

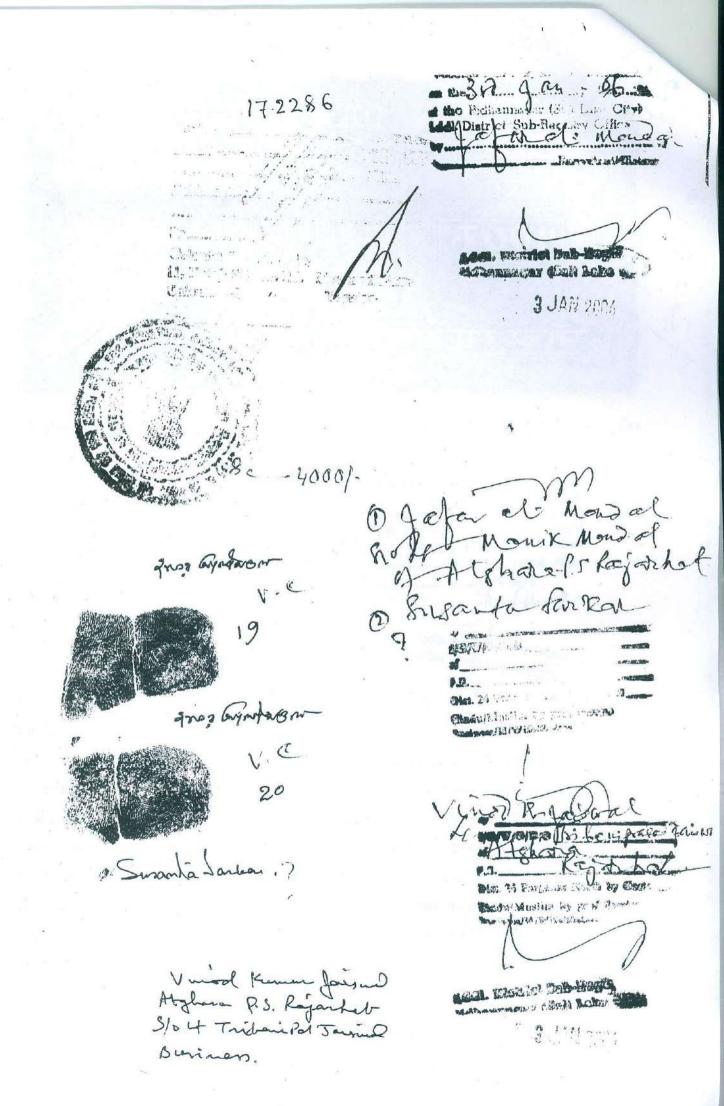
Six <u>BTTWEEN JAFAR ALI MONDAL</u>, son of Late Manick Mondal, residing at Atghara under Rajarhat Police Station in the District of North 24-Parganas, by faith Muslim, by occupation Landholder, Indian Citizen, hereinafter called the "<u>VENDOR</u>" (which expression shall unless excluded by or repugnant to the context be

THIS INDENTURE is made on this 3rd day of January, Two Thousand

deemed to mean and include his heirs, executors, administrators,

representatives and assigns) of the ONE PART;

gw3



A

500Rs.



भक्तिव्यवका पश्चिम बंगाल WEST BENGAL

00AA 573070

-: (2) :-

AND

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



M/S. PROMPT VINIMOY PVT. LTD., having its registered office at 8/1, Lalbazar Street, (3rd floor), Kolkata - 700 001, hereinafter called the "CONFIRMING PARTY".

AND



পশ্চিম্বঞা पश्चिम बंगाल WEST BENGAL

00AA 573071

-: (3) :-

WHEREAS the Manik Mondal, Wazed Mondal and Madar Bux Mondal three brother sons of Late Khosal Mondal were collectively seized and possessed the hereunder schedule landed property in R.S. Dag Nos. 695, along with other property lying and situate in Mouza Atghara, P.S. Rajarhat, District of North 24-Parganas.

AND WHEREAS the said land owners died and leaving intestate behind them their legal successors and according to the Muslim Act, the successors inherited into the left property of the deceased Late Manik Mondal, Wazed Mondal and Madar Mondal.



পশ্চিমকণ पश्चिम बंगाल WEST BENGAL

00AA 573072

=: (4) :=

AND WHEREAS the Vendor Jafar Ali Mondal and his three brothers far Ali Mondal, Omar Ali Mondal and Momrej Ali Mondal and five sisters and mother Yarennesa Bibi the legal successors they inherited according to the Muslim succession Act in to the left property of the deceased Manik Mondal 1/3rd share of the landed property on R.S. Dag Nos. 695 and as well as into the property of the deceased Wazed Ali Mondal and Madar Mondal according to the Muslim Law.

AND WHEREAS the legal and bonafide successors of the deceased Manick Mondal, Wazed Mondal and Madar Mondal as became the absolute owners according to the Muslim successors act of the Left land property and according their share were duly recorded in



পশ্চিমবঙা पश्चिम बंगाल WEST BENGAL

00AA 573073

-: (5) :-

the last L.R. Settlement Zarip and they possessed and enjoyed in their obtained property in their khas collectively.

AND WHIRIAS the Vendor Jafar Ali Mondal along with Omar Ali Mondal, Momrej Mondal, Kashem Ali Mondal & Imtiaj Ali Mondal collectively the furchasers therein purchased the absolute share of the land owners on R.S. Dag No. 695 by virtue of different Deedd from the seller therein (1) Noorjahan Bibi of Digberia, Darasat Vide Book No. I, Volume No. 124, pages 67 to 78, Being No. 6849 for the year 1991, (2) Aleckjan Bibi of Mochpool, Darasat, vide Book No. I, Volume No. 117, Pages 295 to 308 and Deing No. 5566 for the year 1989, (3) Roopjan Bibi of Bishnupur, Rajarhat recorded vide Book No. I, Volume No. 25, Pages 57 to 70



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

OOAA 573074

-: (6) :-

Being Deed No. 1156 for the year 1989, (4) Mannujan Bibi of matiara, Rajarhat, recorded in Book No. I, Volume No. 115, Pages 339 to 410, Deed No. 5492 for the year 1989, (5) Hinguljan Bibi of Chandpur, Rajarhat recorded in Book No. I, Volume No. 87, pages 11 to 22, Deed No. 3935 for the year 1995, (6) Marium Bibi of Sastianagachhi, P.S. Bhangar, recorded in Book No. I, Volume No. 39, pages 343 to 356, Deed No. 2149 for the year 1991, (7) Rabia Khatun alias Bibi vide Book No. I, Volume No. 105, Pages 93 to 106, Deed No. 4193 for the year 1999 (8) Sakina Khatun alias Sakina Bibi of Charsa, P.S. Rajarhat recorded in Book No. I, Volume No. 108, pages 167 to 188, Deed No. 5337 for the year 1988 sold or transferred his 1/4th portion of land out of her total obtained land infavour of the vendor herein Jafar Ali



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

00AA 573075

-: (7) :-

Mondal and by virtue of a Hebanama (Gift) Deed from mother (9) Yaarnessa Bibe of Atghara, Rajarhat, recorded in Book No. I, Volume No. 114, pages 449 to 462, Deed No. 5648 for the year 1988. She transferred her 1/4th portion of land in favour of Jafar Ali Mondal the Vendor herein this concern and all the deeds were registered in the office of Additional District Sub-Registration Office Bidhannagar (Salt Lake City).

AND WHEREAS the Vendor herein this concern Jafar ali Mondal
thus bacame the absolute and legal bonafide owner from the aforesaid deed and his own recorded land the hereunder schedule landed
property containing an area of 11.25 decimals on R.S. Deg No.695
i.e.36 decimals his own share including obtain from his mother
and of the prochamps as par deads area.
gifted

warefulny eint



शिक्तवाका पश्चिम बंगाल WEST BENGAL

00AA 573076

-: (8) :-

gifted (Hebanama Deed), and 8.25 decimals from the other above purchased registered deeds, and has been possessing in his own khas without any interruption and has good and fair marketable title to transfer the same.

I do hereby confirming party confirm and have consent to sale the hereunder schedule landed property.

AND WHIREAS 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 totalling an area 11.25 decimals or equivalent to 6 cottahs 13 chittaks 0 sft.

more or less undivided his full share of khas land morefully and particularly described hereunder written hereinafter called the said property at or for the consideration of Rs. 5,50,000/(Rupees five lacs fifty thousand only).

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement in consideration of the said sum of Rs. 5,50,000/(Rupees five lacs fifty thousand only) paid by the Purchaser to the Vendor on or 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 representations every one of the said con ey, transfer and assure unto the Purchaser its that piece and parcel of land measuring 11.25 decimals be the same a little more or less at Mouza Atghara, P.S. Rajarhat, and on Dag No. 695 and J.L. No. 10, Touzi No. 172, morefully and particularly described in the schedule hereunder written and hereinafter called the said property.

OR 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 distinguished together with walls, water sourse, 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 what soever of the vendor into or upon the said property or any part thereof together with all deeds pattahs and muniments of title what soever in anywise relating to or concerning the b 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 he or any of him may procure the same without any action together with the benefits of all covenants relating to any deeds pattahs and muniments of title whatsoever in any way relating to any concerning 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 predecessors in title done executed or knowingly suffered to the contary be the vendor is now lawfully rightfully and absolutely seised and possessed of or otherwise welland sufficiently entitled 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 what soever as aforesaid by the Vendor have now himself have good right fullpowerto 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 alltimes

hereafter peaceably and equitably possess enjoy the said land received the rents, issues and profits thereof without any lawful eviction interruptions 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 his and further the vendor and all person or persons having or lawfully or equitably claiming any estate or interest in the seid 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 of unto and to the use of the Furchaser manner aforesaid as shall or may be reasonably required.

THE SCHEDULE OF THE ABOVE PROPERTY :

ALL THAT piece and parcel of Sali land containing an area of 11.25 decimals undivided, being the part of R.S. & L.R. Dag No. 695, L.R. Khatian No. 713, 591, 718, 461, 594, 218, 896, 101, 962, 379, 1116 and 1117. Lying and situate in Mouza Atghara, P.S. Rajarhat, District North 24-Parganas within the limit of Rajarhat Gopalpur Municipality under ward No. 6 and within the jurisdiction of A.D.S.R.O. Bidhannagar (Salt Lake City), J.L. No. 10, R.S. No. 133, Touzi No. 172.

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

The annual rent payable to the Collector of 24-Parganas (N), as per land holding Revenue Act Govt. of West Bengal.

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

SIGNED AND DELIVERED by

the <u>VENDOR</u> at Kolkata

in the presence of :

1. Josta Baker Cakest.

Jus gringam

SIGNATURE OF THE VENDOR.

2. Kalipada) as. 100 Couth Sin The Rol Not - 30.

> SIGNATURE OF THE CONFIRMING PARTY

Drafted by :

Gosten Behow alum .

Gostha Behari Ghosh, of Jagadishpur, P.S. Rajarhat, Licence No. DW-XVI-I.

Typed by :

K.S. Midel of Bikash Bhawan, Salt Lake City, Kolkata - 91. RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 5,50,000/- (Rupees five lacs fifty thousand only) in full payment of the consideration money as per memobelow:

MEMO OF CONSIDERATION

Paid by Cheque No. 113841. drawn on Ro. Corporation Bance. Sharmelate Branch.

DL. 03/01/06.

TOTAL - Rs. 5,50,000=00

(Rupees five lacs fifty thousand only).

WITNESSES:

1. Jesta Depoi Coson

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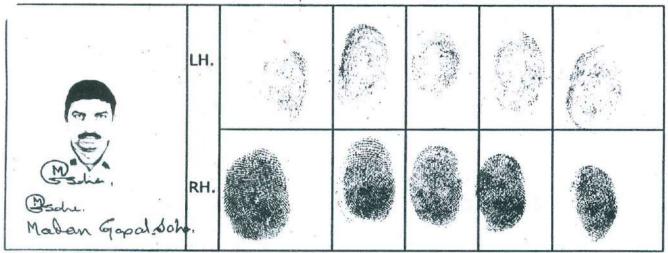
SIGNATURE OF THE VENDOR.

2. Kalipada Jas.

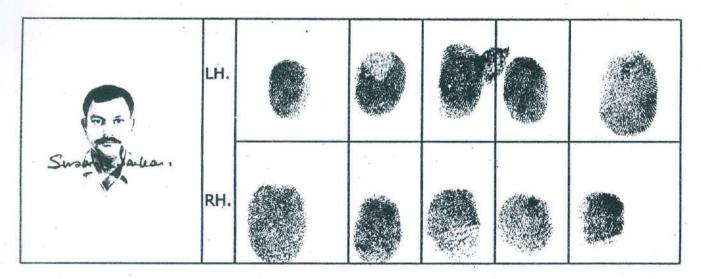
.fure of the «ESENTANT/ .CUTANT/SELLER/ BUYER/CAIMENT-WITH PHOTO

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 :-



ATTESTED: - Suranta Sarlean.

	LH.		* 8 *	9 2
desus Chirpmon	RH.			

DATED THIS 3rd. DAY OF January 2006

BETWSEN

JAFAR ALI MONDAL

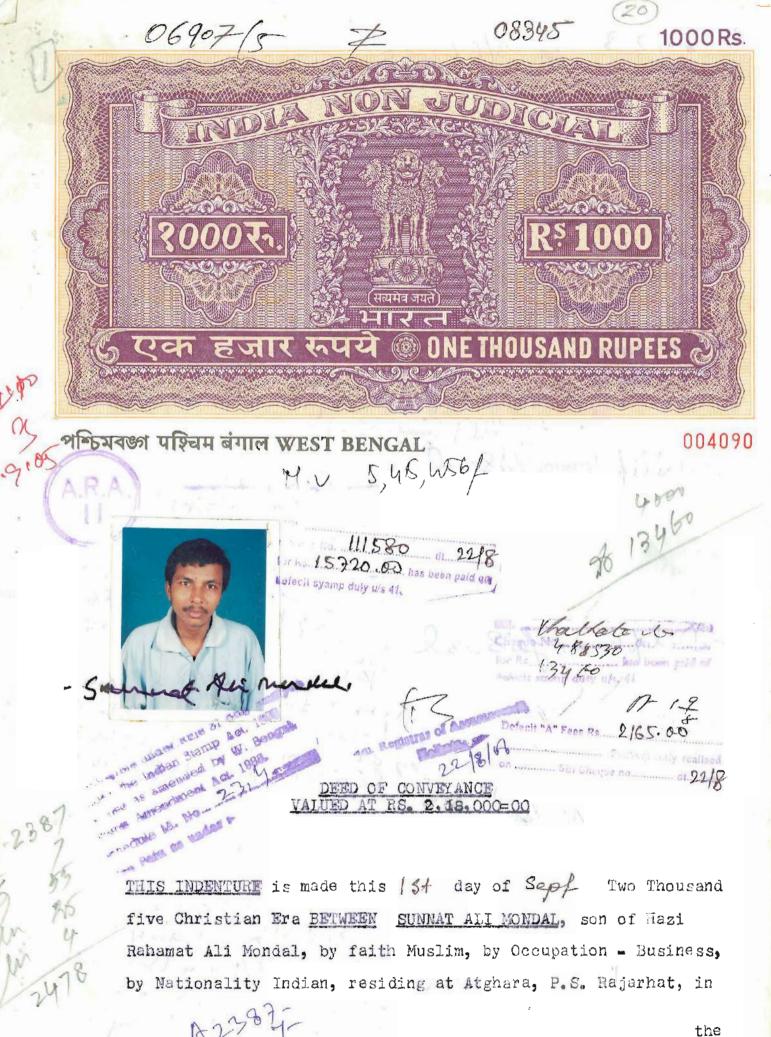
... PURCHASER.

AND

M/S.

.. PURCHASER.

-: CONVEYANCE :-



· 423 · 3/6/2005 A. Kala. धान्त त्ववात्तत चानत (००० বিধান নগর [সণ্টাব্যক সিটি] CRAM CO निगान वर 3 0 MAY 2005 নোট ট্র্যান্স কর ভাব---to diese with after a को हानान नर-व सांहे एक है। ট্যান্থ ধরিত করা হরেছে----268000 423-426 ইশারীর নাম-খারোক্সুম 2=10 Rm - 7 4000 PS क्ष्मान-विका प्र - Delik Kruman Javisman Dulip Kumor Jai Seval 119/05 11931 Dilit Kuman Javanal Block Triveni frazen Jansmil of 317, C. 9. T. Row, Kolketa - 54 Flip Kumor fait & veel " Moran 870 Harri shamet Ala Mondal Son fauth Mushin, Rojenhet mit - 24 (gr (W) 11932 Sunnat Bli Mouela Kamal Baneyer Spo Lot K.S. Barryes Of 12/1 Lindsong St. Ramas Banerju



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

004091

-: (2) :-

the District of North 24-Parganas, 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 AST PART;

AND



পশ্চিমবঙগ पश्चिम बंगाल WEST BENGAL

004092

-: (3) :-

AND

RENOVATE SUPPLIERS PVT. LTD., a Company incorporated under the Indian Companies Act, 1956, having its registered Office at 8/1, Lalbazar Street, Kolkata - 700 001, hereinafter called

the



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

004093

=: (4) x=

the "PURCHASER" (which 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 SPCONDPART;

WHEREAS

A N D

SRI DILIP KUMAR JAISWAB, Son of Late Triveni Prasad

Jaiswai, residing at 317, C.I.T. Road, and Kolkata-700 054, 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, legal representatives and assigns) of the THIRD PART.

WHEREAS One Rahamat Ali Mondal seized and possessed of a piece and parcel of land measuring an area of 4(four) Decimals being the R.S. Plot or Dag No.551/883, L.R. Khatian No.806, which lying and situate in Mouza-Atghara, P.S. Rajarhat, District North 24-Parganas and also under J.L. No.10, R.S. No.133, Touzi No.172, L.R. Touzi No.10 and also now under Ward No.6, Rajarhat Gopalpur Municipality.

AND WHEREAS the said Rahamat Ali Mondai by a Registered Deed of Gift Registered at the Office of Calcutta Registrar of Assurance recorded in Book No.I, Volume No.3, Pages 1 to 13 and Being No.05982 for the year 2002 made gift and transferred in favour of his sons named Sunnat Ali Mondai an area of the said land 4(four) Decimals comprised in R.S. Dag No.551/883, L.R. Khatian No.806, at Mouza-Atghara, P.S. Rajarhat, District North 24-Parganas along with other properties.

AND WHEREAS Confirming party entered into an agreement with the Purchaser to purchase the said property and the purchaser

is the nominee of the Confirming party and Confirming party request the Vendor to execute Registered Deed of Conveyance in favour of the Purchaser to which the Vendor agrees.

and whereas the vendor sunnat Ali Mondal became the absolute and legal bonafide owner of the aforesaid land measuring an area of 4(four) decimals at R.S. Dag No.551/883 and Urgent need of money he agrees to sell and the Purchaser agrees to purchase all that measuring 4(four) decimals land which is particularly described in the schedule hereunder written hereinafter called the said property at or for the consideration of Rs.2,18,000/- (Rupees ext two lakks eighteen thousand) only.

XXXXXXXX

THE CONFIRMING party confirm the said documents being a party hereto and executing these presents.

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the sum of Rs.2,18,000/- (Rupees two lakks eighteen thousand) only of the lawful money of Union of India

contd...p/7.

in hand and truly paid by the Purchaser to the Vendor on or before the doth hereby admit and adknowledge 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 4(four) decimals be the same a little more or less at Dag No.551/883, Mouza-Atghara, P.S. Rajarhat in the District of North 24-Parganas 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 PURCHASER

- That notwithstanding any act, deed, matter or thing whatsoever done by the Vendor or his predecessor-in-title 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 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 manner aforesaid and according to the true intent and meaning of these preents.

- 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, clearly and freely and absolutely acquitted exomerated 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, lispendens 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 saidland 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 assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as may be reasonably required.

- attached in any proceeding including certificate proceeding started by 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 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 containing an area of 4(four) decimals being the R.S. Dag No.551/883, L.R. Khatian No.806, J.L. No.10, R.S. No.133, Touzi No.172, L.R. Touzi No.10, in Mouza-Atghara, P.S. Rajarhat, District North 24-Parganas and Ward No.6, Rajarhat Gopalpur Municipality and within the jurisdiction of A.D.S.R.O. Bidhan Nagar.

The land hereby conveyed is totalling 4(four) decimals. The land is Rayat Dakhali Under the Govt. of West Bengal. The annual rent will be paid as per land holding revenue Act Govt. of West Bengal.

IN MWITNESS 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. Amand Xtu

2. Kamae Po anergie SIGNATURE OF THE VENDOR

Dilip Kumay faiswal

SIGNATURE OF THE CONRIMING PARTY

Typed by :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs.2,18,000/- (Rupees two lakks eighteen thousand) only in full payment of the consideration money as per Memo below:-

MEMO OF CONSIDERATION

Rs. 2,18,000.00

Rs. 2,18,000.00

(Rupees two lakhs eighteen thousand only).

WITNESSES :

1. Amanoxal Av.

2. Kamar Banerje 12/1. Lindrang St Kol-87 Sund Alimercal,

SIGNATURE OF THE VENDOR

Delip kumar fail wal

SIGNATURE OF THE CONFIRMANG

PARTY



SPECIMEN FORM FOR TEN FINGERPRINTS

	Left Hand	Little Finger	Ring Finger	Middle F	inger For	e Finger	Thumb
Distip kumar jo	Right Hand	Thumb	Fore	Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand	Little Finger	Ring Finger	Middle F	inger For	e Finger	Thumb
Soumen Bloomie	Right Hand	Thumb	Fare	Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand	Little Finger	Ring Finger	Middle F	inger Fo	e Finger	Thumb
PHOTO	Right Hand	Thumb	Fore	Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand	Little Finger	Ring Finger	Middle F	inger For	e Finger	Thumb
РНОТО	Right Hand	Thumb		Finger	Middle Finger	Ring Finger	Little Finger

Rook No. I Volume No. I Pages 1 17 Being No. 8345

DATED THIS DAY OF 2005

BETWEEN

SUNNAT ALI MONDAL

VENDOR.

23.8.06°

AND

hear



CHRCHASER.

And the same of th

-: CONVEYANCE :-