



4/5/31
8-008-200
30.9.04



Permitted to transfer
vide No. 1261/HV/HG/NTP/19-1/200 (P.T.)
dt. 6.12.2000

30.9.04
ARA 1/200



Del. Gupta

S. D. Mondal.

ARA
11

Market Value Assessed at Rs.

18,68,125/-

138571 22.2.05
of Rs. 650-00

ARA - II
23.2.05

under Rule 51 of the Indian Stamp Act 1899
as amended by the Stamp Amendment Act 1968

DEED OF CONVEYANCE

VALUED AT Rs. 18,60,000.00 ONLY

THIS INDENTURE is made on this 30th day of September

TWO THOUSAND FOUR of the Christian Era BETWEEN

(1) SRI DINESH CHANDRA MONDAL, (2) SRI MURARI MOHAN MONDAL,

both are sons of Late Gangaram Mondal, by caste and

Religion - Hindu, by occupation - Service and Business

respectively, (2) KUMARI SUMATI MONDAL, daughter of Late

A 20449
E 14
D 55
M 6/25
W 4

20540/-

25000
25000
50000

..p/2.

2015. 2014.

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29 20/9/04

24

Rec'd from
J. W. ...
Sept 1907
Kanya Kalgista
one of the Ext.

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Kanya Lal Sukti 10

Dinesh Ch. Mondol
for self and as constituted
attorney for Sankari Mondol
Susanti Mondol
Basanti Kandi
Jayanti Mondol

148, 820/
Sanyal Jnth 870 Late
Sanyal Marwar 98
P/323, E.I.T. Road, Sch. no VI M.
Rajwade Galhi Kal 84
Ganesh Ch Mondal 870 Late Ganju
Dau Mondal of Tegharis, Hatia
Bajarkat Kal. for self and as Kth
Jth also for Samukari Mondal
Gremati Mondal & Basant. Mondal,
Jayant. Mondal P.T.O.

Murari Mohan Mandal

Rahul Mondal & Anurag
Mohan Mondal & Teghar

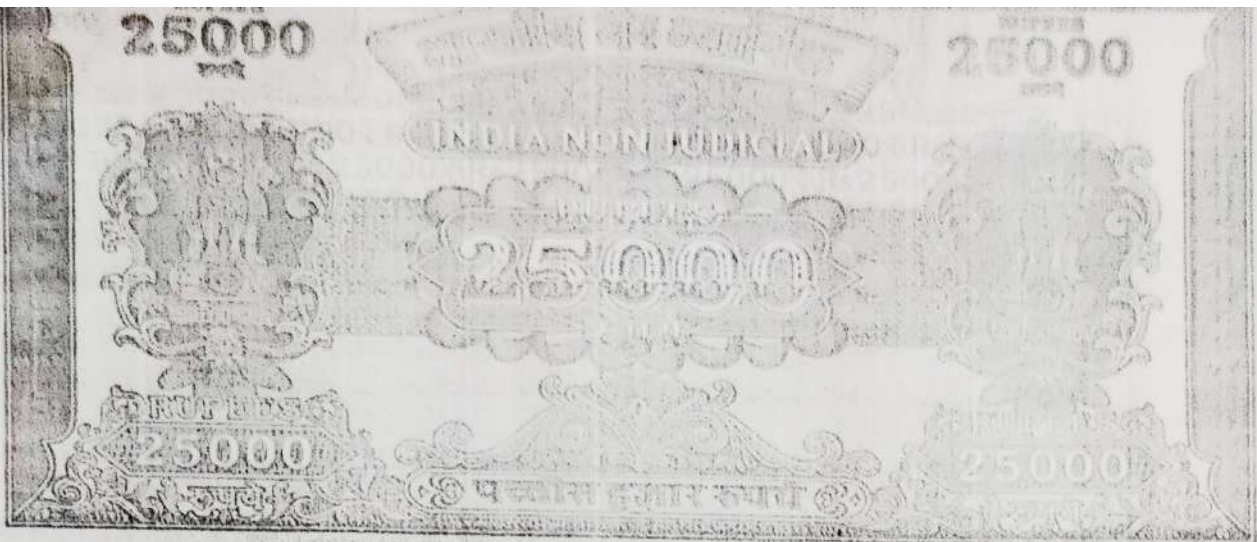
TITLES dispensed with
 PARAGRAPH 30.2.04

Matiara Cal 59
Student.

Sisir Kumar Mondol.

Rahul Mondal
Son of Murari-Mohan Mondal
Teghariya, Hattiar, Cal-39
Student

30/9/04



03DD 028409



Dinesh ch. Mondal



Mukta K. Mondal

2.

Gangaram Mondal, by Caste and Religion - Hindu, by occupation - Business, (4) SMT. SANKARI MONDAL, wife of Late Gangaram Mondal, by caste and religion Hindu, by occupation - Housewife No. 1 to 4 all are residing at Teghoria, P.O. Hatiara, P.S. Rajarhat, Kolkata - 700 059, District North 24-parganas, (5) SMT. BASANTI NANDI, wife of Shri Swapan Nandi, daughter of Late Gangaram Mondal, by caste and Religion- Hindu, by occupation - Household duties, residing at - Jyangra,

...p/3.

70819
 K. L. ...
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Mewati Oldon Mondal, Goda
 Jengukon Mondal + Sisir
 Keceran Mondal, Goda Jengukon.
 Jem Mondal ba th of
 Teghona, P.O. Haticara P.S.
 Dafarhat mal.



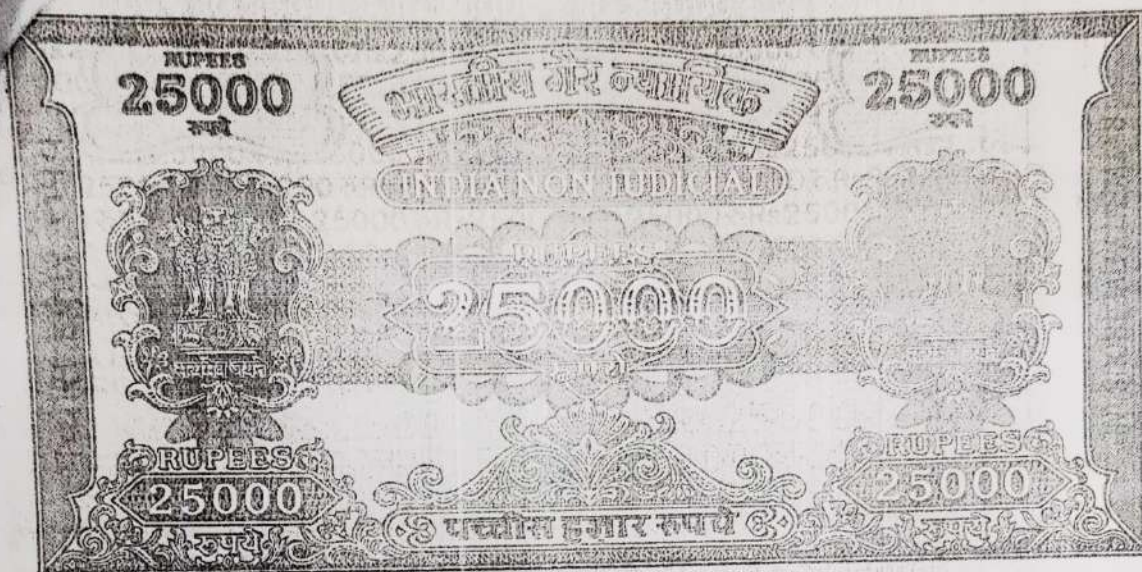


03DD 028410

3.

P.O. Jyangra, P.S. Rajarhat, Kolkata - 700 059,
(6) SMT. JOYANTI MONDAL, wife of Shri Mohan Mondal,
daughter of Late Gangaram Mondal, by caste and Reli-
gion- Hindu, by occupation - Household duties, resi-
ding at Village & P.O. Kalikapur, P.S. Sonarpur,
District South 24-parganas, hereinafter jointly
referred to as the "V E N D O R S" (which term
or expression shall unless excluded by or repugnant
to the subject or context be deemed to mean and include

..p/4.



03DD 028412

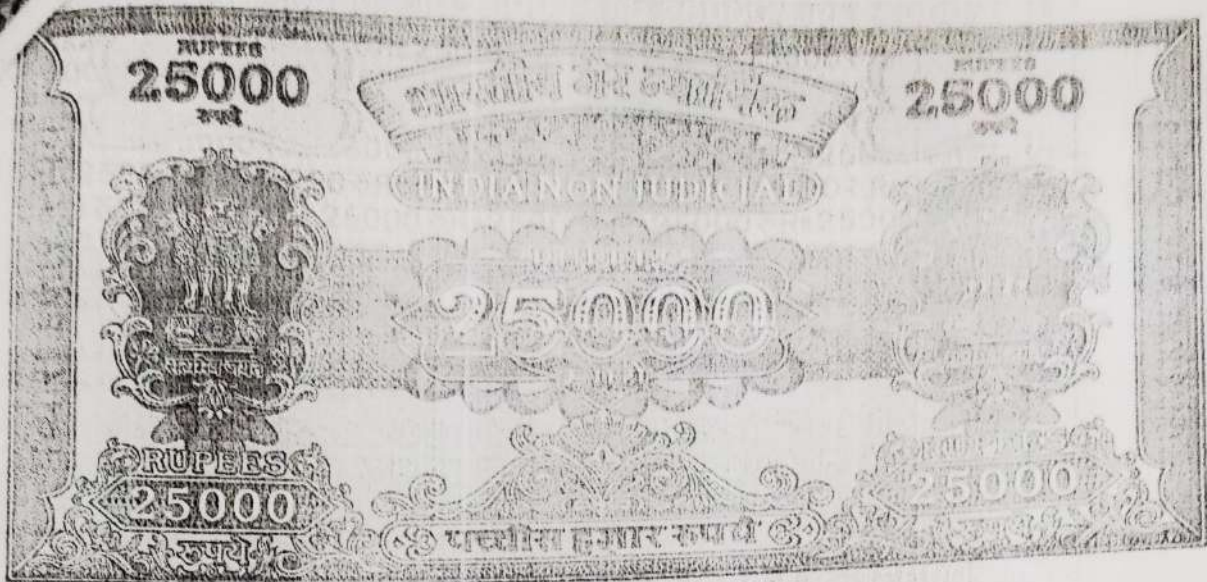
5.

duties, residing at Teghoria, P.O. Hatiara, P.S. -
Rajarhat, Kolkata- 700 059, hereinafter referred to
as the "CONFIRMING PARTY" (which term or expres-
sion shall unless excluded by or repugnant to the
subject or context be deemed to mean and include
his heirs, executors, administrators, representatives
and assigns) of the SECOND PART.

- AND -

M/S. K. L. GUPTA & COMPANY, a proprietorship

..p/6.



03DD 028412

5.

duties, residing at Teghoria, P.O. Hatiara, P.S. -
Rajarhat, Kolkata- 700 059, hereinafter referred to
as the "CONFIRMING PARTY" (which term or expres-
sion shall unless excluded by or repugnant to the
subject or context be deemed to mean and include
his heirs, executors, administrators, representatives
and assigns) of the SECOND PART.

- A N D -

M/S. K. L. GUPTA & COMPANY, a proprietorship

..P/6.



02CC 467509

6.

concern, having its Registered office at 46, Kalikrishna Tagore Street, Kolkata- 700 007, and its sole Proprietor SHRI KANYA LAL GUPTA , son of Late Shyamlal Marwari, by faith - Hindu, by occupation - Business, residing at P/323, C.I.T. Road, Scheme NO VIM , Kankurgachi, Kolkata- 700 054, hereinafter referred to as the "PURCHASER / VENDEE" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor-

...p/7

1000Rs.



7.

or successor-in-office or interest, administrators,
legal representatives and assigns) of the THIRD PART.

WHEREAS the Gangaram Mondal was an occupier
of the under mentioned Schedule properties by way of
Prajasatya under Jamindari Protha. After independences
that land was distributed by the R.S. Parcha to Ganga-
ram Mondal, the owner of the said land or under men-
tioned Schedule properties as a Rayota Dakhalikar.

..p/8



B.

The same was verified from the documents and the Purchaser satisfied after scrutinising the same from the Block land and land Reforms office, accordingly the L.R. (computerised) Parcha obtained from them.

AND WHEREAS the Shri Gangaram Mondal died on 1st December, 1981 leaving behind his wife SMT. SANKARI MONDAL and three sons namely SRI DINESH CHANDRA MONDAL, SRI MURARI MOHAN MONDAL, SRI SISIR MONDAL and three daughters namely KUMARI SUMATI MONDAL, SMT. BASANTI

...p/9

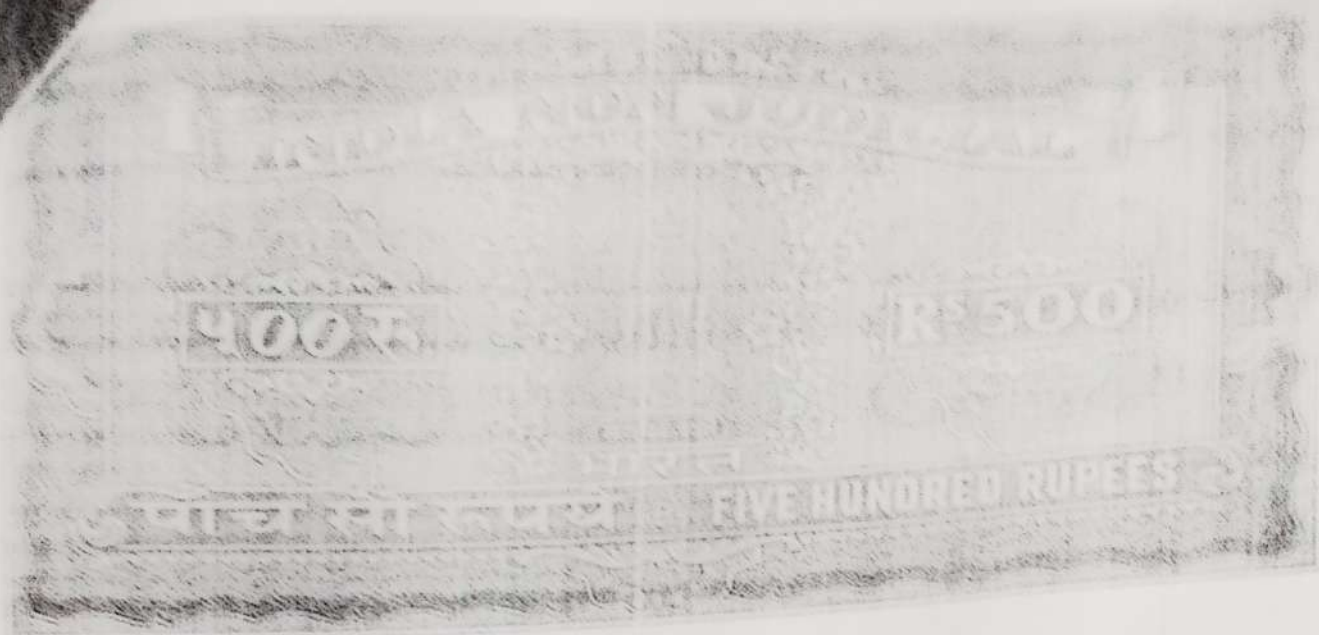


9.

NANDI (MONDAL) , wife of Shri Swapan Nandi and SMT. JAYANTI MONDAL, wife of Sri Mohan Mandal as his only legal heirs, under the present Hindu law of succession to which he was governed at the time of his death and having undivided 1/7th share in each.

AND WHEREAS the Vendors are amicable settlement of their family members after that time, vendors recorded their name before the Block land and Land Reforms officer

...p/10.

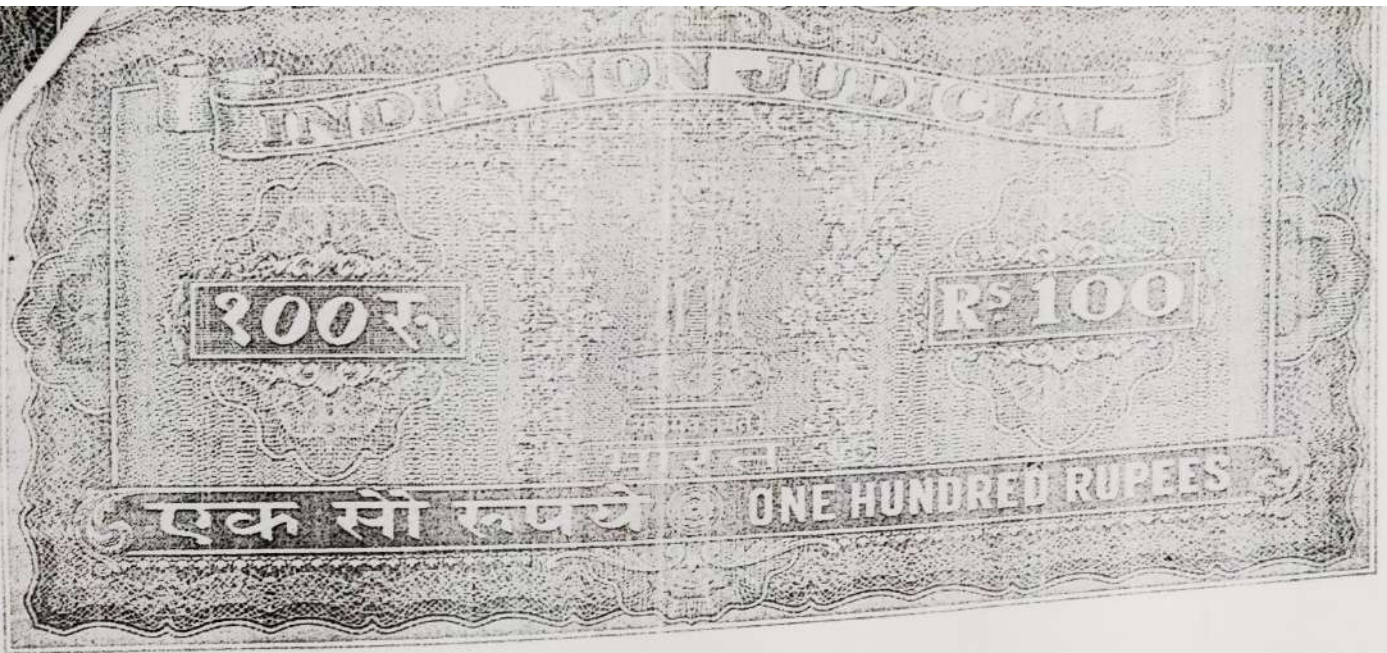


10.

Rajarhat Narayanpur Monikhola Office, comprised L.R.
 Khatian No. 179/1, ^{415/1, 347/1} R.S. Dag No. 165, ¹⁶⁶ J.L. No. 9, under
 Mouza- Teghoria, and nature of land sali, under police
 Station - Rajarhat, within the municipal limits of
 Rajarhat Gopalpur Municipality, District North 24-
 parganas.

AND WHEREAS that the Vendors namely SMT. SANKARI
MONDAL, wife of Late Gangaram Mondal, SMT. BASANTI NANDI

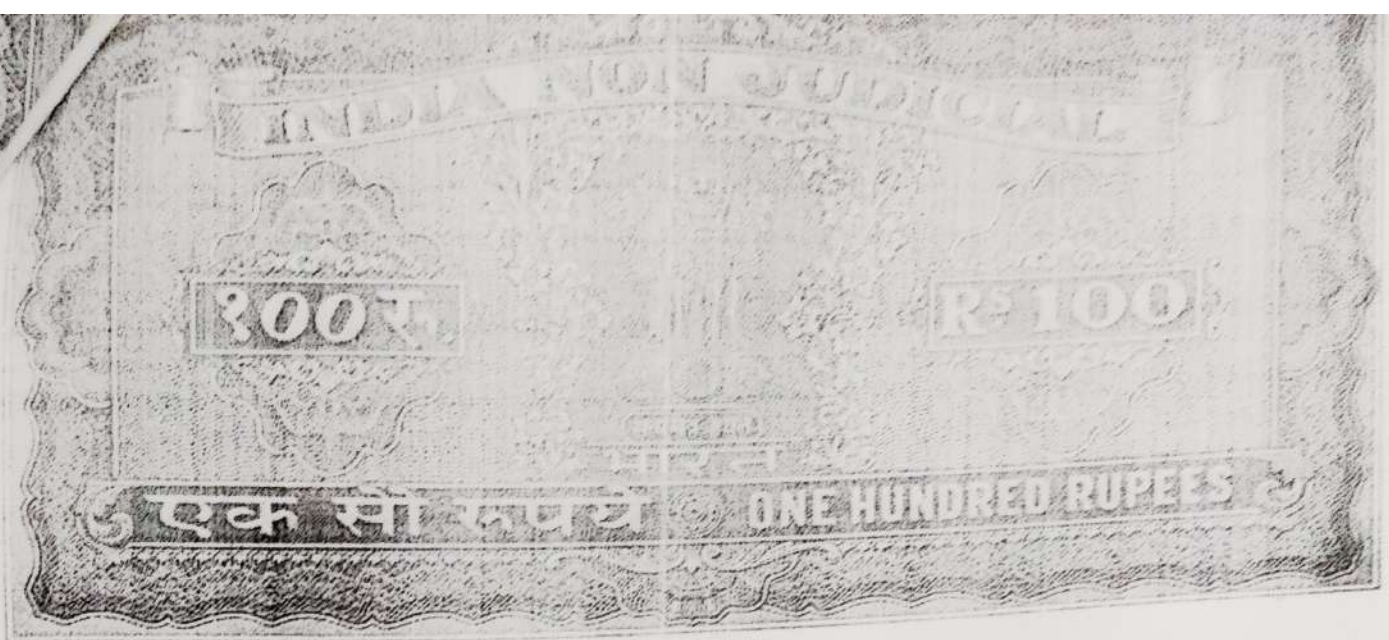
...p/11.



11.

wife of Sri Swapan Nandi, SMT. JOYANTI MONDAL, wife of Sri Mohan Mondal, KUMARI SUMATI MONDAL, daughter of Late Gangaram Mondal, jointly they have appointed as constituted Attorney SRI DINESH CHANDRA MONDAL, son of Late Gangaram Mondal, by caste and religion - Hindu, by occupation - Service, residing at TG -4/7, Teghoria, P.O. Hatiara, P.S. Rajarhat, Kolkata- 700 059, as their true and lawful Attorney for them by virtue of registered General Power of Attorney registered

...P/ 12



12.

with the office of A.D.S.R.O. Cossipore, Dum Dum,
District of North 24-parganas, West Bengal recorded
in book no. IV, volume no.4, pages 248 to 251,
being no. 245, for the year 1983.

AND WHEREAS since then the aforesaid Vendors are
well seized and possessed of or otherwise well and
sufficiently entitled and without any interruptions
from any conners together with rights to convey and

..p/13.

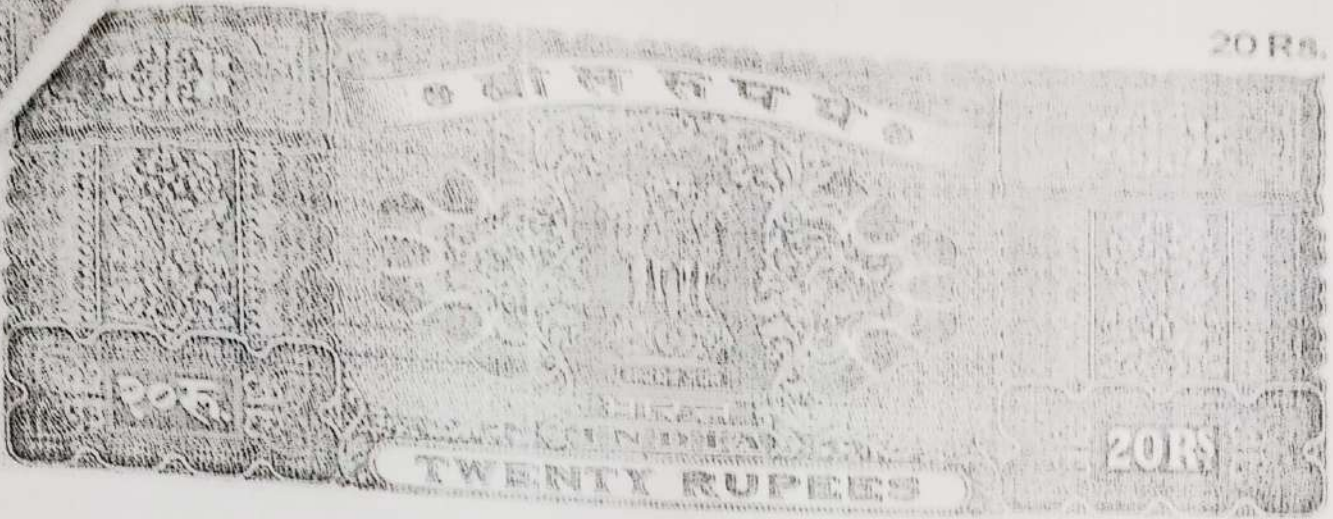


13.

transfer the same to any intending buyer at any consideration under any terms and conditions as the Vendors should think fit and proper.

AND WHEREAS, the Vendor Sisir Mondal is given a Notarial No objection for any construction or any other Residential work will be done on the said schedule property hereunder below, due to his No objection declaration reason and he is a part of owner of the said Schedule property on that reason he has a confirming party in this conveyance.

...p/14.



14.

AND WHEREAS the Purchasers are satisfy by the
 NEW TOWNSHIP OFFICE /MIDCO Clearance Notice/Gazette
 Notification bearing No. 1261-HI/M3 /MTP/IP-1(PT)
 /2000 (Dt) dated 06.12.2000, and obtained their search
 report office at A.D.S.R. Cossipore, Dum Dum, for the
 period from 1980 to 1983 and A.D.S.R.O. Bidhannagar,
 Salt Lake City for the period from 1984 to 2004, and
 also at District Registry office, Barasat for the period
 from 1980 to 2004, and Registrar of Assurances at Cal-
 cutta for the period from 1980 to 2004, in respect of
 Mouza- Teghoria, comprised in L.R. Khatian No.179/1.415/1,347/1

...p/15.

...p/18

or administrators, assigns shall be reasonably required.

AND WHEREAS the purchaser shall hold the said land premises or said Schedule property described in hereunder below, free and clear and freely and clearly and absolutely encumbered and forever released and discharged or otherwise by the Vendors and well and sufficiently saved, depended, kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the Vendors or by any other person or persons claiming or to claim, by, from under or in trust for him. The present purchasers have scrutinised the documents searching report and parcha of the land and no such litigations were found to be existing. After being satisfied in all respect the purchasers have decided to purchase their land and made offer to the land-owners/ Vendors for purchase of the land.

NOW THIS INDENTURE WITNESSETH that in pursuance to the said Agreement and in consideration of the said sum of Rs.18,60,000/- (Rupees Eighteen lakhs sixty thousand) only, of the lawful money of the Union of India in hand well and truly paid to the Vendors by the purchaser at or before the execution of these presents (the receipt whereof the vendor doth hereby and by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release

under R.3. Dag No. ^{165.} 166, P.3. Rajarhat, in the District of North 24-parganas, by their appointed Advocate, Sri Nareesh Chandra Guha, High Court, Calcutta.

AND WHEREAS the purchasers have examined all the documents related with this land and after being fully satisfied, agreed to purchase the land.

AND WHEREAS now all the parties herein have agreed to enter into this deed of sale stating the terms and conditions in details to avoid any litigation, which may or may not be arise in future by and between themselves.

AND WHEREAS the Vendors now decided to sale of the said Schedule property for his financial crisis and purchaser agrees to purchase the said schedule property which is morefully and particularly described in the Schedule below and shown in the map or plan surrounding the RED border line thereon annexed hereto at the rate of Rs. 3,48,478 /- per Cottah out of which Rs. (Rupees Three lakhs fourtyeight thousand ^{four hundred} ~~only~~ ^{only}) only, consideration as dividant and at and for the total price of Rs. 18,60,000/- (Rupees Eighteen lakhs and sixty thousand) only, for the same being the highest offer received so far according to present conditions of the market.

AND WHEREAS the Vendors have in themselves good right and full power and convey and transfer by way of sale the said piece or parcel of land described the

schedule hereunder below and to the use of the purchaser in the manner aforesaid.

AND WHEREAS the Purchaser may from time to time and at all times hereafter peaceably and quietly enter upon occupy or possess and enjoy the said land and premises or said schedule property hereunder below hereby conveyed with their appurtenances and receive the rents, issues and profits thereof and every part thereof for his own use and benefits without any suit, lawful eviction or interruption, claim and demand whatsoever from or by him the Vendors or their legal heirs or of them or by any person or persons claiming or to claim, from under or in trust for him or any of them.

AND WHEREAS the Vendors and all persons having or claiming any estate, right, title or interest in the said land and premises hereby conveyed or any part thereof by, from under or in trust for the Vendors or their heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and at the costs of the purchasers do and execute and cause to be done and executed all such further and other lawful acts, deeds, things whatsoever for better and more perfectly absolutely granting the said land and every part thereof hereby conveyed unto and to the use of the purchaser in manner aforesaid as by the purchaser, his or her heirs, executors, or administrators

...p/17

and forever discharge the purchaser) the Vendors hereby grant transfer convey and assigns and assure unto the said purchaser ALL THAT piece and parcel of homestead land measuring about 5 (five) cottahs 5 (five) chittacks and 18 (eighteen) sq.ft., more or less together with tile shed structure thereof morefully and particularly described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the same is / are and was / were at any time heretofore butted and bounded called known and numbered described or distinguished together with ways, paths, passages, sewersages, drains, water, water courses, lights, liberties, rights, priviledges, easements, appendages and appurtenances to the said land belonging to or in anywise appurtaining thereto or usually held or occupied herewith or reputed to belong or be appurtenant thereto and remainder or remainder thereof A N D all the estate right, title and interest property claim and demand whatsoever both at law and equity of his the said Vendor or into upon or in respect of the said messages land hereditaments and every part thereof in law and equity TO ENTER UPON HAVE AND TO HAVE HOLD OWN the said messuage land hereditaments and premises hereby conveyed and transferred or expressed or intended so to be sole togetherwith the appurtenances and to the use of the said purchaser absolutely and forever. And the said Vendor do hereby covenant with the said purchaser that NOTWITHSTANDING

any act deed matter or things by the said Vendor made done or executed or knowingly suffered to the contrary to the Vendor is now lawfully rightfully and absolutely seized and possessed of the said property free from all encumbrances, attachments or defect in title whatsoever and that the Vendor has full power and absolute authority to sell the said property in the manner aforesaid whatsoever and NOTWITHSTANDING any such act deed or things whatsoever as aforesaid the Vendors have good right, full power and absolute authority grant and convey the said hereditament and land hereby granted or expressed and unto the use of the said purchaser. And the said purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land hereditaments and receive the rents, issues and profits thereof without any lawful eviction interruption, claim or demand whatsoever from the said Vendor or any person or persons lawfully or equitably claiming as aforesaid A N D further that the said Vendor and all persons having or lawfully claiming any estate or interest in the said land and structure hereditaments and property or any part thereof under or in trust for him and the said Vendors shall and will from time to time and at all times hereafter upon every reasonable request and at the costs of the said purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further and more perfectly conveying and assuring the said land structure hereditaments and every part thereof unto and to the use of the said

purchaser in the manner aforesaid according to the true intent and meaning of this Deed. It is further noted that we are three brothers, three sisters and mother, totalling seven members of the family there are any brother or sister, who may claim, then for the claim, we shall be responsible for the same. If there are a subsequent heirs of our brothers & sisters then also we shall be responsible for the record.

THE SCHEDULE ABOVE REFERRED TO :
(DESCRIBED THE PURCHASED PROPERTY)

12.2.2015
ALL THAT piece or parcel of Sali land measuring about 5(Five) Cottahs 5(Five) Chittacks and 18(Eighteen) Square feet be the same a little more or less out of total land measuring an area 8 Cottahs 12 Chittacks 20.13 square feet more or less under Revisional Settlement Plot/Dag No. 165 & 166, under Mouza- Teghoria, J.L. No. 9, Touzi No. 10, R.S. No. 116, L.R. Khatian No. 179/1, ^{415/1, 347/1} under Ward No. 27, Premises No. T.G. 417, East corner of the Plot within the municipal limits of Rajarhat Gopalpur Municipality under Police Station Rajarhat in the District of North 24-Parganas, and butted and bounded as under :-

K.L. Gupta

ON THE NORTH BY	:	8' Ft. Wide Road.
ON THE SOUTH BY	:	Land of Dag No. 163.
ON THE EAST BY	:	Land of K. L. Gupta
ON THE WEST BY	:	Mr. Mondal.

The said Schedule property has been delineated in the Map or Plan annexed hereto and bordered 'RED' Line thereon and the said plan is to be treated as a part of this Indenture.

...IN

21.

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

SIGNED SEALED & DELIVERED

by the Parties at Calcutta
in the presence of-

1. ABHISHEK KUMAR GUPTA
Abhishek Kumar Gupta

Attest ch. Mandal
for Sale and as Constituted attorney
of Smt. Sankari Mandal
Sumanthi Mandal
Baranti Mandal
Joganti Mandal

Murari Mohan Mandal

SIGNATURE OF THE VENDORS

2. RAHUL MANDAL

DEED PREPARED BY ME :

Santosh Kumar Mondal
SANTOSH KUMAR MONDAL
ADVOCATE
HIGH COURT, KOLKATA
127A, BANGUR AVENUE
BLOCK-A, KOLKATA 55,
PHONE : 2574-3101.

30/9/2024

SIGNATURE OF THE CONFIRMING
PARTY

TYPED BY :

KUNDU TYPE CHAMBER
104, DUM DUM ROAD,
KOLKATA -30

Kanya Lal Gupta

SIGNATURE OF THE PURCHASER

RECEIVED of and from the withinnamed Purchaser the withinmentioned sum of Rs. 18,60,000.00 (Rupees Eighteen Lakhs Sixty thousand) only as per Memo given below :-

MEMO OF CONSIDERATION

By Cheque No. 005988

drawn on Central Bank of India Post. Bazar Branch
in favour of Dinesh Chandra Mondal
Rs. 9,30,000.00

By Cheque No. 005989

drawn on Central Bank of India Post. Bazar Branch
in favour of Murari Mohan Mandal
Rs. 9,30,000.00

Rs. 18,60,000.00

(RUPEES EIGHTEEN LAKHS SIXTY THOUSAND) ONLY.

WITNESSES :

Abhishek Kumar Gupta
1. ABHISHEK KUMAR GUPTA
P/323, C.I.T. Road,
Sch. VI, Mistri Road
KOLKATA - 700054

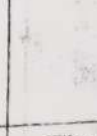
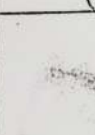
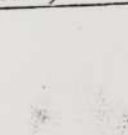
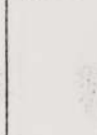
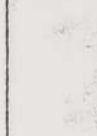
Dinesh Ch. Mondal
for Sale and as Constituted
attorney of Smt. Sankari Mondal
Sumati Mondal
Basanti Mondal
Jayanti Mondal

2. RAHUL MANDAL
Teghoria, Hakiara, cat-59

Murari Mohan Mandal

SIGNATURE OF THE VENDORS

SPECIMEN FORM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/Presentants					
	<i>Naraya Dal Gupta</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Sisir Kumar Mondal</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	<i>Nurati Mohan Mondal</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/Presentants					
	<i>Pinesh ch. Kumbhar</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

PAGE NO. _____

SPECIMEN FORM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/Presentants					
	<i>Pinesh Ch. Mondal</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

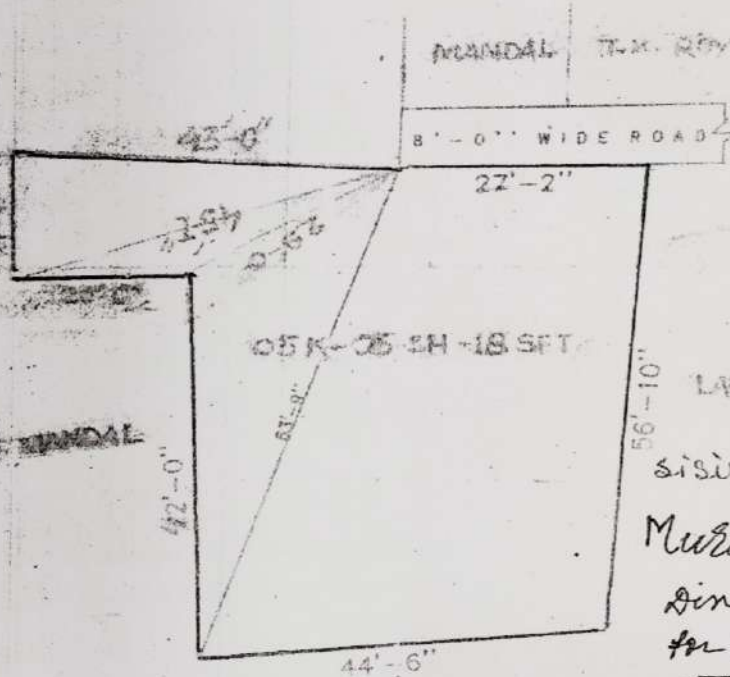
SITE PLAN OF K.L. GUPTA & CO. (PROP:-KANYALAL GUPTA)
 AT R.S. DAG NO 165, 166 R.S. KHATIAN NO:- 179/1,415/1,347/
 OF MOUZA- TEGHARIA, J.L. NO:-09, R.S. NO:-116, TOUZI NO:- P.S. RAJARH.
 DIST-24 PARGANS (NORTH), WITHIN THE RAJARHAT GOPALPUR MUNICIPALITY

NAME OF SELLER(S) = DINESH MONDAL & MURARIMOHAN MONDAL
 NAME OF PURCHASER = K.L. GUPTA & CO. (PROP:-KANYALAL GUPTA)
 TOTAL AREA OF LAND = 3843 SFT. (0.5 K.-05 CH.-18 SFT.)

SHOWN IN RED COLOUR

SCALE:- 1"=16'-0"

12 R. S. G. R.
 D. M. S.



Sisir Kumar Mondal
 Murari Mohan Mondal
 Dinesh Ch. Mondal
 for sale and as constituted
 attorney of Smt Sankari Mondal
 Seemati Mondal
 Basanti Mondal
 Jayanti Mondal

DAG-163

Kanya Lal Gupta

SIGNATURE OF SELLER

DRAWN BY

Registered in

Book No. 1

Volume No. 1

Page No. 40

Being No. 1091

in the year 2005

DATED THIS 30 DAY of Sept 2004

DEED OF CONVEYANCE

BETWEEN

SRI DINESH CHANDRA MONDAL

AND OTHERS

VENDORS

A N D

SRI SISIR MONDAL

CONFIRMING PARTY

A N D

M/S. K.L.GUPTA & COMPANY

PURCHASER

PREPARED BY :

SANTOSH KUMAR MONDAL, ADVOCATE
HIGH COURT, KOLKATA
127A, BANGUR AVENUE
BLOCK-A, KOLKATA-55
PHONE : 2574-3101.

25/10/05

www, Registered in