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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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District Sub-Registrar-IV
Alipore South 24-Parganas

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T. K. DEY
Attore Police Advocate
Kot-27

25 AUG 2011

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Z-00372



पश्चिम बंगाल WEST BENGAL

G 995684

12-45
Q-000462/11

THIS INDENTURE OF CONVEYANCE made this the 19th day of *January* TWO THOUSAND AND ELEVEN BETWEEN SRI PROHLAD CHANDRA MANNA son of Sri Nilkanto Manna, by faith Hindu, by occupation Cultivator, residing at Village- Ramkrishnapore, P.S.-Bishnupore, District-24 Pgs (South), hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, legal representatives, executors, administrators and assigns) **ONE PART**

AND





Serial.....1652.....
Dt.....
Name.....
Address.....

11 5 JUN 2010

A. K. Purkayastha - Member Welfare
Alipore Police Court, No-27

S. C. MAJUMDER
Advocate
Alipore Police Court
Kolkata - 27

For the purpose of this certificate, the undersigned
has been authorized by the Court to sign the
same on behalf of the Court.



Shimath Maana
Proklat Chandra Maana
Vill- Ramkrishna Pur
P.O- Sukder Pur
P.S- Birnapur
Dist- South 24 Pgs
Pin - 743503

Student


S. C. MAJUMDER
Advocate
Alipore Police Court
Kolkata - 27
11 5 JUN 2010





Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00372 of 2011
(Serial No. 00292 of 2011)

On 19/01/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 10159/-, on 19/01/2011

(Under Article : A(1) = 10120/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 19/01/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-920500/-

Certified that the required stamp duty of this document is Rs.- 46035 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 46040/- is paid, by the draft number 829462, Draft Date 19/01/2011, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 19/01/2011

Payment of Fees:

Amount By Cash

Rs. 0/-, on 19/01/2011

Exempted (on 19/01/2011)

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12.45 hrs on :19/01/2011, at the Office of the D.S.R.-IV SOUTH 24-PARGANAS by Prohlad Chandra Manna ,Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 19/01/2011 by

1. Prohlad Chandra Manna, son of Nilkanto Manna , Ramkrishnapore, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Cultivation

Identified By Shivnath Manna, son of Prohlad Ch Manna, Ramkrishnapur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Sukdevpur , By Caste: Hindu, By Profession: Student.



(Dulal Chandra Saha)
 DISTRICT SUB-REGISTRAR-IV

(Dulal Chandra Saha)
 DISTRICT SUB-REGISTRAR-IV





Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R.-IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00292 / 2011

I . Signature of the Presentant

Name of the Presentant	Signature with date
Prohlad Chandra Manna	<i>prohlad ch Manna</i> 19/01/2011

II . Signature of the person(s) admitting the Execution at Office.

SJ No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Prohlad Chandra Manna Address -Ramkrishnapore, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	<i>prohlad ch Manna</i>
			19/01/2011	19/01/2011	

Name of Identifier of above Person(s)

Shivnath Manna
Ramkrishnapur, Thana:-Bishnupur, District:-South
24-Parganas, WEST BENGAL, India, P.O. :-Sukdevpur

Signature of Identifier with Date

Shivnath Manna
19/01/2011



(Dulal Chandra Saha)

DISTRICT SUB-REGISTRAR-IV

Office of the D.S.R.-IV SOUTH 24-PARGANAS



RIPPLE TRADECOM PVT. LTD. a Company within the meaning of the Companies Act 1956 having its registered Office at No. 8/1/2, Loudon Street, Kolkata-700017, represented by its Director Sohanlal Bhutra, Son of Sri Shankarlal Bhutra, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors- in- interest and assigns) of the **OTHER PART**.

WHEREAS:

1) One Meghnath Majhi was the recorded owner of an undivided share of Sali land measuring 55 Decimals more or less in Dag No. 1974 and Doba measuring 11 Decimals in Dag No. 1975 (Aggregating to 66 Decimals) in Khatian No. 470, under Mouza Ramkrishnapore, J.L. No. 70, R.S. 76, P.S. Bishnupore, District and District Registry Office South 24 Parganas.

2) That said Meghnath Majhi while seized and possessed of his undivided share in the said land sold, transferred and conveyed the same by four separate deed of conveyance in favour of Prohlad Chandra Manna, the vendor herein by following manner

- a) By a deed of conveyance dated 28th Febuary, 1981 recorded in Book No. 1, Volume No. 2, Pages 297-300, Being No. 1523 for the year 1981 sold all that the undivided share of Sali land measuring 16.50 Decimals out of total land area 367 Decimals in Dag No. 1974, Khatian No. 470, under Mouza Ramkrishnapore, J.L. No. 70, R.S. 76, P.S. Bishnupore, District and District Registry Office South 24 Parganas.
- b) By a deed of conveyance dated 21st April, 1980 recorded in Book No. 1, Volume No.31, Pages 153-155, Being No. 2585 for the year 1980 sold all that the undivided share of Sali land measuring 16.50 Decimals out of total land area 367 Decimals in Dag No. 1974, Khatian No. 470, under Mouza Ramkrishnapore, J.L. No. 70, R.S. 76, P.S. Bishnupore, District and District Registry Office South 24 Parganas.
- c) By a deed of conveyance dated 18th April, 1980 recorded in Book No. 1, Volume No. 31 Pages 156-158, Being No. 2586 for the year 1980 sold all that the undivided share of Sali land measuring 16.50 Decimals out of total land area 367 Decimals in Dag No. 1974, Khatian No. 470, under Mouza Ramkrishnapore, J.L. No. 70, R.S. 76, P.S. Bishnupore, District and District Registry Office South 24 Parganas.
- d) By a deed of conveyance dated 2nd March, 1981 recorded in Book No. 1, Being No. 1522 for the year 1981 sold all that the undivided share of Sali land measuring 16.50 Decimals out of total land area 367 Decimals comprised in Dag No. 1974 and Doba measuring 11 Decimals as total land area comprised in Dag No. 1975, Khatian No. 470, under Mouza Ramkrishnapore, J.L. No. 70, R.S. 76, P.S. Bishnupore, District and District Registry Office South 24 Parganas.



3) The said Prohlad Chandra Manna by virtue of aforesaid purchase become the absolute owner of all that the undivided share of Sali land measuring 55 Decimals more or less in Dag No. 1974 and Doba measuring 11 Decimals in Dag No. 1975 (Aggregating to 66 Decimals more or less) in Khatian No. 470, under Mouza Ramkrishnapore, J.L. No.70, R.S. 76, P.S. Bishnupore, District and District Registry Office South 24 Parganas and subsequently recorded and mutated his name in the L.R. record of Rights under L.R. Khatian No. 1257.

4) In the circumstances stated hereinabove, Sri Prohlad Chandra Manna, the Vendor herein is the absolute owner and title holder of all that the undivided share of Sali land measuring 55 Decimals more or less in Dag No. 1974 and Doba measuring 11 Decimals in Dag No. 1975 (Aggregating to 66 Decimals) in Khatian No. 470, L.R. Khatian No. 1257 under Mouza Ramkrishnapore, J.L. No.70, R.S. 76, P.S. Bishnupore, District and District Registry Office South 24 Parganas.

5) The Vendor has now agreed to sell and transfer all that the said land and the Purchaser have also agreed to purchase and acquire same at and for the consideration of Rs. 9,20,500/- (Rupees Nine Lacs ~~Twenty Thousand Five Hundred~~) only.

6) At or before execution of these presents the Vendor have declared assured and represented to the Purchaser as follows:

- i) THAT the Vendor is the sole and absolute owner of the Said Land.
- ii) THAT the Vendor has a clear marketable title in respect of the said Land.
- iii) THAT the said Land is free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisition and requisition whatsoever or howsoever.
- iv) THAT the Vendor have not granted any right to any person as Bhagchasi or otherwise.
- v) THAT the entirety of the said Land is vacant.

NOW THIS INDENTURE WITNESSETH as follows:

1. THAT in pursuance of the Said AGREEMENT AND the said representation and Declaration of the Vendors herein and in consideration of the said sum of Rs. 9,20,500/- (Rupees Nine Lacs ~~Twenty Thousand Five Hundred~~) only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before execution of these presents (the receipt whereof the Vendors doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hidey acquit release and discharge the Purchaser as well as the said Land and/or the entirety of the right title interest of the Vendors into or upon the said LAND hereby intended to be sold transferred and conveyed) the Vendors doth hereby sell, convey, transfer, assign and assure all that the



4

undivided share of Sali land measuring 55 Decimals more or less in Dag No. 1974 and Doba measuring 11 Decimals in Dag No. 1975 (Aggregating to 66 Decimals) in Khatian No. 470, L.R. Khatian No. 1257 under Mouza Ramkrishnapore, J.L. No.70, R.S. 76, P.S. Bishnupore, District and District Registry Office South 24 Parganas (more fully and particularly described in the schedule written hereunder and hereinafter referred to as the SAID LAND). absolutely and forever, free from all encumbrances charges, liens, lispendens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges OR HOWSOEVER OTHERWISE the said LAND or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHER WITH all benefits and advantages of ancient and others lights all yards, courtyards areas, sewers, drains, ways, water courses, ditches, fences paths and all manner of former and others rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said LAND or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said LAND and of any and every part thereof AND all the legal incidence thereof AND all the estate right title interest inheritance possession use trust Land claims and demands whatsoever both at law and in equity of the Vendors into or upon and in respect of the said LAND or any and every part thereof herein comprised and hereby sold, granted and transferred TOGETHER WITH all deeds, pattahs, muniments and evidences of title which in any wise exclusively relate to or concern the said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said LAND hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispendens whatsoever or howsoever.

II THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said LAND and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- b) That the Vendor have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the said LAND hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or



5

can be prevented from granting, selling, conveying, assigning and assuring the said LAND or any part thereof in the manner as aforesaid.

c) **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said LAND houseboy granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.

d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now have in himself good right full and absolute power to grant sell convey transfer assure and assign the said LAND hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.

e) **AND THAT** the Purchaser shall and may at all times hereafter at his own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for the Vendors.

f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the said LAND by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.

g) **AND THAT** all rates taxes and others impositions and/or outgoings payable in respect of the said LAND up to the date of hereof have been paid by the Vendor.

h) That the Vendor hereby declare and confirm that he does not hold any excess of vacant Land within the meaning of West Bengal Land Reforms Act, 1956 and also Urban Land (Ceiling & Regulation) Act, 1976.

i) That the Vendor also declares and confirms that he is in khas and vacant possession of the said Land and no one else has any right therein or on any part thereof as Barga, Bhagchasi, occupant or otherwise.



6

III. The Vendor doth hereby irrevocably nominate, constitute and appoint the Purchaser and his/her/their authorized person or persons time to be appointed by the Purchaser in his/her/their place and stead to be his/her/their true and lawful Attorney to act, to enable the Purchaser to do anything to get the proper title and for that purpose shall be entitled to execute sign any Deed of rectification, modification and any declaration in Registration Authority and to admit the execution thereof under the Indian Registration Act 1908 as the said Attorney may desire or deemed fit and proper and to adjust settle compound or compromise all action accounts suits and proceedings whatsoever relating to the said Land and for all or any of the purpose aforesaid to use the name of the Vendors but at the cost of the Purchaser and to generally execute and perform any others acts deeds or things whatsoever relating to the said Land as fully and effectually as the Vendors could personally do if these presents had not been executed the Vendor hereby ratifies and confirms and agrees to ratify and confirm all and whatsoever acts deeds and things as may be executed by the said Attorney and also agreeing not to revoke the powers hereby conferred or any of them any time hereafter.

THE SCHEDULE ABOVE REFERRED TO

Prahlaad Ch. Maanna

All that the undivided share of land measuring 55 Decimals more or less in Dag No. 1974 and Doba measuring 11 Decimals in Dag No. 1975 (Aggregating to 66 Decimals) in Khatian No. 470, L.R. Khatian No. 1257 under Mouza Ramkrishnapore, J.L. No. 70, R.S. 76, P.S. Bishnupore, District and District Registry Office South 24 Parganas.

The above land is butted and bounded as -

On the North - By balance of Dag No. 1974;
On the South - By balance Dag No. 1974;
On the East - By Panchayet Road;
On the West - By Dag Nos. 1976, 1973 & 1972.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day month and year first above written.

SIGNED AND DELIVERED by the
VENDOR at in the
Presence of:

1. Shimuth Maanna
Vill- Ramkrishnapur
P.O- Sukdarpur
P.S- Bishnupur
Dist- South 24 pgs

Prahlaad Ch. Maanna

2. Jagannath Bhosnik



7

MEMO OF CONSIDERATION

RECEIVED a sum of Rs. 9,00,000/- (Rupees Nine Lacs ~~Twenty Thousand Five Hundred~~) only by cash from the above mentioned purchaser as the full Consideration money.

Witness:

1. Shimuth Manna

2. Jagannath Bhamik
vill + P.O. - Haranandapur
Dist - 24 parganas

prabhat ch. Manna

(VENDOR)

Read over and explained to the Vendor herein in his mother language and the vendors hereby admit that the contents of this Deed are true and correct by me -

Shimuth Manna

prabhat ch. Manna

CERTIFIED TO BE A TRUE COPY

by [Signature]
[Signature]
[Signature]

ADDITIONAL
S. Aditya
8-9-11

police station
dist-22












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District Sub-Registrar-1
Bhopore South 24-Parganas

8-9-11



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	left hand					
	right hand					

Name
 Signature: Schand Bhatta

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	left hand					
	right hand					

Name Pranlal Ch Manna
 Signature

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PHOTO	left hand					
	right hand					

Name
 Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 1298 to 1309
being No 00372 for the year 2011.



(D. Anandra Saha) 20-January-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

