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A.R.A.
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WS. 31
9.10.1980
19.8.04

AW2 1400000/aceeb
1,12,800 03DD 026907

Dinesh Chandra Mondal



Murari Mohan Mondal



Hari Mohan Mondal



admissible under Rule 21 duly stamped
under the Indian Stamp Act, 1899
is also as amended by W. Bengal
Stamp Amendment Act, 1968
Schedule IA. No. 23, 24, 25
Fee Paid as under:-

A-15389
E-14-55
25-4
15487

A 15,389-
E 14-
55-
25-
4-
15487-
DEED OF CONVEYANCE

Adl REGISTRAR OF ASST
KOLKATA

21 250-
9 400-
650-

VALUED AT RS.14,00,000.00 ONLY

THIS INDENTURE is made on this 19th day of August
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,

(3)

22217
No. No. K. C. Gupta & Co.
Sold to 46, Kali Krishna Tagore St
at Calcutta

Kolkata Collectorate.
Treasury.

Dated 16/8/04

Addl. Registrar of Assurances
Calcutta 19/8/04

Rs. 1,00,000/-
10,000/-
500/-
20/-

9:10 P.M.

19th Aug 04

Kanya Lal Gupta
Kanya Lal Gupta

Kanya Lal Gupta as forefather of MVS
K.L. Gupta & Company, Kanya Lal Gupta
at 46, Kali Krishna Tagore Street, Calcutta-2
Dinesh Chandra Mondal S/o of Ganga
Ram Mondal by caste Hindu by occupation
Sumeri for self and as constituted attorney
for Smt. Sankari Mondal, Smt. Basanti Mondal,
Smt. Jayanti Mondal and Kuran Sumeri Mondal
of Teghoria, P.O. Hattiana, P.S. Rajarhat, Calcutta-5
Dist-24/8/04 (W)

Kanya Lal Gupta

Dinesh Chandra Mondal
for self and as constituted
attorney for Sankari Mondal
Basanti Mondal
Jayanti Mondal
Sumeri Mondal

Rahul Mondal
S/o Murali Mohan Mondal
Teghoria, Hattiana, Calcutta-5
Student

Rahul Mondal

Addl. Registrar of Assurances
Calcutta 19/8/04



0300 026908



Sis. Sankari Mondal.

2.

- (3) KUMARI SUMATI MONDAL, daughter of Late 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. Hatlara, 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.O.

No. 22217
Sold to K. L. Gupta O. G.
of 46 Kailash Krishna Jagoe 87
Calcutta

Kolkata Collectorate.
Treasury.

One
Treasury.

Dated 16/8/2004

4	100,000/-
1	10,000/-
	20,000/-
2	20/-
1	112,020/-
	R/F

Murari Mohan Mondal

Sisir Kumar Mondal.

Murari Mohan Mondal of 80/1
Gangaram Mondal by Carter, H.D.,
and Sisir Kumar Mondal of 80/1
Gangaram Mondal by Carter, H.D.,
by Occupation House: Held both
of Teghoria, P.O. Hatisara, P.S.
Rajrhat, W-59, Dist-24(BN)

Rahul Mondal
c/o Murari Mohan Mondal
Teghoria, Hatisara, Dist-700059
Student

Adl. Registrar of Assurances-1
Calcutta 19/8/04



03DD 026909

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 Religion - Hindu, by occupation - Household duties, residing 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 their respective heirs, executors, administrators, representatives and assigns) of the FIRST PART.

A N D



03DD 026910

4.

The Vendors No. 3 to 6 are being represented by their Constituted Attorney SRI DINESH CHANDRA MONDAL Son of Late Gangaram Mondal of Teghoria, P.O. Hatiara, P.S.-Rajarhat Kolkata -700 059, District North 24-Parganas.

A N D

SRI SISIR MONDAL, Son of Late Gangaram Mondal, by Caste- and Religion - Hindu, by occupation - Household duties, residing at Teghoria, P.O. Hatiara, P.S.-Rajarhat,

Kolkata



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5.

Kolkata - 700 059, hereinafter referred to as the "CONFIRMING PARTY" (which term or expression 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 Concern, having its Registered Office at 46, Kalikrishna Tagore Street, Kolkata - 700 007, and its sole Proprietor SHRI KANYA LAL GUPTA

son



6.

Son of Late Shyam Lal Marwari, by faith - Hindu, by occupation - Business, residing at P/323, C.I.T. Road, Scheme - VIM, Kankurgachi, Kolkata - 700 054, hereinafter referred to as the " PURCHASER / VENDEE " (which term or expression shall unless or excluded by or repugnant to the subject or context be deemed to mean and include its successor or successor-in-office or interest, administrators, legal representatives and assigns) of the THIRD PART.

W H E R E A S the Gangaram Mondal was an occupier

of



7.

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 Gangaram Mondal, the owner of the said land or under mentioned schedule properties as a Rayota Dakhalikar. The same was verified from the documents and the purchaser satisfied after scrutinising the same from the Block Land & 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



8 .

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 NANDI (MONDAL) Wife of Shri Swapan Nandi and SMT. JAYANTI MONDAL wife of Sri Mohan Mondal 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 & Land Reforms Officer,

Rajarhat

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9.

Rajarhat Narayanpur Moniknola Office, comprised L.R. Khatian No. 179/1, R.S.Dag No. 165, 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 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 & religion - Hindu, by occupation - Service, residing at TG-4/7, Teghoria, P.O. Hatihara, P.S. Rajarhat, Kolkata - 700 059, as their true and lawful Attorney for them by virtue of registered General Power of Attorney registered with the office at A.D.S.R.O. Cossipore, Dum Dum, District of North 24-Parganas, West Bengal recorded in Book No. IV, Volume No. 4 at 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 corners together with rights to convey and transfer the same to any intending buyer at any consideration under any terms and conditions as the vendors should think fit and proper.

AND

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.

AND WHEREAS the purchasers are satisfy by the NEW TOWNSHIP OFFICE/HIDCO Clearance Notice/Gazette Notifica-
tion bearing No. 1261-H1/HQ /MTP/ 1P-1/2000(Dt) ^(PT) dated 6/12/2000. ~~and~~
~~on 1261-H1/HQ dated 6-07-2000~~ 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 Calcutta for
the period from 1980 to 2004, in respect of Mouza- Teghoria,
comprised in L.R.Khatian No. 179/1, under R.S.Dag No. 166,
P.S.Rajarhat, in the District of North 24-Parganas by their
Appointed Advocate, Sri Naresh 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

Dinesh Chandra Mondal
Kanya Lal Gupta

11.

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.

Dinesh Chandra Das
Kanya Lal Saha

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 Schedule below and shown in the map or plan surrounding the RCD border line thereon annexed hereto at the rate of Rs.3,50,000/- ^{Out of which Rs.50,000 (Rupees fifty thousand) only considered as development per Cottah} and at and for the total price of Rs.14,00,000.00 ^{cost.} (Rupees Fourteen Lakhs) only 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

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12.

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 intrust 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 intrust 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 and absolutely granting the said land and every part thereof of hereby conveyed unto and to the use of the purchaser in manner aforesaid as by the purchaser, his or her heirs, executors, 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 enumerated and forever released and discharged

or

or otherwise by the vendors and well and sufficiently save, 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. 14,00,000.00 (Rupees Fourteen Lakhs) 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 acquit release and for ever 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 4(Four) Cottahs 0(Zero) Chittack and 4.87 (Four Point eight seven) Square feet more or less together with Tile shed structure

thereof

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14.

thereof morefully and particularly described in the schedule hereunder written OR HOWSOEVER OTHERWISE the same is/are and/or was/were at any time heretofore butted and bounded called known and numbered described or distinguished together with ways paths, passage sewerage drains water, water courses, lights, liberties rights privileges easement appendages and appurtenances to the said land belonging to or in anywise appertaining thereto or usually held or occupied herewith or reputed to belong or be appurtenant thereto and remainder or remainders 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 messuage 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 to be sole together with the appurtenances and to the use of the said purchaser absolutely and for ever. 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, attachment 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 thing whatsoever as aforesaid the

vendors

vendors have good right, full power and absolute authority grant and convey the said hereditaments and land hereby granted or expressed so to be unto and to the use of the said Purchaser. And the said purchaser shall and may at all times after 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 intrust for him the said vendors shall and will from time to time and at all times hereafter upon very 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 brother} ~~if any~~ ^{three sisters and mother, totalling seven members of the family. If} ~~three sisters and mother, totalling seven members of the family. If~~ ^{dispute arises concerning title to the land in future, the} ~~dispute arises concerning title to the land in future, the~~ ^{there are any brother or sister, who may claim, then for the title} ~~there are any brother or sister, who may claim, then for the title~~ ^{claim, we shall be responsible for the same. If there are any} ~~claim, we shall be responsible for the same. If there are any~~ ^{subsequent heirs of our brothers & sisters then also we shall be} ~~subsequent heirs of our brothers & sisters then also we shall be~~ ^{responsible for the rectification.} ~~responsible for the rectification.~~

THE SCHEDULE ABOVE REFERRED TO :

(DESCRIBED THE PURCHASED PROPERTY)

ALL THAT piece or parcel of Sali land measuring

about

Finish chamber No 501
Kenya & Co

16.

about 4(Four) Cottahs 0(Zero) Chittacks and 4.87 (Four point eight seven) Square feet be the same a little more or less out of total land measuring an area 12 Cottahs

12 Chittacks 25 Square feet more or less under Revisional Settlement Plot/Dag No.166, under Mouza- Teghoria, J.L. No.9, Touzi No. 10, R.S. NO. 116, L.R.Khatian NO. 179/1, under Ward No.7, Premises No. T.G.417, ~~South-East~~ ^{South} Corner of the Plot, within the municipal limits of Rajarhat Gopalpur Municipality, under Police Station - Rajarhat in the District of North 24-Parganes, and butted and bounded as under :-

ON THE NORTH BY : 8' Ft. Wide Road.
ON THE SOUTH BY : Land of Dag No. 163.
ON THE EAST BY : Dag No. 166.
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

Dinesh Chandra Mondal
Kanyo

IN WITNESS WHEREOF the parties hereto 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
of P1323, C. I. T. Road,
Sch. VII M, Kankurgachi
KOLKATA-700054

2. Rahul Mondal
Tegharia, Hatia
KOL-700059

Dinesh chandra Mondal
for self and as constituted
attorney for Sankari Mondal
Basanti Mondal
Jayanti Mondal
Sumati Mondal

Murari Mohan Mondal

DRAFTED & PREPARED BY:-

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

SIGNATURE OF THE VENDORS

TYPED BY :

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

Sisir Kumar Mondal,

SIGNATURE OF THE CONFIRMING
PARTY

Kaitya Lal Gupta

SIGNATURE OF THE PURCHASER

18.

MEMO OF CONSIDERATION

R E C E I V E D of and from the withinnamed Purchaser
the withinmentioned sum of Rs.14,00,000.00 (Rupees Fourteen
Lakhs) only as per Memo given below :-

M E M O

By Cheque No. 005933 Bank of India
drawn on central Bank of India
in favour of Dinesh Chandra
Mondal dt 19.8.04

Rs. 7,00,000.00

By Cheque No. 005934 Bank of India
drawn on central Bank of India
in favour of Murari Mohan
Mondal dt 19.8.04

Rs. 7,00,000.00

Rs. 14,00,000.00

(RUPEES FOURTEEN LAKHS) ONLY.

WITNESSES :

1. Abhishek Kumar Gupta

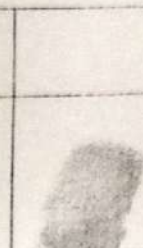
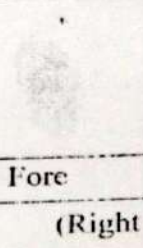
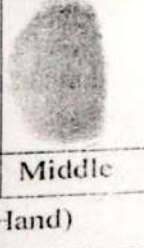
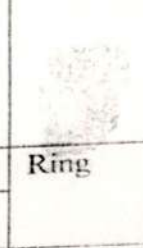
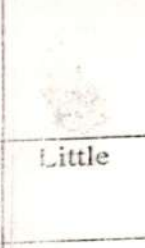
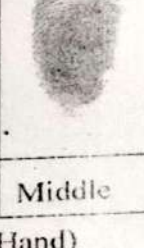
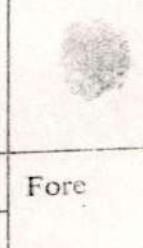
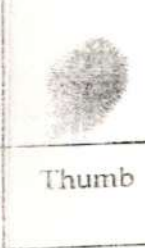
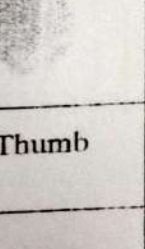
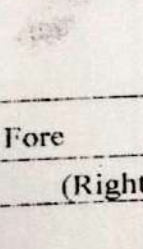
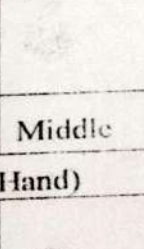
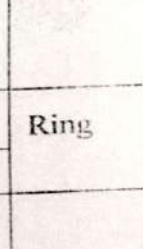
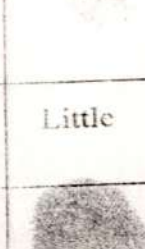
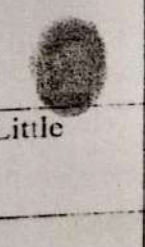
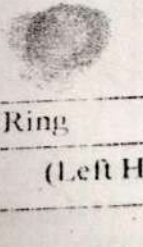
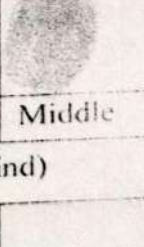
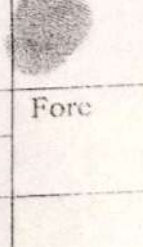
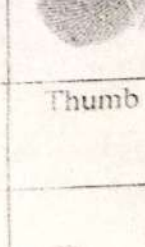
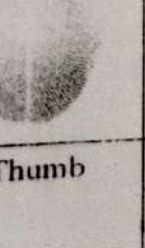
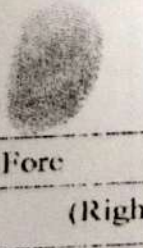
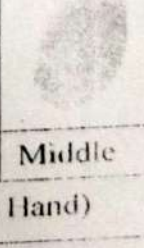
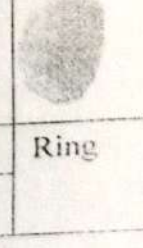
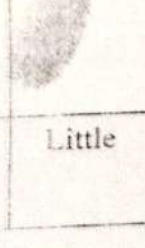
2. Rohit Mondal

Dinesh Chandra Mondal
for Self and as Constituted
attorney for Sankari Mondal
Basanti Nanky
Jayanti Mondal
Sumati Mondal
Murari Mohan Mondal

SIGNATURE OF THE VENDORS

PAGE NO. _____

SPECIMEN FORM FOR TEN FINGERPRINTS

S.L. NO.	Signature of the Executants/Presentants					
	<i>Kanya Lal Gupta</i>					
		(Left Hand)				
						
		(Right Hand)				
	<i>Murli Mohan Mahto</i>					
		(Left Hand)				
						
		(Right Hand)				
	<i>Ramesh Chandra Mondal</i>					
		(Left Hand)				
						
		(Right Hand)				

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/Presentants					
	Sis Kumar Mondal,					
		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)				

PLAN OF K.L. GUPTA & CO. (PROP:- KANYALAL GUPTA)

AT R.S. DAG NO:-166 R.S. KHATIAN NO:- 179/1

OF MOUZA- TEGHARIA, J.L. NO:-09, R.S. NO:-116, TOLZI NO:- P.S. RAJARHAT

DIST-24 PARGANS (NORTH), WITHIN THE RAJARHAT GOPALPUR MUNICIPALITY

NAME OF SELLER(S) = DINESH MONDAL & MURAMOHAN MONDAL

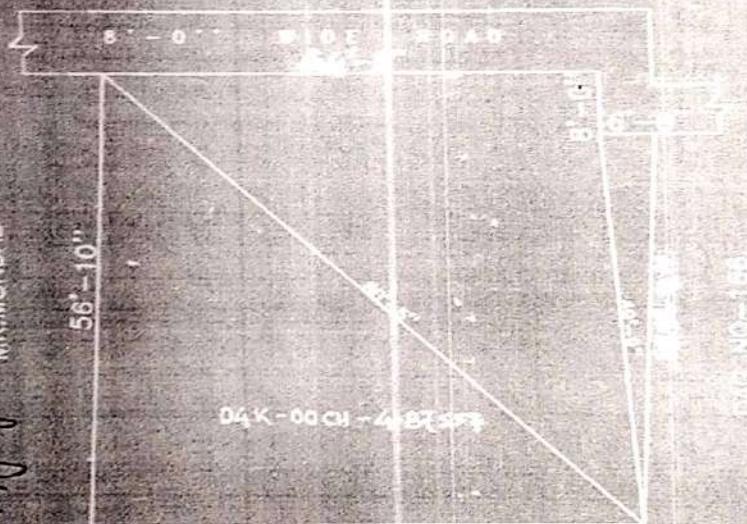
NAME OF PURCHASER = K.L. GUPTA & CO. (PROP:- KANYALAL GUPTA)

TOTAL AREA OF LAND = 3295 SQFT. (04 K-00 CH-00 SET)

SHOWN IN RED COLOUR

SCALE:- 1"=16'-0"

Dinesh chandra Mondal
for self and in behalf of
attorney for Sankar Mondal,
Basanta Mondal, Jagannath Mondal, Sumati Mondal
MR. MONDAL



LAND OF DAG NO-166
SITE PLAN

Sisir Kumar Mondal

Kanya Kail Gupta

SIGNATURE OF SELLER

DRAWN BY

Registered in -

Book No. 1

Volume No. 1

Page No. 29

Being No. 6127

for the year 2004

=====

DATED THIS 19th DAY OF AUGUST 2004

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DEED OF CONVEYANCE

BETWEEN

SRI DINESH CHANDRA MONDAL

AND OTHERS

VENDORS

A N D

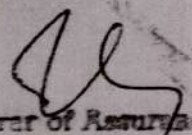
SRI SISIR MONDAL

CONFIRMING PARTY

A N D

M/S. K.L. GUPTA & COMPANY

PURCHASER


Addl. Registrar of Assurances-A
Calcutta

23/02/04


Addl. Registrar of Assurances-A
Calcutta

PREPARED BY :

SANTOSH KUMAR MONDAL, ADVOCATE
HIGH COURT, KOLKATA
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BLOCK-A, KOLKATA-55
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