

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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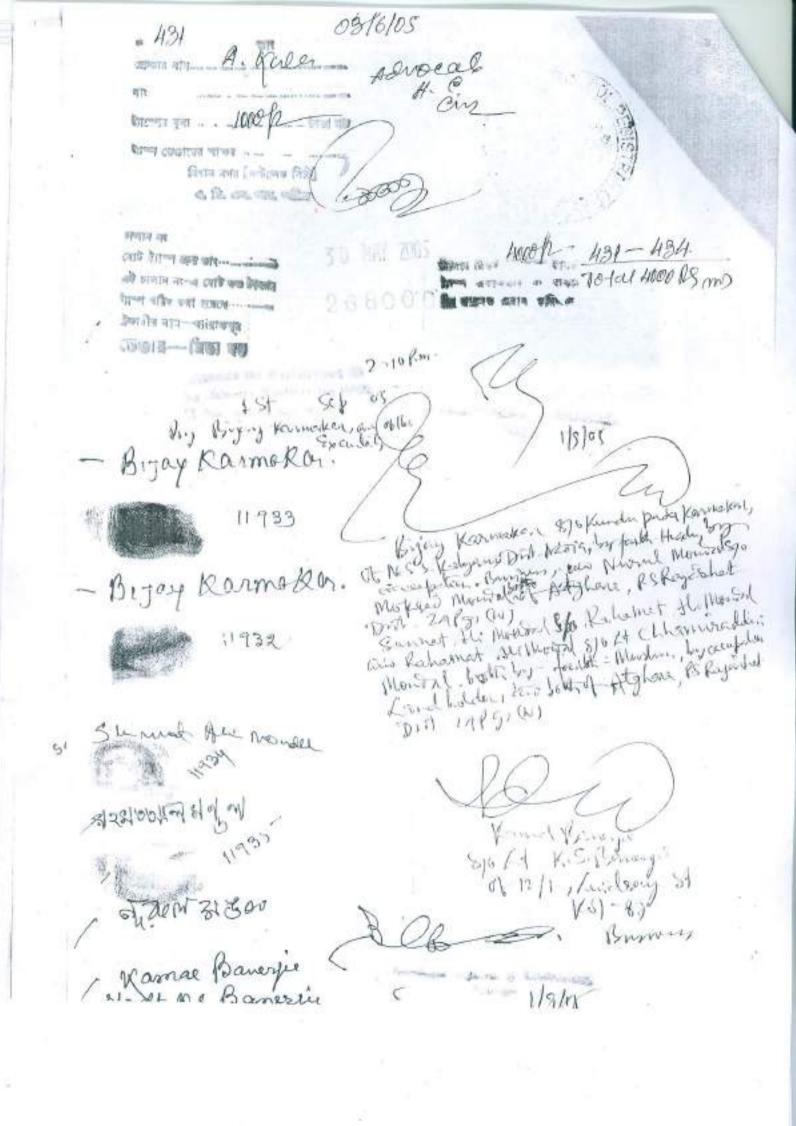
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DEED OF CONVEYANCE

THIS INDESTURE is made this ISF day of Sept Two Thousand five Christian Ers BETWEEN (1) RAHAMAT ALL MONDAL, son of Late Chhamiraddin Mondal and (2) SUNNAT ALL MONDAL, son of Rahamat Ali Mondal, both by faith Muslim, by Occupation - Landholders, both by Nationality - Indian, both residing at Atghara under

Rajarhat





পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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-: (2) :-

Rajarhat Police Station, in the District of North 24-Parganas, hereinafter called and referred to as the "VENDORS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, and legal representatives and assigns) of the OTHER PART;

AND



পশ্চিমবঞ্চা पश्चिम बंगाल WEST BENGAL

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-: (3) :-

AND

Dist. Nadia, by Caste Hindu, by occupation - Business, Indian (2) NuRul Mondal St Mondal St Anghara P. S. Kajarnat Citizen, hereinsfter called the "CONFIRMING PARTY" I do hereby affirm and confirm that I am Advance money paid holder in concern the Land is being sold in this Deed, the Purchaser is my approved.

A N D

M/S. HECTOR DISTRIBUTOR PVT. LTD. a Company incorporated under the Indian Companies Act, 1956, having its Registered Office at 3rd floor, and floor, hereinafter called and referred to as the "PURCHASER" (which expression shall unless

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excluded

ME BUNDE

1000 Rs.



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-: (4) :-

excluded by or repugnant to the context be deemed to mean and include its successors, successors-in-office, administrators and assigns) of the OFHER PART;

WHEREAS the Vendor No. 1 Behamat Ali Mondal seized and possessed and legal bonafide recorded owner of land measuring 4 (four) decimals as recorded .4375 part out of 9 (Nine) decimals being the part of R.S. Dag No. 710 and an another land measuring . 4062 decimals as recorded .4062 part out of 01 decimal being the part of R.S. Dag No. 525 as duly recorded in favour of the Vendor Rehemat Ali Mondal in the Last Jamabandi L.R. Settlement Zarip by Kri Khatian No. 806. The land which lying and situate in Mouza Atghara, P.S. Rajarhat in the District of North 24-Parganas and also under J.L. No. 10, R.S. No. 133, Touzi No. 172 of present L.R. Touzi No. 10 and within the limit of Ward No. 6 Rejarhat Gopalpur Municipality.

AND WHEREAS the said Bahamat Ali Mondal by a registered Deed of Cift registered at the office Registrar of Assurance Calcutta recorded in Book No. I, Volume No. 3, Pages 1 to 13 and Being No. 05982 for the year 2002 made gift and transferred in favour of his son named Sunrat Ali Mondal the Vendor herein Occupied an area of land 13 thirteen decimals (Balance after sold) out of 16 decimals part of B.S. Dag No. 524 and an another measuring land S.5 decimals as recorded .3500 part out of 10 (ten) decimals being the part of R.S. Dag No. 708 along with other properties at Mouza - Atghara, P.S. Bajarhat, District North 24-Parganas and also ward No. 6 Rejerhat Gopalpur Municipality.

AND

AND WHEREAS the Vendor Rahamat Ali Mondal and Sunnat Ali Mondal are jointly absolute and legal bonafide owner of the property of 4 Decimals at R.S. Dag No. 710 and the Vendor No. 2 Sunnat Ali Mondal became the absolute and legal bonafide owner of the landed property 13 decimals at R.S. Dag No. 534 and an area of 3.5 Decimals at R.S. Dag No. 708 and .4062 Decimals at H.S. Dag No. 525 and Now the Vendors for their urgent need of money they agreed to sell the hereunder schedule land out of their aforesaid khas landed property 4 decimals at Dag No. 710 and .4062 decimals in R.S. Dag No. 525 and an area of 1 (One) decimal out of 13 decimals at R.S. Dag No. 534 and an area of 3.5 decimals of R.S. Dag No. 708 and the Purchaser has agreed to purchase all that 8,9062 decimals or say 5 (five) Cottahs 6 (six) Chittacks 11 (eleven) square feet be the same or a little more or less which is particularly described in the Schedule hereunder written hereinafter called the said property at or for the consideration of Rs. 4,00,000/- (Rupees four lacs only).

The confinity garling confirm his said document but a party heat a executive him pronts.

NOW THIS INDENTURY WITNESSETH as follows :-

That in pursuance of the said agreement and in consideration of the sum of Ps. 4,00,000/- (Rupees four lacs only) of the lawful money of Union of India in hand and truly paid by the Purchaser to the Vendors on or before the doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby indecessibly grant, convey, transfer assure and assign free from all encumbrances, attachments, liens, charges unto and to in favour of the Purchaser ALL THAT piece and parcel of land measuring an area of - - - - -

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8.9062 decimals be the same a little more or less at Dag
Nos. 534, 708, 710 and 525, Mouza Atghara, P.S. Rajarhat
in the District of North 24-Parganas morefully and particularly described in the Schedule hereunder written and
hereinafter for the sake of brevity referred to as the said
land.

THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- 1. THAT notwithstanding any act deed matter or thing what soever done by the Vendors or their predecessor—in—title or any of them done executed or knowingly suffered to the contrary the Vendors in fully and absolutely seized and possessed of the conditions, use trust for other thing whatsoever to alter or make void the same.
- 2. THAT notwithstanding any such act, deed or things whatsoever aforesa,d the Vendors now have good right full lawful absolute authority and indefeasible title to grant transferred and assigned or expression or intended so to be with the appurtenances unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents.
- 3. THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly held occupy

possess and enjoy the land hereby granted transferred and assigned and take rents and profits thereof absolute use and benefit without any lawful hindrance, interruption, disturbances, suit, eviction, claim or demand whatsoever from or by the Vendors or any person whatsoever.

- 4. THAT free clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the cost and expenses of the Vendors and sufficiently saved defended kept harmless and other estate right, title chaim, or demand whatsoever from or by the Vendors or any person or persons whatsoever AMD mortgages, charges liens, lispendens attachments and encumbrances whatsoever.
- lawfully claiming any estate, rights title or interest unto upon the said land and every part thereof from under or in trust for the Vendors and predecessor in title or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done or executed all such acts, assurances, and things whatsoever for further better and perfectly assuringthe said land hereby granted, conveyed, transferred and assigned or expressed

or intended so to be transferred and assigned and every part thereof unto and to the use of the said

Purchaser in the manner aforesaid as may be reasonably required.

- not attached in any proceeding including certificate profeeding started by or at the instance of Income tax, Wealth Tax, or Gift Tax authorities or Department or under the provision of the Public demand recovery act or otherwise and that no certificate has been filed in the office of certificate officer under the provisions of the public demand recovery act and no steps taken in execution of any certificate at the instance of the Income tax and/or Estate Duty Authorities.
- 7. THAT no notice issued under the public demand recovery act has been served on the Vendor's nor any such notice has been published.
- 8. THAT the Vendors havenot yet received any notice of requisition or acquisition of the property described in the Schedule below.

It is hereby declared that the land, described in the schedule below, is the self acquired property of the vendors and they are not benamdar of any one. AND the Vendors deliver this day khas possession of the said land unto the Purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT Piece and percel of Sali land containing an area of 08.9062 decimals or equivalent to be the same or little more or less in which an area of 01 Decimals being the part of R.S. Deg No. 534 out of 16 decimals and an area of 3.5 decimals as recorded .3500 part out of 10 decimals being the R.S. Deg No. 708 under L.R. Khatian No. 806 and an area of .4 decimals as recorded .4375 part out of 9 decimals being the R.S. Deg No. 710 and an area of .4062 decimals as recorded .4062 part of 01 decimal land being the R.S. Deg No. 525 under L.R. Khatian No. Kri806. The property which lying and situated in Mouza at Atghara, P.S. Rejarhat, District North 24.

Parganas and also J.L. No. 10, R.S. No. 133, Touzi No. 172.

At present L.R. Touzi No. 10, and also ward No. 6 Rejarhat Gopalpur Municipality and within the Jurisdiction of A.D.S.R.O. Bidhannagar (Salt Lake City).

The sforesaid conveyed land in which portion of R.S. Deg Nos. 534 and 708 in part of Vendor No. 2 Sunnat Ali Mondal and portion of R.S. Dag Nos. 710 & 525 part of Vendor No.1 (Rahamat Ali Mondal).

The

-: (11) :-

The land is Rayat Dakhali Swattiya under the Govt. of West Bengal. The proportionate annual rent will be paid as per land holding Revenue Act Govt. of West Bengal.

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

SIGNED AND DELIVERED by

the VENDORS at Kolkata in the presence of :

1. Josha Bakari Calash. 2. Scenat Ali Mordal. Bi Thouwaget A.D.S. 2.0.

(यडकामाणाडा की पा

SIGNATUR OF THE VENDOR.

2,

Read & Explaindin Generalis

Gostha Behari Ghosh; of Jagadishpur, Rajarhat, Licence No. DW-XVI-1

Typed by

K.S. Mindel of Bikash Bhawan,

Bijay Karmakar. SIGNATURE OF THE CONFIRMING PARTY

=: (12) :=

RECEIVED of and from within named Purchaser the within mentioned sum of Ps. 4,00,000/- (Rupees four lacs only) in full payment of the consideration money as per memo below:

MEMO OF CONSIDERATION

Paid by A/c Pan-cheau ride 100. 378739 St 27.08:05 Drawn on componation Bank at B. Livin Sarrani. Rs. 4, 00, 000

TOTAL

Rs. 4,00,000=00

(Rupees four lacs only).

WITHESSES:

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2 Sunnat Pli Mandal

SIGNATURE OF THE VENDORS.

2. Geoffe Ochani Cush.

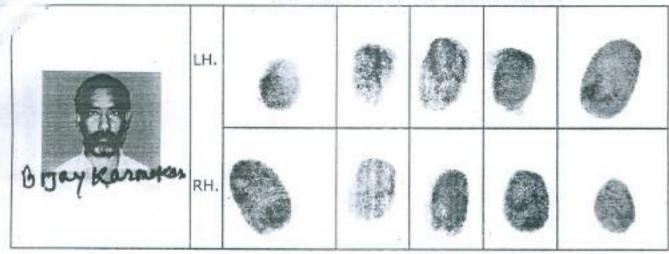
BIJAY KARMAKA.

SIGNATURE OF THE CONFIRMING
PARTY

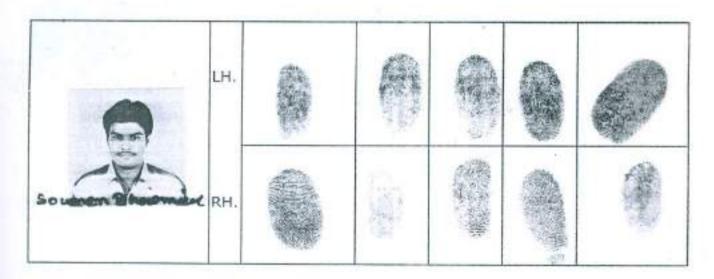
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UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



ATTESTED :-



ATTESTED :-

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	Left Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
ото	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Firiger
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Firiger

Z 1 19 8347 2006

DATED THIS DAY OF 2005

BETWEEN

RAHAMAT ALI MONDAL AND ANR.

... VENDORS.

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23.8.06

AND

seen

M/S, HECTOR DISTRIBUTOR PVT. LTD.
PURCHASER.

WILL

-: CONVEYANCE :-