1, Serial No. 1582 for 2005 [illegible]

10 Rs.

दस रुपये

सत्यमेव जयते

भारत

INDIA

१०रु.

10Rs

TEN RUPEES

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

BAA 410221

1840 दिनांक 7.7.05

)- 14.20
)- 15.50
- 14.90
m- 50.00
94.60

তারিখ নং ৪৮-১০৯ তারিখ ১৭/৫/২০০৫

মৌজা ..... জেলা ..... থানা .....

খং .....

দাগ .....

জেলা হাওড়া

থানা উলুবেড়িয়া

ট্রাঁ সম্বন্ধে কর

সাং ... পরিমাণ নং ১২৪

... সাব রেজিস্ট্রার আমতা

Rs 1180/-

Rupees One hundred eighty and fifty paisa only.

2/7/05

Sd/- ...

Sd/- ...

13/2/0..

STAMP AFFIXED B

STAMP SUPERINTENDENT
HOWRAH COLLECTORATE

Sd. District Sub-Registrar
Howrah, Howrah
8/6/05

THIS DEED OF CONVEYANCE made this 1st day of JUNE two thousand and five **BETWEEN** (1A) **SHAHJAHAN MULLICK**, son of Late Habibur Rahman Mullick and Late Sahida Begum residing at 2, Moukhali, Haldarpara, P.O. Jagacha, Howrah, (1B) **SIRAJUDDIN MULLICK**, son of Late Habibur Rahman Mullick and Late Sahida Begum residing at 2, Moukhali, Haldarpara, P.O. Jagacha, Howrah, (1C)

Admitted to Registration
at 5/30 P.M. 1st
day of June 2005
at the Dist. Sub-Registrar
Submitted by Office
by S.Sahajahan Mullick
Owner at Howrah

সহাজাহান মল্লিক

Addl. District Sub-Registrar
Howrah, Howrah.

1) 6/0)

V.T. q. no — 746

সাহেরা বেগম

V.T. q. no — 747

সালোয়ার হোসেন

V.T. q. no —

আনোয়ারা বেগম

V.T. q. no — 749

নাসিম হোসেন খান

V.T. q. no — 750

মনোয়ারা বেগম খান

V.T. q. no — 751

1) Sahajahan Mullick. 2) Sirajul Mullick S/o lt. Habibur Rahaman Mullick, of 2, Mouikhali, P.S. Jagatballavpur Dist. Howrah. by prof. Business 3) SK. Keena Begum w/o; lt. SK. Jsmail of Bandartala, P.S. Mediabruz Dist. 24 Pgs.(S). 4) Anguara Begum w/o; SK. Siraj of Santoshpur, P.S. Akra, Dist. 24 Pgs(S) 5) Azmira Begum w/o; Kashem Gazi, of Mahidanga, P.S-Domjur, Dist Howrah. 6) Tanjila Begum. w/o SK. Amjad of 1. Mouikhali, P.S. Jagacha, Dist. Howrah. 7) SK. Mir Hossain S/o lt. Md. Hossain of Badartala P.S-Mediabruz, Dist 24 Pgs(S). 8) Khairul Alam Khan S/o; Hafiz Jsmail Khan of 5, Bandartala 1st bye lane, P.S-Shibpur Dist. Howrah. 9) Abul Kashem Khan 10) Naser Ahmed Khan, 11) Rafique Ahmed Khan. 12) Gazi Abdul Karim Khan, 13) Saifuddin Khan all are sons of Hafez Jsmail Khan of 5, Bandartala 1st bye lane. P.S. Shibpur Dist. Howrah. 14) Anwara Begum w/o; Mahiuddin Khan of 6, Kerry Rd. P.S-Shibpur, Dist. Howrah. 15) Manwara Begum w/o; SK. Abdul adut. of 53/2, Alimosk Banerjee Lane. P.S-Shibpur, Dist. Howrah. 16) Tahera Begum w/o; Saukat Ali Khan of Chunabhati, P.S-Sankrail Dist. Howrah.

P.T.O.

SAKEENA BEGUM widow of Late Sk. Ismail and daughter of Late Sahida Begum, residing at Vilage Badartala, P. S. Metiabruz, 24-Parganas South (1D) **AANGURA BEGUM**, wife of Sk. Siraj and daughter of Late Sahida Begum, residing at Village - Santoshpur, P. S. Akra,. 24-Parganas South, (1E) **AZMIRA BEGUM**, wife of Kasem Gazi and daughter of Late Sahida Begum, Village - Munsidanga, P.S. Domjur, Howrah, (1F) **TANJILA BEGUM**, wife of Sk. Amjad and daughter of Late Sahida Begum, L. Moukhali, P. S. Jagacha, Dist. Howrah, (1G) **SK. MURAD HOSSAIN**, son of Late Mohd. Hossain and Late Khadija Begum (who was a daughter of Late Sahida Begum), residing at Badartala, P. S. Metiabruz, 24-Parganas South, (2A) **KHAIRUL ALAM KHAN**, son of Hafez Ismail Khan and Late Arjuna Khatun, residing at 5, Bangalpara, 1st Bye Lane, P. S. Shibpur, Howrah, (2B) **ABUL KASEM KHAN**, son of Hafez Ismail Khan and Late Arjuna Khatun, residing at 5, Bangalpara, 1st Bye Lane, P. S. Shibpur, Howrah, (2C) **NESAR AHMED KHAN**, son of Hafez Ismail Khan and Late Arjuna Khatun, residing at 5, Bangalpara, 1st Bye Lane, P. S. Shibpur, Howrah, (2D) **RAFIQ AHMED KHAN**, son of Hafez Ismail Khan and Late Arjuna Khatun, residing at 5, Bangalpara, 1st Bye Lane, P. S. Shibpur, Howrah, (2E) **GAUSUL ALAM KHAN**, son of Hafez Ismail Khan of Late Arjuna Khatun, residing at 5, Bangalpara, 1st Bye Lane, P. S. Shibpur, Howrah, (2F) **SAIFUDDIN KHAN**, son of Hafez Ismail Khan and Late Arjuna Khatun, residing at 5, Bangalpara, 1st Bye Lane, P. S. Shibpur, Howrah, (2G) **AÑWARA BEGUM**, wife of Maniruddin Khan and daughter of Late Arjuna Khatun, residing at Village 6, Kery Road, P.S. Shibpur, Howrah, (2H) **TAHERA BEGUM**, wife of Saukat Ali Khan and daughter of Late Arjuna Khatun, residing at Village Chunabhati, P.S. Sankrail, Howrah, (2I) **MANWARA BEGUM**, wife of Sk. Abdul Odut and daughter of Late Arjuna Khatun, residing at 53/2, Abinash Banerjee Lane, P.S. Shibpur, Howrah, (2J) **NASEERA BEGUM**, wife of Nur Alam and daughter of Late Arjuna Khatun, residing at Village Nibra, P.S. Domjur, Howrah, all by religion Muslim, hereinafter collectively referred to as **'the VENDORS'** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their

V.T. 9. no — 752

আবুল হাসেম মন্ডল

V.T. 9. no — 753

বোম্বে আহম্মদ খান

V.T. 9. no — 754

রফিক আহম্মদ খান

V.T. 9. no — 755

আবদুল মতিন খান

V.T. 9. no — 756

আয়েশা খাতুন খান

V.T. 9. no — 757

আনজিলা বেগম

V.T. 9. no — 758

আমেনা বেগম

V.T. 9. no — 759

আঙ্গুরা বেগম

V.T. 9. no — 760

সকিনা বিবি

17) Naseera Begum, d/o Sk. Noor Alam & Nibrah. P.S. Domjur, Dist. Howrah all by prof. Business, Housewives respectively.

By Manash Kr. Basu.
H.O. Lt. Hirendra Nath
P.O. Bagbe
Chunakhali
Thana Sankrail
District Howrah
By Profession Retired.

Sub. District Sub-Registrar
Domjur, Howrah
1/6/05

respective heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART** **AND** **ASIT GHOSH**, son of Late Fatik Ghosh by religion Hindu, residing at Village Pakudia, P. S. Domjur, District - Howrah hereinafter referred to as 'the **CONFIRMING PARTY**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART** **AND** (1) **NAVRAJ CONSTRUCTION PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Kolkata - 700 016, represented by its Director Rajesh Jhunjhunwala, son of S. K. Jhunjhunwala residing at 10/4, Alipore Park Place, Kolkata - 700 027, (2) **RAJESH DEALERS PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 10/4, Alipore Park Place, Kolkata - 700 027, represented by its Director the said Rajesh Jhunjhunwala, (3) **SNEHRAJ SUPPLIERS PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 10/4, Alipore Park Place, Kolkata - 700 027, represented by its Director the said Rajesh Jhunjhunwala, (4) **SONALI SELECTION PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 10/4, Alipore Park Place, Kolkata - 700 027, represented by its Director Sonali Jhunjhunwala, wife of Rajesh Jhunjhunwala residing at 10/4, Alipore Park Place, Kolkata - 700 027, (5) **NAVIN DEALERS PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Kolkata - 700 016, represented by its Director Navin Jhunjhunwala, son of S. K. Jhunjhunwala residing at 10/4, Alipore Park Place, Kolkata - 700 027, (6) **YASHRAJ VINIMAY PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 113B, Ripon Street, Kolkata - 700 016, represented by its Director the said Navin Jhunjhunwala, (7) **DEVIKA VANIJYA PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having

V. T. P. no — 761

[illegible]

[illegible] 32

V. T. P. no — 762

Siraju Abdul Mallick

[illegible] 32

[illegible] 32

[illegible] : [illegible]

[illegible]

[illegible]

[illegible]

11/6/05

its registered office at 66, Parwati Ghosn Lane, Kolkata - 700 007, represented by its Director the said Navin Jhunjhunwala, (8) **ADITI VYAPAAR PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 66, Parwati Ghosh Lane, Kolkata - 700 007, represented by its Director the said Rajesh Jhunjhunwala, (9) **RAJASTHAN DEALERS PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 12, Shibnath Shastry Sarani, Block "E", New Alipore, Kolkata - 700 053, represented by its Director the said Sonali Jhunjhunwala, (10) **RELIABLE VYAPAAR PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 12, Shibnath Shastry Sarani, Block "E", New Alipore, Kolkata - 700 053, represented by its Director K. C. Sipani son of Late Bulaki Chand Sipani, residing at 70, Ashutosh Mukherjee Lane, Howrah - 711 106, (11) **VIMLA MERCANTILE PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at 12, Shibnath Shastry Sarani, Block "E", New Alipore, Kolkata - 700 053, represented by its Director Vimla Modi, wife of Harish Kumar Modi, residing at 12, Shibnath Shastri Sarani, Block "E", New Alipore, Kolkata - 700 053, (12) **HANUMAN SUPPLY CHAIN PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at Block "E", Mercantile Building, 9/12, Lalbazar Street, Kolkata - 700 001, represented by its Director Anil Kumar Jalan son of Hari Prasad Jalan, residing at 43A, Hara Mohan Ghosh Lane, Kolkata - 700 085, (13) **SHREE GAJRAJ VANIJYA PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at Block "E", Mercantile Building, 9/12, Lalbazar Street, Kolkata - 700 001, represented by its Director the said K. C. Sipani, (14) **HARIPRASAD VINIMAY PRIVATE LIMITED** a Company within the meaning of the Companies Act, 1956 having its registered office at Block "E", Mercantile Building, 9/12, Lalbazar Street, Kolkata - 700 001, represented by its Director the said Rajesh Jhunjhunwala, (15) **JAI DURGA SUPPLIERS PRIVATE LIMITED** a Company within

the meaning of the Companies Act, 1956 having its registered office at Block "E", Mercantile Building, 9/12, Lalbazar Street, Kolkata - 700 001, represented by its Director the said Navin Jhunjhunwala, hereinafter collectively referred to as 'the **PURCHASERS**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successor(s)-in-interest and assigns) of the **OTHER PART** –

WHEREAS :

I. The Vendors and the Confirming Party have represented to the Purchasers as follows:

A. The Vendors are the lawful absolute owners and fully seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece or parcel of land measuring about 31 decimals comprising of (a) 13 decimals of Bagan in L.R. Dag No. 1209 (R.S. Dag No. 1175) and (b) 18 decimals of Danga land in L. R Dag no. 1210 (R. S. Dag No. 1176) both under L.R. Khatian No. 284, J.L. No 10, Mouza Unsani, P.S. Jagacha, District Howrah, and more fully described in the **Schedule** hereunder written and hereinafter referred to as **"the said property"** free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever. The said property is delineated in Green borders in the map or plan annexed hereto.

B. The name of Anwar Ali Sana is entered in the record of rights/parcha which has been issued in his name in respect of the said property. The said Anwar Ali Sana

sold the said property to Arjuna Khatun and Sahida Khatun under a Deed of Absolute Sale (in Bengali) dated 24.03.1982 registered at the Office of A.D.S.R.O. Domjur, Howrah in Book No. 1 Volume No. 20 at Pages 40 to 42, Being No. 835 for the year 1982. Upon the death of Arjuna Khatun her share in the said property devolved upon the Vendors nos. 2A to 2J herein, being her only legal heirs. Upon the death of Sahida Khatun her share in the said property devolved upon the Vendors nos. 1A to 1G, being her only legal heirs.

C. The Vendors herein thus are the lawful absolute owners and fully seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

D. No person other than the Vendors have any right title or interest whatsoever in the said property or any part thereof and the said property is free from all incumbrances and liabilities whatsoever. The Vendors have been and are in actual peaceful khas possession of the said property and every portion thereof absolutely and have been personally enjoying and using the same without any interruption whatsoever.

E. The said property or any part thereof is not affected by any Bargadar, Bhagchasi occupancy or any other rights and no Bargadar or Bhagchasi is recorded in the relevant records in respect of the said property or any part thereof.

F. The Vendors and/or their predecessors-in-title have not in any way dealt with the said property or any part thereof whereby the right, title and interest of the Vendors and/or their predecessors-in-title as to the ownership, use, enjoyment and sale of the said property or any part thereof is or may be affected in any manner

whatsoever. The Vendors and/or their predecessors-in-title have not used the said property or any part thereof for any purpose other than that for which the same was meant and have not committed default of and/or contravened any provision of law applicable to the said property or any part thereof

G The Vendors had agreed to sell the said property to the Confirming Party and/or his nominees and had received earnest money and part payment in respect of thereof. The Confirming Party has nominated the Purchasers herein in his place and stead to purchase the said property from the Vendors and the Vendors have duly accepted such nomination and agreed to execute the Deed of Conveyance in respect of the said property in favour of the Purchasers herein.

H. No other agreement or arrangement whatsoever, written or oral, with any other person or entity relating to and/or concerning the said property or any portion thereof in any manner whatsoever is valid or subsisting.

I. There is no legal or other proceeding or any injunction or other order of any Court (Civil or Criminal) against the Vendors and/or the Confirming Party affecting, relating to or concerning the said property or any part or portion thereof in any manner whatsoever.

J. The predecessors-in-title of the Vendors' were and the Vendors are entitled to lawfully retain, own and transfer the said property under the relevant laws governing the same. There neither was nor is any bar or restriction, legal or otherwise, to the sale of the said property by the Vendors to the Purchaser and/or for nomination of the Purchaser by the Confirming Party as mentioned herein.

K. The Vendors have a good and marketable title to the said property, free from all encumbrances and liabilities whatsoever

II. The Vendors have agreed to sell to the Purchasers, the Confirming Party has agreed to confirm and the Purchasers, relying on the aforesaid representations and assurances of the Vendors and the Confirming Party and believing the same to be true and correct and acting on the faith thereof, have agreed to purchase the said property free from all encumbrances and liabilities whatsoever as aforesaid at and for a total consideration of Rs. 23,48,250/- (Rupees twenty three lacs forty eight thousand two hundred fifty only) out of which Rs. 18,78,600/- (Rupees eighteen lacs seventy eight thousand six hundred only) has been agreed to be paid to the Vendors collectively (including the amounts received by them from the Confirming Party which have been duly reimbursed by the Purchasers to the Confirming Party) and Rs. 4,69,650/- (Rupees four lacs sixty nine thousand six hundred fifty only) has been agreed to be paid to the Confirming Party as his consideration. The said sum of Rs. 18,78,600/- (Rupees eighteen lacs seventy eight thousand six hundred only) has been duly paid to and received by the Vendors at or before the execution hereof. The said sum of Rs. 4,69,650/- (Rupees four lacs sixty nine thousand six hundred fifty only) has been duly paid to and received by the Confirming Party at or before the execution hereof. The Vendors and the Confirming Party have already put the Purchasers in vacant, peaceful and khas physical possession of the said property in its entirety

NOW THIS DEED WITNESSES that in pursuance of the said agreement and nomination and in consideration of the said sum of Rs. 18,78,600/- (Rupees eighteen lacs seventy eight thousand six hundred only) paid to and received by the Vendors at or before the execution hereof and in further consideration of the said sum of Rs. 4,69,650/-

(Rupees four lacs sixty nine thousand six hundred fifty only) paid to and received by the Confirming Party at or before the execution hereof together aggregating Rs. 23,48,250/- (Rupees twenty three lacs forty eight thousand two hundred fifty only) being the total consideration money for the transfer of the said property as aforesaid (the receipt whereof the Vendors and the Confirming Party do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof do hereby for ever acquit release and discharge the Purchasers as well as the said property hereby transferred and conveyed) the Vendors do hereby indefeasibly grant sell transfer convey assign and assure unto the Purchasers absolutely and forever, and the Confirming Party doth hereby confirm and assure the same unto the Purchasers, free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts prohibitions restrictions executions acquisitions requisitions attachments vesting easements liabilities and lis pendens whatsoever **ALL THAT** the piece or parcel of land measuring about 31 decimals comprising of (a) 13 decimals of Bagan in L.R. Dag No. 1209 (R.S. Dag No. 1175) and (b) 18 decimals of Danga land in L. R. Dag no. 1210 (R. S. Dag No. 1176) both under L.R. Khatian No. 284, J.L. No. 10, Mouza Unsani, P.S. Jagacha, District Howrah, and more fully described in the Schedule hereunder written and hereinafter referred to as **"the said property" OR HOWSOEVER OTHERWISE** the said property or any part of 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 other lights all yards courtyards areas common paths and passages sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appurtaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appurtaining 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 property and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust property claim and demand whatsoever both at law and in equity of the Vendors in to and upon and in respect of the said property or any and every part thereof herein comprised and hereby granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in anywise exclusively relate to or concern the said property 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 property hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and for ever free from all encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever **AND** the Vendors and the Confirming Party do hereby covenant with the Purchasers that the Vendors are the absolute and lawful owners of and well and sufficiently seised and possessed of and entitled to the said property and every part thereof free from all encumbrances and liabilities of whatsoever nature **AND** the Vendors and the Confirming Party do hereby covenant with the Purchasers that neither the Vendors nor any of their predecessors-in-title nor the Confirming Party have at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said property 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 Vendors may or can be prevented from granting selling conveying assigning and assuring the said property or any part thereof in the manner aforesaid and/or

the Confirming Party may or can be prevented from confirming and assuring the same unto the Purchasers **AND THAT NOTWITHSTANDING** any act deed or thing by the Vendors and/or any of their predecessors-in-title and/or the Confirming Party done executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents are the absolute and lawful owners of and/or otherwise well and sufficiently seised and possessed of and entitled to the said property hereby granted sold conveyed transferred assigned and assured or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors have now in themselves good right and full and absolute power to grant sell convey transfer and assure the said property hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner aforesaid **AND** that the Purchasers shall and may at all times hereafter peaceably and quietly enter into hold possess and enjoy the said property 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 or from under or in trust for any of their predecessors in title or any of them **AND THAT** the Purchasers shall be free and clear and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors and the Confirming Party well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases tenancies licences occupancy rights trusts debutter prohibitions restrictions restrictive covenants executions acquisitions requisitions attachments vesting alignment easements liabilities and lis pendens whatsoever suffered or made or created in respect of the said property by the Vendors and/or their predecessors in title or any of them and/or by the

Confirming Party or by any person or persons lawfully and equitably claiming from under or in trust for the Vendors or their predecessors in title or any of them as aforesaid or otherwise **AND THAT** all rates taxes all other impositions and/or outgoings payable in respect of the said property have been paid in full upto the date of these presents **AND THAT** the Vendors do not hold any excess land under the West Bengal Land Reforms Act, 1955 and/or under the Urban Land (Ceiling and Regulation) Act, 1976 and the said property or any part thereof has not been affected or vested under the said Acts or otherwise **AND THAT** the said property or any part thereof is not affected by any notice or order of attachment including under any certificate case or proceedings started under the Public Demands Recovery Act or any other law at the instance of the Income Tax, Wealth Tax, Gift Tax or Estate Duty Authorities or any other Government Authority or Department or otherwise whatsoever **AND THAT** there is no certificate case or proceeding instituted or pending against the Vendors and/or concerning the said property in any manner whatsoever for realisation of the arrears of Income-tax or other taxes or dues or otherwise under the Public Demands Recovery Act or under the Income Tax Act, 1961 or any other Act for the time being in force **AND THAT** the said property is not affected by any notice or scheme of the Land Acquisition Collector, any Development or Planning Authority or the Government or any other public body or authority **AND THAT** no declaration has been made or published for acquisition of the said property or any part thereof under the Land Acquisition Act or any other acts for the time being in force and that the said property or any part thereof is not affected by any Notice or Scheme for acquisition or requisition under the Defence of India Act or Rules framed thereunder or any other Acts or Enactments whatsoever **AND THAT** no notice has been served on the Vendors and/or their predecessors in title or any of them for the acquisition of the said property or any part thereof under Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendors and the Confirming Party have no knowledge of issue of any such notice or notices under the above Acts and/or

Rules for the time being in force affecting the said property or any part thereof **AND THAT** no suit and/or proceeding are or is pending in any Court of law affecting the said property and/or any part thereof nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority **AND** the Vendors and the Confirming Party covenant with the Purchasers that they and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said property or any part thereof from through under or in trust for the Vendors and/or the Confirming Party shall and will from time to time and at all times hereafter at the request of the Purchasers make do acknowledge and execute at the costs of the Vendors and/or the Confirming Party all such acts deeds matters and things whatsoever for further better and perfectly and effectually granting and assuring the said proper[illegible] and every part [illegible] unto and to the use of the Purchasers as shall or may be reasonably req[illegible]

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the piece or parcel of land measuring about 31 decimals comprising of (a) 13 decimals of Bagan in L.R. Dag No. 1209 (R.S. Dag No. 1175) and (b) 18 decimals of Danga land in L. R. Dag no. 1210 (R. S. Dag No. 1176) both under L.R. Khatian No. 284, J.L. No. 10, Mouza Unsani, P.S. Jagacha, District Howrah, and delineated in **GREEN** borders in the map or plan annexed hereto and butted and bounded in the following manner:

On the North by	:	R.S. Dag No. 1200 and R.S. Dag 1201
On the East by	:	R.S. Dag No. 1173
On the West by	:	R.S. Dag No. 1176 (part); and
On the South by	:	R.S. Dag No. 1172 and R.S. Dag 1177

OR HOWSOEVER OTHERWISE the same may be butted, bounded, called, known, numbered, described or distinguished.

The said property is situated at 75 mtrs. beyond from central line of Kona Expressway

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

SIGNED AND DELIVERED by the within-named **Vendors** at _____ in the presence of:

SIGNED AND DELIVERED by the within-named **Confirming Party** at _____ in the presence of:

Prepared by: Rajeev Ginodia, Advocate
Enrolment number: F/671/680 of 1989
Rajeev Ginodia

Typed by: Gouri Shankar Rana
Gouri Shankar Rana

within mentioned sum of Rupees eighteen lacs seventy eight thousand six hundred only being the consideration money in full payable to the Vendors under these presents as per the following -

MEMO OF CONSIDERATION

By Cash Rs 18,78,600/-

(Rupees eighteen lacs seventy eight thousand six hundred only)

Witnesses;

SK MEHBOOB

Manash K. Guha.
Chinnavati, North Pos.Pah
Howrah - 9

Certified take a true copy from original deed

Sirajuddin Mallick

Addl. District Registrar
Howrah, Howrah
13/7/05

RECEIVED of and from the within-named Purchasers the within mentioned sum of Rupees four lacs sixty nine thousand six hundred fifty only being the consideration money in full payable to the Confirming Party under these presents as per the following -

MEMO OF CONSIDERATION

By cheque no. 285014 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Navraj Construction (P) Ltd	31,310.00
By cheque no. 147006 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Rajesh Dealers (P) Ltd.	31,310.00
By cheque no. 147206 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Snehraj Suppliers (P) Ltd.	31,310.00
By cheque no. 147356 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Sonali Selection (P) Ltd.	31,310.00
By cheque no. 147256 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Navin Dealers (P) Ltd.	31,310.00
By cheque no. 147307 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Yashraj Vinimay (P) Ltd.	31,310.00
By cheque no. 147556 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Devika Vanijya (P) Ltd.	31,310.00
By cheque no. 147156 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Aditi Vyapaar (P) Ltd	31,310.00
By cheque no. 147057 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Rajasthan Dealers (P) Ltd.	31,310.00
By cheque no. 147507 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Reliable Vyapaar (P) Ltd.	31,310.00
By cheque no. 146957 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Vimla Mercantile (P) Ltd.	31,310.00
By cheque no. 147457 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Hanuman Supply Chain (P) Ltd	31,310.00
By cheque no. 147407 dated 27.05.2005 drawn on Bank of Baroda Brabourne Road Branch, Kolkata issued by Shree Gajraj Vanijya (P) Ltd.	31,310.00
By cheque no. 146906 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Hariprasad Vinimoy (P) Ltd.	31,310.00
By cheque no. 147106 dated 27.05.2005 drawn on Bank of Baroda, Brabourne Road Branch, Kolkata issued by Jai Durga Suppliers (P) Ltd	31,310.00
	Rs. 4,69,650.00

(Rupees four lacs sixty nine thousand six hundred fifty only)

Witnesses:

2.B-

2.1.

2.E

COLOURED
PASSPORT SIZE
PHOTOGRAPH

	THUMB	FOUR FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Devika Vanijya (P) Ltd.

Signature

Director

COLOURED
PASSPORT SIZE
PHOTOGRAPH

LEFT HAND					
RIGHT HAND					

Aditi Vyapaar (P) Ltd.

Signature

Director

COLOURED
PASSPORT SIZE
PHOTOGRAPH

LEFT HAND					
RIGHT HAND					

Rajasthan Dealers (P) Ltd.

Signature

Director

COLOURED
PASSPORT SIZE
PHOTOGRAPH

	THUMB	FOUR FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Sonali Selection (P) Ltd.

Signature

Director

LEFT HAND					
RIGHT HAND					

Navin Dealers (P) Ltd.

Signature

Director

LEFT HAND					
RIGHT HAND					

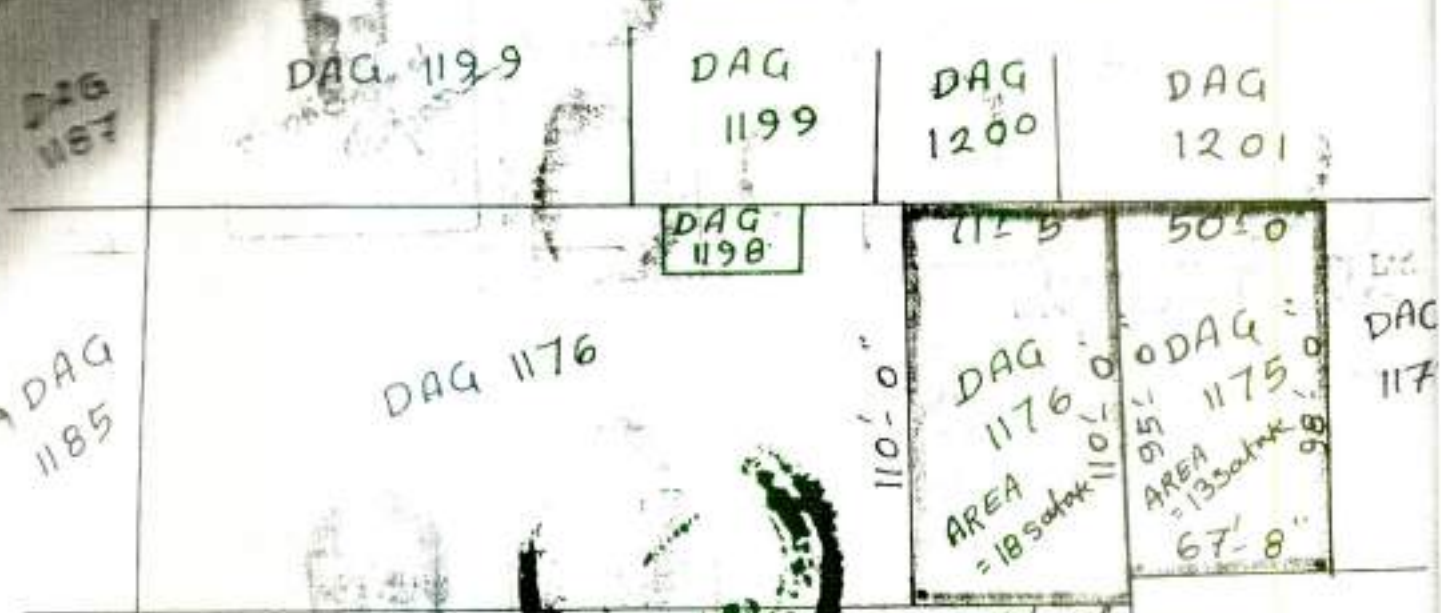
Yashraj Vin[illegible] (P) Ltd.

Signature

Director

NO. OF THE FOLLOWING LAND AT MOUZA
SANI, P.S- JAGACHA. DIST- HOWRAH. AREA SHOWN
GREEN BORDER.

MOUZA	DAG NO		JL NO	LRKH NO	AREA
	LR	RS			
UNSANI	1209	1175	10	284	13 Satak
UNSANI	1210	1176	10	284	18 Satak.



Sd. [illegible]

Deed No 1892
For 2005
Treated by
Abdul

[illegible]
Howrah, Revenue
13/7/05

Dire

COLOURED
PASSPORT SIZE
PHOTOGRAPH

	THUMB	FOUR FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Reliable Vyapaar (P) Ltd.

Signature

Director

LEFT HAND					
RIGHT HAND					

Vimla Mercantile (P) Ltd.

Signature

Director

LEFT HAND					
RIGHT HAND					

Hanuman Supply Chain (P) Ltd.

Signature

Director

COLOURED
PASSPORT SIZE
PHOTOGRAPH

	THUMB	FOUR FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Navraj Construction (P) Ltd.

Signature Director

COLOURED
PASSPORT SIZE
PHOTOGRAPH

LEFT HAND					
RIGHT HAND					

Rajesh Dealers (P) Ltd.

Signature Director.

COLOURED
PASSPORT SIZE
PHOTOGRAPH

LEFT HAND					
RIGHT HAND					

Shehraj Suppliers (P) Ltd

Signature Director.

COLOURED
PASSPORT SIZE
PHOTOGRAPH

	THUMB	FOUR FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

Shree Gajraj Vanijya (P) Ltd

Signature

Directo

LEFT HAND					
RIGHT HAND					

Hariprasad Vinimay (P)

Signature

Dire

LEFT HAND					
RIGHT HAND					

Jai Durga Supplie s (P) L

Signature

Direc