

418 00397

C1113



20/01/05 The Doc No 166, meuzo, Tagore 95, 220 is exempted from effusion vide letter No 1261/141/Hon/NTP/IP-1/2000 (PT) dt. 6/14/2000

03DD 027939



Kan

25/1

Under Rule 21 duly stamp
The Indian Stamp Act, 1899
as amended by W. Bengal
Stamp Amendment Act, 1993.
Section 1A. No. 239504

Field as under:-
H 13079
E 14
Market Value Assessed at Rs. 12,25,000/-
355
meq 25
mle 4
13177/-

12,25,000/-
385.00
ARA-11
15.2.05

ADD. REGISTER OF ASSOCIATES



Dinesh Chandra Mondal

138574 22.2.05 2250
866037 23.2.05 550
DEED OF CONVEYANCE
VALUED AT RS. 11,90,000.00 ONLY.

ARA-11
23.2.05

23/2/05

THIS INDENTURE is made on this 20th day of January
Two Thousand and Five of the Christian Era BETWEEN
(1) SRI DINESH CHANDRA MONDAL (2) SRI MUPARI MOHAN MONDAL
both are sons of Late Gangaram Mondal, by Caste - Hindu &
Religion - Hindu, by occupation - Service and Business

11,90,000/-
11-1-05
13177/-

39357
 Sold to K. L. Gupta 10
 of H.G. K. B. Tagore St. Cal-7

Kolkata Collectorate
 Treasury.

Dated 17.11.2005

(M)
 TREASURER.

30	75,000/-
10	20,000/-
20	200/-
10	20/-
	95,220/-

12-20 Pm
 20th of Jan 2005
 by Kanya Lal Gupta
 Joint Secy. Estt.

Kanya Lal Gupta

768

Kanya Lal Gupta

769

Kanya Lal Gupta so
 late Shyam Lal Mondal
 of P/323 C. I. T. Road,
 Sch no N M. Kanyavejchi
 Kal. & Sisir Kumar
 Gupta so late Ganga Ram
 Mondal of Teghena P.O.
 Hatara P.S. Rajarhat
 Kal. 59 & Murari Mohan
 Mondal so late Ganga Ram
 Mondal of Mr. Sankar
 & Rajendra Chandra Mondal
 & Suresh Chandra Mondal
 so late Ganga Ram Mondal
 of Teghena P.O. Hatara
 Rajarhat 24 P.S. (N). P.O.

Sisir Kumar Mondal

Abhishek Kumar Gupta



03DD 027940

2.

respectively (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. - Hatiara, P.S. Rajarhat, Kolkata - 700 059, District

***3

3935/
K.L. Gupta & Co.
Hb. K.L. Krishna Tagore
Street, Cal-7

Collector's
Treasury

17/1/05

30	75,000/-
10	20,000/-
20	20/-
10	20/-
	95,220/-

for self and as Const. Inter
attorney for Sankari Mondal
& Basanti Mondal & Jayanti
Mondal & Sumati Mondal

770

Murari Mohan Mondal

771

- Vinod Ch. Mondal
for self and as constituted
attorney for Sankari Mondal
Basanti Mondal
Jayanti Mondal
Sumati Mondal

I do hereby
Abhishek Kumar Gupta
S/o Kanya Lal Gupta of
P/323 C.I.T. Rd. 1.00 8th W.M.
Cal-54, Business

1 Abhishek Kumar Gupta
S/o Kanya Lal Gupta of
323, C.I.T. Rd, Sec. VII, Cal-54
Occupation Business.

20/1/05



03DD 027941

3.

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.S. Jyangra, P.S. Rajarhat, Kolkata-700 059 (6) SMT. JOYANTI MONDAL, wife of Shri Mohan Mondal,

... 4

3935
K. L. Gupta & Co
H. B. K. K. Krishna. Tagore
Street, Cal. 7

Calcutta Collectorate
Treasury.

100
100/100

Dated 17/1/2008

30	25,000/-
10	20,000/-
20	200/-
10	20/-
	95,220/-



Asst. Registrar of Land Revenue



02CC 479363

4.

daughter of Late Gangaram Mondal, by Caste and Religion
Hindu, by occupation - Household duties, residing at
Village & Post Office - Kalikapur, Police Station -
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

००००५

No. 39351

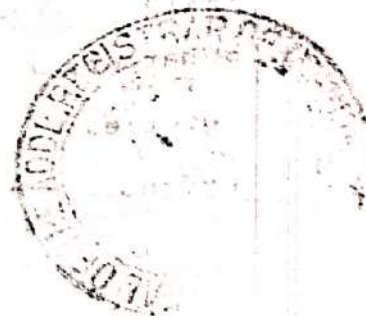
K. L. Gupta
46, K. K. Jagare Street,
Calcutta

No. 3 - Collectorate
Treasury.


V. S. S. S.

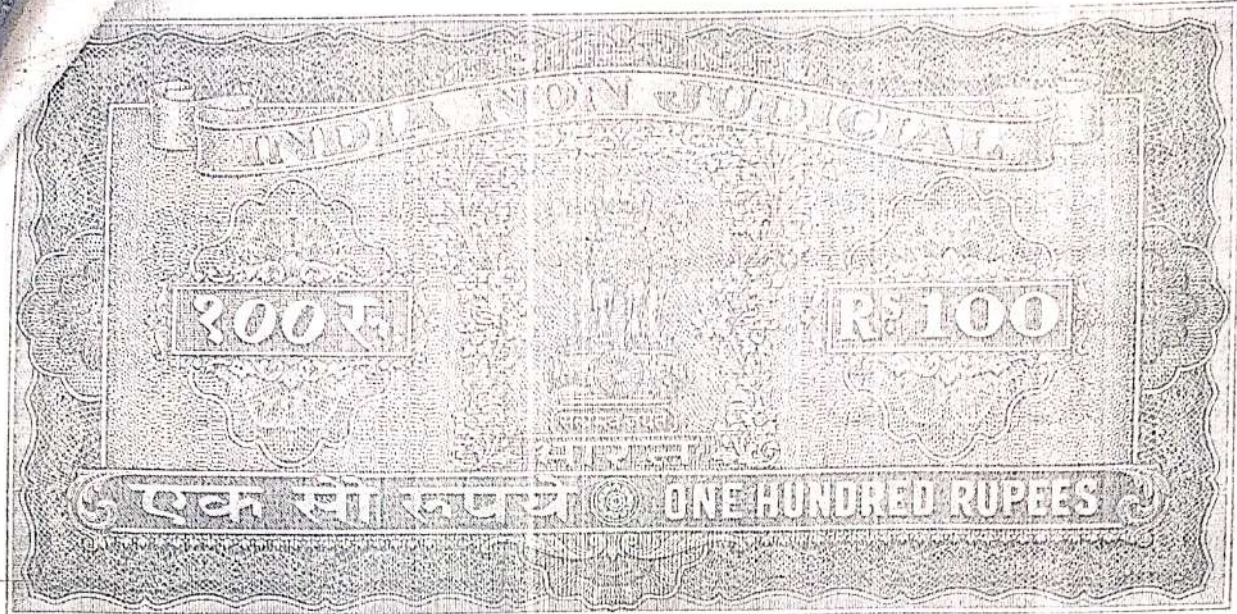
Date: 17.11.55

30	75,000/-
10	20,000/-
20	200/-
10	20/-
	95,220/-



1001. Ministry of Finance

100Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 006780

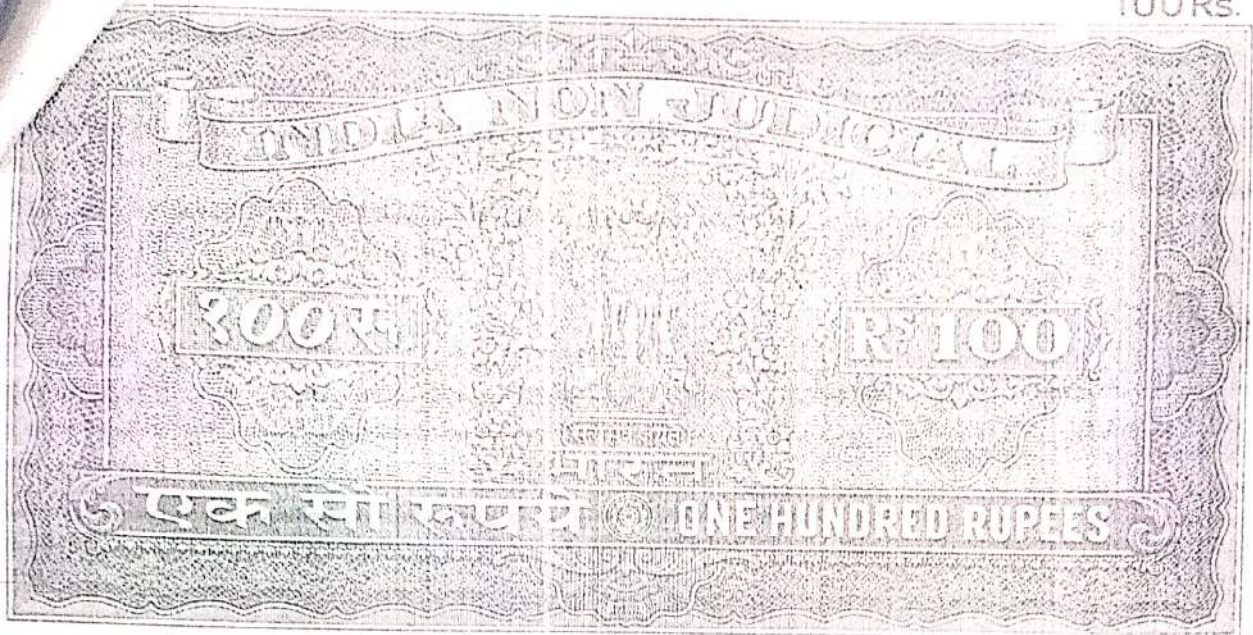
5.

subject or context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the FIRST PART.

The Vendors No. 3 to 6 are being represented by their Consituted Attorney SRI DINESH CHANDRA MONDAL, son of

***6

100Rs.



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

00AA 006781

6.

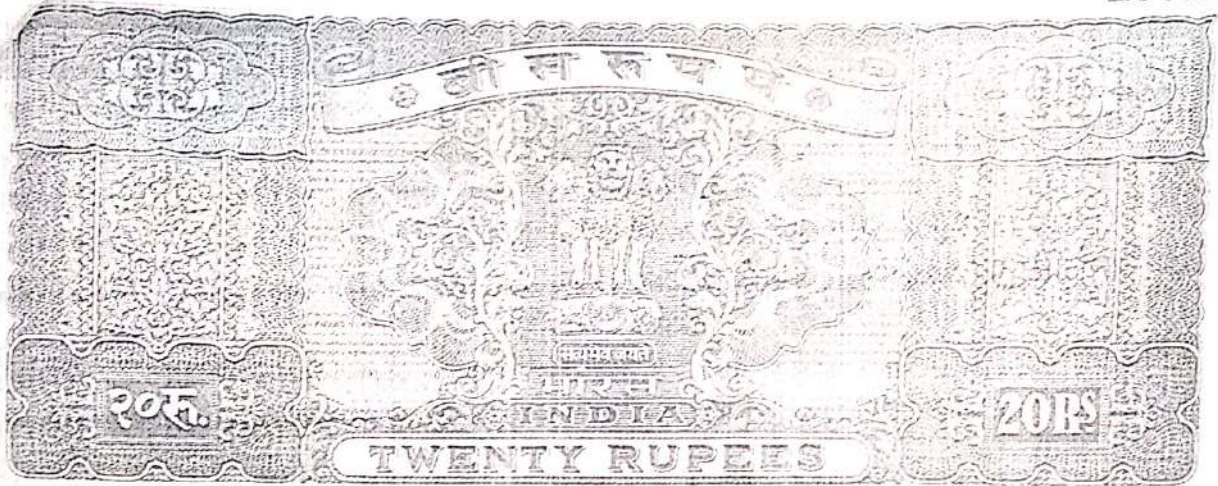
Late Gangaram Mondal of Teghoria, P.O. Hatiara, P.S. -
Rajarhat, Kolkata - 700 059, District North 24-Parganas.

A N D

SRI SISIR MONDAL, son of Late Gangaram Mondal,
by Caste and Religion - Hindu, by occupation - Household

...7

20 Rs.



7.

duties, residing at Teghoria, P.O. - Hatiara, P.S. -
Rajarhat, 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, admini-
strators, representatives and assigns) of the SECOND PART.

....8

8.

A N D

Dinesh Chandra Mondal

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 of Late Shyamlal Marwari, by faith - Hindu, by occupation - Business, residing at P/323, C. I. T. Road, Scheme - VDM, 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 successors 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 the under mentioned Schedule properties by way of Pra-jasatya 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

...9

9.

and three sons namely SRI DINESH CHANDRA MONDAL, SRI MUPARI 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 Narayanpur Moniknola office, comprised L.R. Khatian No. 179/1, R.S.Dag No. 165, J.L.No. 9, (Nine) under Mouza- Teghoria, and nature of land sali under P.S. - 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. Hatlara, P.S. Rajarhat, Kolkata - 700 059, as their true and lawful Attorney for them by virtue of registered

... 10

Dinesh chandra Mondal

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 WHEREAS the vendor Sisir Mondal is given a Notarial No Objection to 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 purchaser is satisfied by the New Township office/ HMDCO clearance Notice/Gazette Notification bearing No. 1261-H1/HG/NTP/IP-1/2000(PT) (dt) and 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. Bidhanganagar, Salt Lake City for the period from

Dinesh chandra Mondal

11.

1984 to 2004, and also at Dist. Registry office, Barasat for the period from 1980 to 2004, and Registrar of Assurance at Calcutta for the period from 1980 to 2004, in respect of Mouza - Teghoria, comprised in L.R. Khatian N o. 179/1, under R.S.Dag No. 166, P.S. Rajarhat, in the Dist of North 24-Parganas, by their appointed Advocate - Sri Naresh Chandra Guha, High Court, Calcutta.

AND WHEREAS the purchaser has 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 schedule below and shown in the map or plan surrounding the RED border line thereon annexed hereto at the rate of Rs. 3,36,662/- (Rupees Three Lac Thirty Six Thousand Six Hundred Sixty/ Two) only per cottah out of which Rs. 50,000.00 (Rupees fifty thousand) only considered as develop and at and for the total price of

...12

Dinesh Chandra Guha

12.

Rs. 11,90,000.00 (Rupees eleven lakhs ninety thousand) 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 thereof and every part the roof 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 the 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

...13

Pinesh Chandra Khera

13.

from time to time and at all times hereafter at the request and at the costs of the purchaser 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.

Suresh Chandra Mishra

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 otherwise by the vendors and well and sufficiently save, defended, 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 purchaser 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 purchaser 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

...14



14.

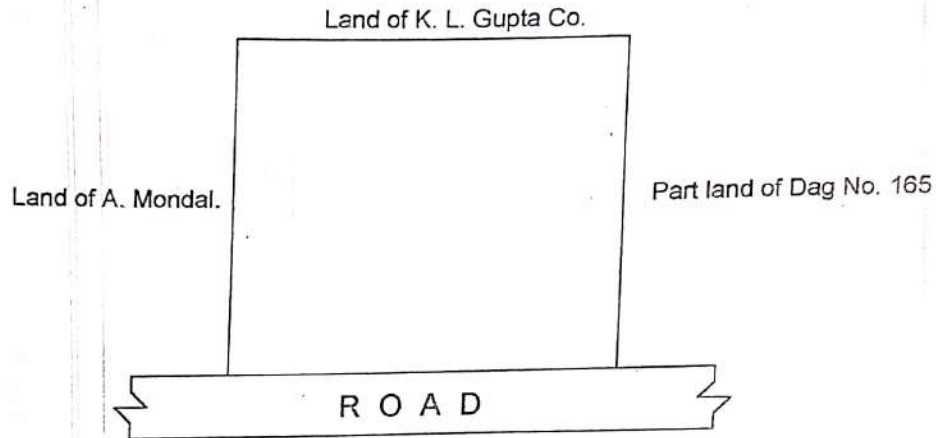
the said agreement and in consideration of the said sum of Rs. 11,90,000.00 (Rupees eleven lakhs ninety thousand) only of the lawful money of the Union of India in hand well and truly paid to the vendors by the purchaser at or before the execution of these presents (the receipt whereof the vendor doth hereby and by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof doth 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 3 (three) cottahs 8 (eight) chittacks and 25 (twenty five) sq.ft. more or less together with tile shed structure thereof more fully and particularly described in the schedule hereunder written OR HOWSOEVER OTHERWISE the said is/are and or was/were at any time heretofore butted and bounded called known and numbered described or distinguished together with ways paths, passages sewerages 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

...15

Binesh chandra Mondal



PLAN OF A PIECE AND PARCEL OF LAND MEASURING AN AREA OF 3 (THREE) COTTAHS 8
CHITTACKS 25 (TWENTY FIVE) SQ. FT. BE THE SAME A LITTLE MORE OR LESS UNDER
VISIONAL 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 CORNER, AT MUNICIPAL LIMITS OF RAJARHAT GOPALPUR MUNICIPALIKTY, UNDER
POLICE STATION - RAJARHAT, IN THE DIST. OF NORTH 24-PARGANAS.



Kanya Lal Gupta

Sisir Kumar Mondal,
Dinesh Ch. Mondal
Marathi Mohan Mondal

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
	Kanya Lal Giller					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
	Sisir Kumar Mondal					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
	Murari Mohan Mondal					
		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>Dinesh 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)				

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 vendors 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 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 vendors or any person or persons lawfully or equitably claiming as aforesaid AND further that the said vendors 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 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 and 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 than also we shall be responsible for the deed.

THE SCHEDULE ABOVE REFERRED TO :
(Described the purchased property)

ALL THAT piece or parcel of sali land measuring about 3 (three) cottahs 8 (eight) chittacks and 25 (twenty five) square feet be the same a little more or less out of total land measuring an area 12 (twelve) cottahs 12 (twelve) chittacks 25 (twenty five) sq.ft. more or less under Revisional Settlement Plot/Dag No. 166, under Mouza Teghoria, J.L.No. 9, Touzi No. 10, P.S.No. 116, LB. Khatian No. 179/1, under Ward No. 7, Premises No. T.G. 417, East corner of the Plot within the municipal limits of

17.

Rajarhat Gopalpur Municipality under Police Station
Rajarhat in the District of North 24-Parganas 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.

Murari Mohan Mondal

...18

18.

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 :-

WITNESSES :-

1. Abhishek Kumar Gupta
of P/323, C.I.T. Rd, Sch. 27,
H F 10-9, Kol-54.

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

Dinesh Ch. Mondal
Murari Mohan Mondal
SIGNATURE OF THE VENDORS.

2.

Drafted & Prepared
by :-

Santosh Kumar Mondal
20/11/2003
SANTOSH KUMAR MONDAL
ADVOCATE
High Court, Kolkata
127A, Bangur Avenue,
Block -A, Kolkata -55

Sisir Kumar Mondal.
SIGNATURE OF THE CONFIRMING
PARTY.

Kanya Lal Datta
SIGNATURE OF THE PURCHASER.

..19

MEMO OF CONSIDERATION

RECEIVED of and from the withinnamed Purchaser
the withinmentioned sum of Rs. 11,90,000.00 (Rupees Eleven
lakhs ninety thousand) only as per Memo given below :-

M E M O

By Cheque No. 006118
drawn on Central Bank of India
in favour of Dinesh Chandra
Mondal, dt. 13.01.05

Rs. 2,95,000.00

By Cheque No. ⁰⁰⁶¹¹⁹~~006118~~
drawn on ^{Central Bank of India}~~Central Bank of India~~
in favour of Murari Mohan

Mondal, dt. 13.01.05

Rs. 2,95,000.00

By Cheque No. ⁴⁰⁰⁰⁰⁰⁰
By Cash

2,00,000.00
Rs. 4,00,000.00

TOTAL :

Rs. 11,90,000.00

(RUPEES ELEVEN LAKHS NINETY THOUSAND) ONLY

WITNESSES :-

1. Abhishek Kumar Gupta

2.

Dinesh Chandra Mondal
Self as Constituted attorney
Sankari Mondal, Basanti
Nandey, Jayanta Mondal and
Surnali Mondal
Dinesh Ch. Mondal
Murari Mohan Mondal

SIGNATURE OF THE VENDORS.

REGISTERED IN

Book No.

Volume

Page

Sub

Reg. No.

1
1113 29
2005

DATED THIS

DAY OF

2005

DEED OF CONVEYANCE

B E T W E E N

SRI DINESH CHANDRA MONDAL

AND OTHERS

VENDORS

A N D

SRI SISIR MONDAL

CONFIRMING P ARTY

A N D

M/S. K. L. GUPTA & COMPANY

PURCHASER

28/2/05



PREPARED BY :

SANTOSH KUMAR MONDAL, ADVOCATE
HIGH COURT, KOLKATA
127A, BANGUR A VENUE,
BLOCK - 'A', KOLKATA - 55
PH. NO. 2574-3101.

20/4/05