Mouza Atghara, P. S. Rajarhat, District 24-Parganas (North), AT C. S. Dag No. 566, R. S. Dag No. 552, C. S. Khatian No. 341, R. S. Khatian No. 368, L. R. Khatian No. 923, 263, 216, 375, 344, J.L. No. 10, R.S. No. 133, Touzi No. 172, under Additional District Sub Registry Office at Bidhan Nagar, within the local Jurisdiction of Rajarhat Gopalpur Municipality, morefully and particularly described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said land.

THE VENDOR DOTH HEREBY COVENANT WITH THE as follows :-That notwithstanding any act deed, matter or things whatsoever done by the Vendor or his predecessor-intitle or any of him done executed or knowingly suffered to the contrary, the vendor in fully and absolutely seized and possessed of the conditions, use, trust for other being whatsoever to alter or make void the same. 2. That notwithstanding any such act, deed or things whatsoever aforesaid, the vendor now have good rightful lawful absolute authority and indefeasible title to pass grant transferred and assigned or expression or intended to be with the appurtenances unto and to the use of the purchaser in the manner aforesaid and according to the true intent and meaning of these presents. THAT the Purchaser shall and may from time to time and 3. 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. THAT free clear, clearly and freely and absolutely acquitted exonerated and released or otherwise by and at ...

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 mortgage, charges, liens, lispendens, attachments and encumbrances whatsoever.

- fully 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 them 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 the said land or any and every part thereof is not attached in any proceeding including certificate proceeding started us or at the instance of income tax. Wealth Tax or Gift Tax authorities or Department or under the provision of the Public demand recovery act or otherwise and that

- 9 -

no certificate has been filed in the office of the certificate officer under the provisions of the public demand recovery act and no steps taken in execution of any certificate at the instance of the Income Tax and/or Estate Duty Authorities.

- 7. THAT no notice issued under the Public demand recovery act has been served on the vendor nor any such notice has been published.
- 8. THAT the Vendor have 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 7 Decimals 4 Cottoh 4 Caholiks

be the same a little more or less at Mouza Atghara, P. S. Rajarhat,

at C. S. Dag No. 566, R. S. Dag No. 552, R. S. Khatian No. 368, L. R.

Khatian No. 923, 263, 236, 375, 344, J.L. No. 10, R. S. No. 133,

Tennes de.

Touzi No. 172, under Additional District Sub Registry Office at Bidhan Nagar, within the local Jurisdiction of Rajarhat Gopalpur Municipality, Together With all easement right and all right appurtaining thereto.

The land hereby conveyed is totalling 7(seven) decimals of land be the same little more or less. The land in Rayata Dhakhali land under the Annual Rent will be payable as per land holding Revenue Act of Government of Most Bringal. Boundary. By worth = R.S. Dayno. 552. By South - R.S. Dayno. 553.

By EAST = R.S. Dayno. 550.

By Wist - R.S. Dayno. 551, 863.

By EAST = R.S. Dayno. 550.

By Wist - R.S. Dayno. 551, 863.

By EAST = R.S. Dayno. 550.

By Wist - R.S. Dayno. 551, 863.

By EAST = R.S. Dayno. 550.

By Wist - R.S. Dayno. 551, 863.

By EAST = R.S. Dayno. 550.

By With East WHEREOF the Vendor have hereunto set and subscribed his hands on the day, month and year first above written.

SIGNED AND DELIVERED by

the Vendor at Kolkata

in the presence of :-

1. Vurod Kumm Jaine

Signature of the "VENDOR".

2. Josha Beken Cherole.

Sniha frakle Jaisud

Signature of the CONFIRMING PARTY.

Drafted by:
Gollia Behen Chosh.

7- Japadishpur
Rajarhet,
diemas No. Dw-XVI-1.

B/ Nagar

SURTH AR MONS

RECEIVED of and from within named <u>PURCHASER</u> the within mentioned sum of Rs. 3.82,000/- (Rupees Three Lakhs Eighty two Thousand) only in full payment of the consideration money as per Memo below:-

MEMO OF CONSIDERATION

1. By ATE Pages cheque of compos sank. Dharmatolla steet. No. 378856 25/8/05 in favour of Sneha praisher Jaiguel.

Rs. \$,82,000/-

18y Pay orroles No - 2964/91 603682/2005 of conporation Bonk.

It 18/11/05 Dharmatolia Koffate
Breight
in facion of chemnat Ali Mondal

Par - 3,00,000/=

Rs. 3,82,000/-

(Rupees Three Lakhs Eighty Two Thousand Only).

Total :

WITNESSES :

1. Vinod Kum Jasan

Sunnat ALC Mondal

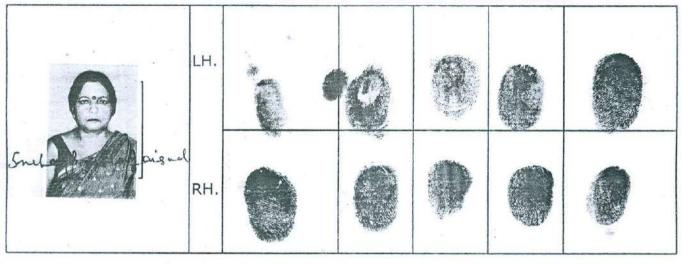
SIGNATURE OF THE VENDOR.

2. Gostha Bakeri Chool. Snehu parebbe fairel
CONFIRMINGPARTY

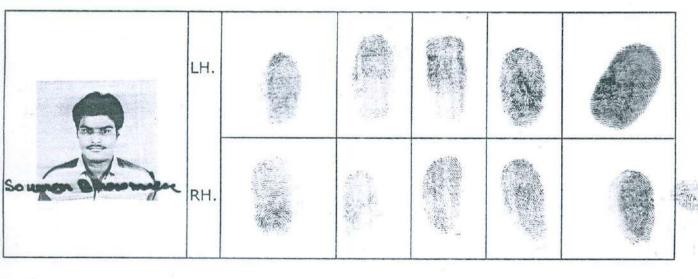
SIGNATURE OF THE PRESENTANT/ EXECUTANT/SELLER/ BUYER/CAIMENT WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

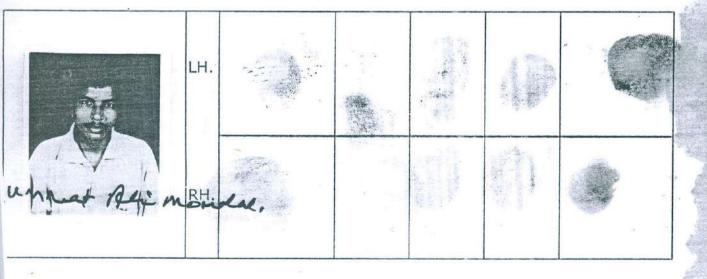
N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS



ATTESTED: - Snoha frabha Jaimel



ATTESTED :-



DATED: THIS THE DAY OF 2005.

B E T W E E N

SUNHAT ALI MONDAL.

· · · VENDOR "

A N D

RIMOVATE SUPPLIERS PVT. LTD.

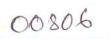
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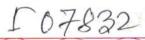
A N D

SMT. SWEHA PRAVHA JAISWAL

· · · · CONFIRMING PARTY.

DEED OF CONVEYANCE #*******







रु. 500

पाँच सौ रुपये



FIVE HUNDRED RUPEES

Rs. 500

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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under the Indian Stamp Act. 609. Scheduly I. A. No.

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CONVEYANCE

THIS INDENTURE is made on this 2nd day of February Two Thousand SRI UMESH PROSAD SHARMA, son of Late Dukshi Sharma, residing at Hatiara under Rajarhat Police Station in the District of North 24-Parganas, by faith - Hindu, by occupation - Business, Indian Citizen, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART;

AND



পশ্চিশ্ববঙ্গ पश्चिम बंगाल WEST BENGAL

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-: (2):

A N D

MONAJAT ALI TARAFDAR, son of Late Hamizaddin Tarafdar, residing at Atghara under Rajarhat Police Station in the District of North 24-Parganas, by faith Muslim, by occupation Business, Indian - Citizen, hereinafter called the "CONFIRMING PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the SECOND PART;

AND

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পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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-: (3):-

A N D

M/S GULMOHAR AGENCY PVT. LTD., a Company incorporated under the Indian Companies Act, 1956, having its registered office at 8/1, Lalbazar Street, (3rd floor), Kolkata - 700 001, 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 THIRD PART;

WHEREAS

MU. 8319.



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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-: (4) :-

whereas Kaochhar Ali Tarafdar along (with) his three brothers seized and possessed a piece and parcel of land measured an area of . 30 Decimals in C.S. Dag No. 550 under C.S. Khatian No. 45/1, comprised in R.S. Dag No. 536 under R.S. Khatian No. 25 lying in Mouza - Atghara, P.S. Rajarhat, District North 24-Parganas along with other properties which they obtained by a registered Hebanama (Gift) Deed executed and registered at Barasat Sub-Registry office by their father Emam Ali Tarafdar vide Book No. I, Volume No.96, Pages 136 to 148 and Being No.7579 for the year 1973 (dt. 1.9.1972).

AND

AND WHEREAS the said Kaochhar Ali Tarafdar as obtained and became legal and bonafide owner the share of land of 30 decimals in R.S. Dag No. 536 and the same share of land was duly recorded in his name by Kri Khatian No. 216 in the last L.R. Settlement Zarip.

AND WHEREAS the said owner Kaochhar Ali Tarafdar sold or transferred his full share of land an area of 7.5 decimals in favour of the purchasers therein (1) Umesh Prasad Sharma and Monajat Ali Tarafdar along with other property vide a register d Deed of Conveyance (Bemgali Deed) at A.D.S.R.O. Bidhan Nagar recorded in Book No. I, Volume No. 108, pages 283 to 292 and Being No. 5343 for the year 1988.

AND WHEREAS thus, the Vendor herein Sri Umesh Prosad Sharma as became the absolute bonafide owner 50% share of 7.5 decimals land i.e. 3.75 decimals in his own portion land in which he has been possessing and enjoying in his own khas free from all encumbrances.

AND WHEREAS the vendor herein this deed such as legal and bonafide owner the hereunder schedule landed property and has every good and fair marketable title to transfer the schedule land.

I am Confirming Party do hereby confirm and have consent to sell the hereunder schedule landed property.

AND WHEREAS the Vendor herein has agreed to sell hereunder Schedule landed property and the Purchaser has/have agreed to purchase ALL THAT piece and parcel of land 3.75 decimals or equivalent to 2. cottahs 4 chittacks/4' square feet more or less undivided full share of khas land morefully and particularly described hereunder written hereinafter called the said property at or for the consideration value of Rs.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement in consideration of the said sum of Rs. 1,55000/
(Rupees One lae bibli Five linesand only)

by the Purchase before the execution of these presents the receipt of which the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquired, released and discharge the Purchaser its heirs, executors, administrators and legal representatives every one of the said convey, transfer and assure unto the Purchaser its heirs, successors administrators free from all encumbrances all that piece and parcel of land measuring 3.75 decimals be the same a little more or less at Mouza Atghara, P.S. Rajarhat at Dag No. 536, J.L. No. 10, Touzi No. 172, morefully and particularly described in the Schedule hereunder written and herein-

OW HOWSOEVER OTHERWISE the said land or any part thereof
now are or is heretofore were or was situated tenanted butted
bounded called known numbered described distinghished together

after called the said property.

with walls, water course, lights, rights, liberties privileges easements, appendages, appurtenances whatsoever to the said land belonging or in anywise appurtaining or usually held or enjoyed therewith or reputed to or to be appurtenant thereto. And all the estate right title interest claim and demand whatsoever of the Vendor into or upon the said property or any part thereof together with all deeds pattahs and muniments of title whatsoever in anywise relating to or concerning the said property or any part thereof which now are or thereafter shall or may be in the possession power or control of the Vendor or any other person or persons from whom be or they or any of them may procure the same without any action together with the benefits of all covenants relating to any deeds pattahs and muniments of title whatsoever relating to any deeds pattahs and muniments the said property hereby granted transferred and conveyed or expressed so to be unto and to the use of the Purchaser that notwithstanding any act, deed or thing by the Vendor by any of him ancestors or predefessors in title done executed or knowingly suffered to the contrary be the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently and absolutely seized and possessed or to the said property hereby granted, transferred and conveyed or expressed so to be and every part thereof for perfect and indefeasible estate of inheritance without any manner or condition and use trust or other things whatsoever to alter defeat encumber or make void the said and that notwithstanding

any such act deeds or things whatsoever as aforesaid by the vendor have now himself have good right full powerto grant the said property hereby granted, transferred and conveyed expressed as to be unto and to the use of the Purchaser shall and may at all times hereafter peaceably and quietly possess enjoy the said land received the rents, issues and pfofits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor any person or persons lawfully equitably claiming from under or intrust for him or from or under any of his ancestors or predecessors in title and that free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the Vendor or by any of his ancestors or predecessors in title or any person or persons lawfully or equitably from under or intrust for him and further the vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the said property or any part thereof and at the request and costs of the Purchaser do and execute or cause to be done and execute all such acts, deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali land measuring an area of 3.75 Decimals equivalent to 2 for cottahs 4 Four Chittacks 14 four square

feet i.e. 50% of 7.5 decimals out of total 30 decimals and being the undivided land of C.S. Dag No. 550, under C.S. Khatian No. 45/1, comprised in R.S., Dag No. 536, R.S. Khatian No. 25, L.R. Khatian No. 263, J.L. No. 10, R.S. No. 133, Touzi No. 172, L.R. Touzi No. 10 which lying and situate in Mouza -Atghara, P.S. Rajarhat, District 24-Parganas and within limit of Rajarhat Gopalpur Municipality under ward No. 6 and also under the jurisdiction of A.D.S.R.O. Bidhannagar (Salt Lake City).

The said land is Rayat Dakhali under the Govt. of West Bengal. The proportionate annual rent will be paidaccording to land holding revenue Act, Govt. of West Bengal.

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

SIGNED & DELIVERED by

the VENDOR at Kolkata

in the presence of :

Uniesh brasad (Zamos

ELMATE OF COUNTY OF WASTE

Amount (Gostha Behari Ghosh) of Jagadishpur, P. S. Rajarhat, An. If. Con Licence No. DW-XVII.

of Bikash Bhawan, Salt Lake City, Kolkata - 91. RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 1, 55000/2 (Rupees one Care. fifty five Mouse)

only) in full payment of the consideration

money as per Memo below:

MEMO OF CONSIDERATION

Paid by Cheque No. 113587, Sover on Coop. Bank. Dhermolosa, 2/02/06. By Chequer No. 113588, Chrawn on Dane Barn a Branch 2/02/06.

RS. 30,000/2

TOTAL - Rs. 1, 55000/.

(Rupees

WITNESSES:

1. Rahlfainel OF ASGHARA Uniesh Arasad Sharra

SIGNATURE OF THE VENDOR.

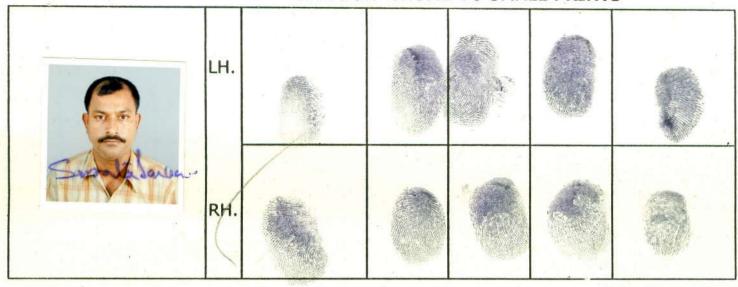
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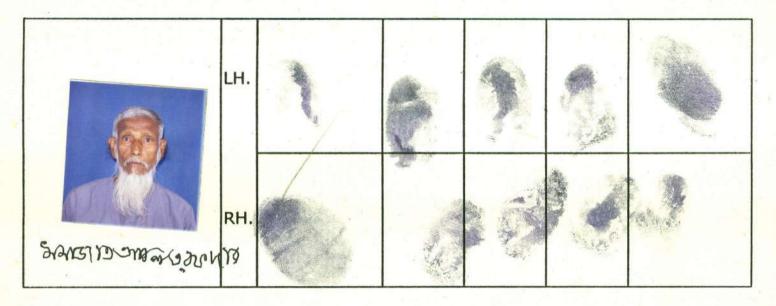
SIGNATURE OF THE PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



ATTESTED: - Surantadalean.



ATTESTED :- SAMPLY ONEMS PLANTS

Umesh brasad shaw			

ATTESTED: - Unesh based Shared

DATED THIS DAY OF 2006

BETWEEN

SRI UMESH PROSAD SHARMA

(29)

... VENDOR.

AND

MONAJAT ALI TARAFDAR

... CONFIRMING PARTY

AND

M/S. PVT. L'ID.

PURCHASER.

-: CONVEYANCE :-