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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

079203

1133- H/127 P/1

08 - 3.12.01

① 39501201.14.8.2006 Rs. 11500/-

Exempt under rule 21 and sub-rule 155 (1) of the W. B. L. R. Act-1955 duty Stamped Exempt

from duty and no stamp duty under the Indian Stamp Act 1899, Schedule I, A. No. 23

Stamp Paid 10/-

A = 2189/-

B = 7/-

2196/-

Dist. District Sub-Reg. Mahanagar (Dist. Sub-Reg.)

Rs. 1577/-  
Sealindm  
32/8/06

DEED OF CONVEYANCE

THIS INDENTURE is made on this 8th day of February. Two Thousand Six (2006), BETWEEN SOKARJAN BIBI, wife of Late Behat Ali Mondal, residing at- Atghara, P.S. Rajarhat, District North 24 Parganas, by faith- Muslim, Indian Citizen, by Occupation Housewife, hereinafter called the "VENDOR" ( which expression shall unless excluded by or repugnant to the context be deemed

g(a) = 250/-  
g(b) = 126/-  
376/-

with amount 20176/06  
Rs. 250/-  
Rs. 126/-  
376/-

contd....p/2.

150715

10/10/06

11/10/06

3779

31/1/06

A. Kala  
Admeli  
H.C.

500

আমার নিকট 2000 মূল্যের ড্রাম্প  
এক বেতায় না থাকিবার জন্য নিয়ম  
মত প্রদান করিলাম।

25 JAN 2006

232000

3779 - 3782  
Total 2000



... day of Feb  
the Bidhannagar (Salt Lake City)  
Local District Sub-Registry Office  
Sakarjan

সো (কো) ব ডাল  
423

- 8 FEB 2006

1) Sakarjan  
Atghara  
Rajarhat  
Dist. 24

2) Sabera Bubi  
Azad Mondal  
of Atghara, Rajarhat  
Munshin, H/O.

সো (কো) ব ডাল  
424

Azad Mondal  
At Rajat Mondal  
Atghara  
Rajarhat  
Dist. 24

Azad Mondal  
son of Late Rajat Mondal  
Atghara Rajarhat  
North 24 ps.  
Service

Local District Sub-Registry Office  
Bidhannagar (Salt Lake)

- 8 FEB 2006



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

079204

- : 2 : -

to mean and include her heirs, executors, administrators, representatives and assigns) of the ONE PART.

A N D

SABERA BIBI, w/o. Azad Mondal, by faith- Muslim, by Occupation- Housewife, Nationality- Indian, of Atghara, P.S. Rajarhat, Dist. North 24 Pgs. hereinafter called the DEVELOPER/CONFIRMING PARTY (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, representatives and assigns) of the SECOND PART.

contd...p/3.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

079205

- : 3 : -

A N D

M/S. SARWAR AGENCY PVT. LTD., a company incorporated under the Indian Companies Act, 1956, having its registered Office at- 8/1, Lalbazar Street (3rd floor), 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.

contd....p/4.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

079206

- : 4 : -

WHEREAS Manick Mondal, Wazed Mondal and Mader Bux Mondal three Brothers, sons of Late Khojel Mondal were collectively seized and possessed the hereunder schedule landed property in R.S. Dec. No. 695, along with other property lying and situate in Mouza- Atghere, P.S. Rajarhat, District North 24 Parganas.

contd....p/5.

AND WHEREAS the said land owners died and leaving intestate behind him their legal successors and according to the Muslim Act. The Successors inherited into the left property of the deceased Late Manick Mondal, Wazed Mondal and Mader Mondal.

AND WHEREAS Rehat Mondal son of Late Mader Bux Mondal successor one inherited in to the left property of his deceased father according to the Muslim Succession Act and after obtained he possessed and enjoyed in his own khas and duly recorded in the last L.R. Settlement Zerip in Khatian No. 1116 & 718, and then after died and intestate leaving behind him surviving wife Sokerjen Bibi and one Sister Sakina Khatun alias Bibi and according to the Muslim Succession Act Sokerjen Bibi inherited in to the left property of the deceased her husband Rehat Mondal and since she has been possessing and enjoying in her own khas without any interruption and free from all encumbrances.

AND WHEREAS the vendor herein has deed Sokerjen Bibi as became the absolute and legal bonafide owner 613.38 share in the hereunder Schedule landed property in P.S. Dag No. 695, and she has good right and fair marketable title to transfer the same land to any purchaser or purchasers.

AND WHEREAS the vendor herein Sokerjen Bibi has agreed to sell hereunder schedule landed property and the purchaser has/ have agreed to purchase ALL THAT piece and parcel of land

- : 6 : -

containing an area of 3.62 decimal or equivalent to 2 Cottahs  
3 Chittacks 2 Sq.ft. be the same a little more or less undivided  
her full share of Khas land morefully and particularly described  
hereunder written hereinafter called the said property at or  
for the consideration of Rs. 2,00,000/- (Rupees two lacs )only.

BRIJESH LHS

I am confirming party do hereby confirm and the Schedule  
of the Property is being sold in my consent and knowledge.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said  
agreement in consideration of the said sum of Rs. 2,00,000/-  
(Rupees two lacs) only paid by the purchaser 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  
3.62 decimals be the same a little more or less at Mouza-  
Atghera, 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 and bounded called know numbered described distinguished together with walls, water course, lights, rights, liberties privileges easements, appendages, appurtenances whatsoever to the said land belonging or in anywise appurtenant 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 pattens 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 he or he or any of him may procure the same without any action together with the benefits of all covenants relating to any deeds pattens and muniments of title whatsoever in any way relating to any concern-  
-ing 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 her ancestors or predecessors 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 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

contd.....p/8.



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 power to 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 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 discharge 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 her 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 of unto and to the use of the purchaser manner aforesaid as shall or may be reasonably required.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

ALL THAT piece and parcel of sali land measuring an area of 3.62 decimals more or less, undivided out of 59 decimals described lying and situate in Mouza- Atghara, P.S. Rejarhat,

Dist. North 24 Parganes, within Rajerhat Gopalpur Municipality 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, L.R. Khatian No. 1116 and 718, R.S. & L.R. Dag No. 695.

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

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

SIGNED SEALED AND DELIVERED

by the Vendor at Kolkata

in the presence of :-

1. *Rahul Jain*  
OF AGOLIARA

2. *Azad Mondal*  
of Atghara

*Handwritten signature in Bengali script*

*Handwritten signature in Bengali script*

SIGNATURE OF THE VENDOR

Dated by  
*Amananda Kala* A.D.S.R.O.  
DEED PREPARED BY :- N B/480/79

*Gostha Behari Ghosh*  
(GOSTHA BEHARI GHOSH)  
Jagadishpur, P.S. Rajerhat,  
Licence No. DW-XVI-1.

TYPED BY :-

*Sadananda Mondal*  
SADANANDA MONDAL, OF  
A.D.S.R.O. BIDHANNAGAR  
KOLKATA-700091.  
\*\*\*\*\*

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 2,00,000/- (Rupees Two lacs) only in full payment of the consideration as per memo below :-

M E M O

Received by me d/c Bayra cheque no 11,504. Rs. 1,70,000/-  
drawn on Corpn Bank It.  
and paid by a Debit Cheque  
no 11,5062 drawn on Corpn Bank.

30,000  
Total Rs. 2,00,000/-  
SHI  
Confirming hereby

WITNESSES :-

1. Rahul Jain  
OF AGRAHARA

2. Azad Mandal.  
of Agrahara

SHI

SIGNATURE OF THE VENDOR.












AGENT/  
SELLER/  
CAUMENT/  
H 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

 Madan Gopal Sahu	LH.					
	RH.					

ATTESTED :- Madan Gopal Sahu

 স্মিতা কল্যাণী দেবী	LH.					
	RH.					

ATTESTED :- স্মিতা কল্যাণী দেবী

 স্মিতা সুশীলা দেবী	LH.					
	RH.					



~~Dist. Medical Sub-Office  
Maddur (Ball) Taluk~~

-8 FEB 2006



~~Dist. Medical Sub-Office  
Maddur (Ball) Taluk~~  
1.9.2006

2  
471  
36  
782644  
39-53

~~Dist. Medical Sub-Office  
Maddur (Ball) Taluk~~

05737

07392



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

094932

200 - 48 141/1000 10/10 -  
 08 - 3/3/2008

क/व  
 20/08/08

Stamp: 155 (1) of the W. T. L. R. Act, 1958 duty Stamp Exempt from duty not require stamp duty under the Indian Stamp Act, 1899. Schedule I, A, No. 10. Post Paid. 1969. 7. 1974. National Herald (Salt Lake)

DEED OF CONVEYANCE

THIS INSTRUMENT is made this 12<sup>th</sup> day of July - Two Thousand Six Christian Era BETWEEN SRI VINOD KUMAR JAISWAL, son of Late Pribeni Prasad Jaiswal, by faith - Hindu, Indian, by Occupation - Business and residing at Atghara, P.S. Rajarhat in 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 ONE PART ;

Sch. No - 18320 of No - 128565 of 27/7/08  
 Southern Line Co

AND

Feb 25/19  
 Seal - Don  
 28/7/08

1000/1  
 13/11/08  
 10/08/08  
 20/08/08  
 21/7/08

1848

1374/06

জেষ্ঠার নাম

সং

N.C. Gaher

স্বাক্ষরের স্থান

ঢাকা নগর

Admiler

স্বাক্ষর দেওয়ার তারিখ

500

H.C. erd

বিধান নগর [সপ্টেম্বর সিটি]

এ. ডি. এক. নার. অফিস

*[Handwritten signature]*

চালান নং

সোট স্থান অনুসারে

31 MAR 2006

এই চালান নং-এ সোট কত টাকা

স্থান পরিষ্কার করা হয়েছে

220000.

স্বাক্ষরীর নাম—বারাকপুর

স্বাক্ষর—মিতা দত্ত



1868

12th floor  
130 Bichhanagar (Salt Lake City)  
Natl. District Sub-Registry Office

*Vinod Kumar Jaiswal*

*Vinod Kumar Jaiswal*



9620

12 JUL 2006

*Vinod Kumar Jaiswal*

*Kalul jainmal  
No. Vinod Kumar jainmal  
Ajhara - P.S. Rajarhat  
Dusimur.*

*Vinod Kr Jaiswal*  
~~*P. Ben Prad jain*~~  
~~*Ajhar*~~  
~~*Rajarhat*~~  
No. 24 Fargana Street by Ganga  
Registration by post Office  
Dhaka

*Kalul jaiswal*  
~~*Vinod Kumar Jaiswal*~~  
~~*Ajhar*~~  
~~*Rajarhat*~~  
No. 24 Fargana Street by Ganga  
Registration by post Office  
Dhaka

*[Handwritten signature]*

National District Sub-Registry Office  
Dhaka

12 JUL 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

094933

--: (2) :-

A N D

M/S. HECTOR DISTRIBUTORS <sup>Private</sup> a company incorporated under the Indian Companies Act, 1956, having its Registered Office at 8/1, Lalbazar Street, 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 successor, successors-in-Office, administrators and assigns) of the OTHER PART ;

WHEREAS



-: (3) :-

*Handwritten mark*  
WHEREAS One Rahamat Ali Mondal seized and possessed of the piece and parcel of land measuring an area of <sup>16 (Sixteen)</sup> ~~18~~ decimals being the R.S. Dag No. 534, L.R. Khatian No. 806, which lying and situate in Mouza Atghara, P.S. Rajarhat in the District of North 24-Parganas, J.L. No. 10, R.S. No. 133, Touzi No. 172 and also Rajarhat Gopalpur Municipality under Ward No. 6.

AND WHEREAS the said Rahamat Ali Mondal by a registered Deed of Gift registered at the office 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 a gift and transferred in favour of his son named Sunnat Ali Mondal and area of 03 (three) decimals comprised in R.S. & L.R. Dag No. 534 L.R. Khatian No. 806 at Mouza Atghara, P.S. Rajarhat in the District of North 24-Parganas along with other properties.

AND WHEREAS the said Sunnat Ali Mondal as became the absolute and legal bonafide owner of the aforesaid land and area of 3 (three) decimals being part of R.S. & L.R. Dag No. 534, L.R. Khatian No. 806 and made or transferred the said land to the Purchaser therein Sri Vinod Kumar Jaiswal (the vendor herein) recorded in Book No. I, Volume No. 174, Pages 81 to 93 and Being No. 2864 for the year 2005 registered ~~at~~ <sup>in</sup> D.S.R. Bidhan

Nagar.

AND

-: (4) :-

AND WHEREAS the Vendor Sri Vinod Kumar Jaiswal became the absolute and legal bonafide owner of the aforesaid and hereditier schedule landed property and has fair and marketable title to transfer the 3 decimals or equivalent to 1-13-3 (One cottah thirteen chittacks and three square feet) more or less without any interruption and free from all encumbrances.

AND WHEREAS the Vendor is in urgent need of money has declared to sell hereunder written scheduled land and area 03 (three) decimals and the Purchaser has agreed to purchase the said land in consideration value of Rs. 1,80,000/- (Rupees one lac eighty thousand only).

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the sum of Rs. 1,80,000/- (Rupees One lac eighty thousand only) of the lawful money of Union of India in hand and truly 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 indefeasible 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 03 (three)

decimals

decimals be the same a little more or less at Dag No. R.S. and L.R. 534 of 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 as follows :-

1. 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 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 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

-: (6) :-

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 exonerated and released or otherwise by and between 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.
  
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 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 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 by or at the instance of Income tax, Wealth Tax, o 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

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE :

ALL THAT piece and parcel of Sali land containing an area of 03 (three) decimals or equivalent to 1 (One) cottah 13 (thirteen) chittacks and 3 (three) square feet more or less undivided land being the part of R.S. & L.R. Dag No. 534, L.R. Khatian No. 806, Mouza Atghaza, P.S. Rajarhat in the district of North 24-Parganas, J.L. No. 10, R.S. No. 133, Touzi No.172, and within the limit of Rajarhat Gopalpur Municipality under Ward No. 6 and also within jurisdiction of A.D.S.R.O. Bidhan Nagar.

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

The proportionate annual rent to be paid according to the land holding Revenue Act.

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

NO 266-HG/HI/N.T.P/17.1/2000, dt. 3rd March, 2000.

SIGNED AND DELIVERED by

the VENDOR at Kolkata

in the presence of :

1. *Rahul Kumar*  
*of Atghaza.*

*Vinod Kumar Jaiswal*  
\_\_\_\_\_  
SIGNATURE OF THE VENDOR.

2. *Geeta Devi*  
*of Jagadpur*

RECEIVED

-: (9) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 1,80,000/- (Rupees One lac eighty thousand only) in full payment of the consideration as per memo below :

MEMO OF CONSIDERATION

Paid by Cheque No. 3787A. drawn on.  
Corpn. Bank, Dharmatala Street :  
dt. 11.07.2006.

Rs. 1,80,000/-

TOTAL - Rs. 1,80,000=00

(Rupees one lac eighty thousand only).

WITNESSES :

1. Rabibjain  
of Hghara

Vinod Kumar Jaiswal  
SIGNATURE OF THE VENDOR.

2. Goshta Behari Ghosh  
of Jagadishpur

Drafted by :

Goshta Behari Ghosh  
(Goshta Behari Ghosh) of Jagadishpur,  
P.S. Rajarhat, Licence No. DW-XVI-1.








Typed by :

K.S. Mondal of Bikash Bhawan,  
Salt Lake City, Kolkata - 91.










SIGNATURE OF THE  
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

 <i>Vinod Kumar Jaiswal</i>	LH.				
	RH.				

ATTESTED :- *Vinod Kumar Jaiswal*

 <i>Soumen Bhattacharya</i>	LH.				
	RH.				

ATTESTED :- *Soumen Bhattacharya*

PHOTO	LH.					
	RH.					

ATTESTED :-





අධ්‍යක්ෂ ජනරාල්  
සෞඛ්‍ය සේවා දෙපාර්තමේන්තුව  
කොළඹ 03

12 JUL 2006



අධ්‍යක්ෂ ජනරාල්  
සෞඛ්‍ය සේවා දෙපාර්තමේන්තුව  
කොළඹ 03  
05.8.2006

අංකය: 444  
දිනය: 12.7.2006  
සිසුවාගේ නම: 7399  
මවගේ නම: 061

=====  
DATED THIS            DAY OF            2006  
=====

B E T W E E N

SRI VINOD KUMAR JAISWAL

... VENDOR.

A N D

M/S. \_\_\_\_\_

... PURCHASER.

-: CONVEYANCE :-