



পশ্চিম্বঞা पश्चिम बंगाल WEST BENGAL

106549

(2)

BETWEEN

1 MSri MADAN MOHAN MONDAL,

2% Sri MONI MOHAN MONDAL,

3) sri NIMAI CHANDRA MONDAL,

4) Smt. ARATI SARKAR wife of Late Panch Kari Sarkar,

5) Smt. ANJALI PAL wife of Sri Sunil Kumar Pal,

6) Smt. GITA PAL wife of Shri Dhirendra Nath Pal,

7) Smt. DEEPA DAS wife of Shri Swapan Das,

All sons and daughters of Late Monmotho Nath Mondal,

all are residing at Mouza Atghara, P.S. Rajarhat, Dist.

24 PGS(N) By Caste Hindu, By Occupation Business /

Housewife, hereinafter called the "YENDORS" (which term,

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পশ্চিম্বঙা पश्चिम बंगाल WEST BENGAL

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(3)

or expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and to include their legal heirs, executors, administrators, regresentatives and assigns) of the ONE PART.

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পশ্চিম্রঞা पश्चिम बंगाल WEST BENGAL

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(4)

AND

1) De@pjyoti Dealers Pvt.Ltd. 2) Parijat Vanijya Pvt.Ltd.

2) Suliagan Marketing Pvt.Ltd. 4) Neutral Vyapaar Pvt.ltd.

5) Dagger Vyapaar Pvt.Ltd. 6) Prayag Dealcomm Pvt.Ltd.

7) Tanana Tie-Up Pvt.Ltd. All of these companies are incomporated under the Indian companies Act.1956 having their registered office at 8/1 Lalbazar Street, kolkata--700001 hereinafter called the "PURCHASERS" (which term or expression shall unless otherwise excluded by or repugnant to the subjection context be deemed to mean and to include their legal heirs, directors, executors, administrators, representatives and assigns) of the SECOND PART

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পশ্চিমুরঙ্গ पश्चिम बंगाल WEST BENGAL

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(5)

AND

Jaiswal 2) Smt.SNEHA PRABHA JAISWAL wife of Shri Vinod
Kamar Jaiswal 3) Shri RAHUL JAISWAL son of Vinod Kumar
Jaiswal 4) Kumari RISHIKA JAISWAL daughter of Vinod
Kamar Jaiswal atl are By Caste Hindu and all are residing
at Atghara, P.S. Rajarhat, Dist. 24 PGS(N) hereinafter
called the "CONFIRMING PARTIES" (which term or expression
shall unless otherwise excluded by or repugnant to the
subject or context be deemed to mean and to include their
legal heirs, directors, executors, administrators,
representatives and assigns) of the THIRD PART

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absolute owner of an undivided property of 1/12 (one by twelve) parts or say 0.0833 parts in C.S. Khatian Nos.
46 and 37 of Mouza Noapara containing an area 1.79 Acres of different Dags and C.S. Khatian Nos. 119,121,177,327 and 118 of Mouza Atghara containing an area of 6.89 Acres land in different Dags total land becomes 8.68 Acres and the said Monmotho Mondal was the owner of 0.574 Acres of undivided land in Mouza Atghara in respect of his 1/12 (one by twelve) parts of share and his name was duly recorded in the relevant Record of rights.

AND WHEREAS Monmotha Mondal died intestate leaving behind his four sons and four daughters as his legal heirs and representatives and all of them inherited the properties left by him in equal shares. The Vendors No. 1 to 7 and one other Shri Suranjit Mondal.

AND WHEREAS in the mean time a title suit was filed being being No. 203/1985 before the Learned second Assistant District Judge at Alipore for petition by mutes and bounds by 1/3rd (one third) cosharers Bankim Chandra Gain and Others impleading the heirs of Monmotho Mondal together with other 1/3 (one third) co-sharers including the vendors heirs as defendants into therein.

AND WHEREAS on 28th February, 1994 the Learned Second Court of Assistant District Judge at Alipore was pleased to pass a decree in preliminary form on context. The said preliminary decree put into final decree and after measurement by an



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advocate survey commissioner locally the Learned Court was further being pleased to pass a final decree mentioning shares of land by Red and Blue border on the map on plan drawn by the said Learned advocate survey commissioner and thereafter in compliance of that the plan or map attached with the final decree the Learned Court was further been pleased to give possession on 13.08.1995 into their deferent positions of land through the Court Bailiff Vide Title execution case No. 11/1995.

AND WHEREAS according to the said survey plan the Vendors become the 12.5% owner of the areas marked with colour Blue i.e. the area which has been allotted by the Learned Court to the defendant with consent of both the plaintiff and defendants.

AND WHEREAS by virtue of that partition plan the legal heirs of the Late Monmotho Mondal becomes the owner of the 12.5% area allotted to the defendant by the Learned Court.

AND WHEREAS all the legal heirs of Late Monmotho Mondal became undivided bonafide owners of 15,629 Decimals of land out of 125 Decimals in C.S. Khatian Nos.119 and 121, C.S. Dag Nos. 538,543,546,553,568 and 569 R.S. & L.R. Dag Nos. 524,529,532,539,554 and 555 R.S. Khaitan Nos.521 and 522 L.R. Khatian No.444,401,495,518,686,625,841,924,948 and 577 in Mouza Atghara J.L. No. 10 R.S. No. 133 Touzi No. 172.

AND WHEREAS the vendors here in this concern / indenture

together with Suranjit Mondal became the owners of said 15.62

Decimals of Land in said Dag Nos. of Mouza Atghara, in equal shares i.e. say, 1.952 Decimals of Land each vendors hold as owner.

AND WHEREAS the vendors herein are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said land got specifically and distinantly by way of partition being in urgent need of money jointly declared to sell 13.67 Decimals equivalent to 8 (Eight) Cottahas 4 Chittacks 25 sft. of land which is their full share of land into the said C.S. Dag No. 538,543,546,553,568 and 569 and R.S./ L.R. Dag No. 524,532,539,554 L.R. Khaitan Nos.444,401,495,518,625,686,841,924,948,557 of Mouza Atgahra J.L. No. 10.

AND WHERRAS the purchaser herein above have contacted with the vendors as well as together with the confirming parties for purchasing the schedule mentioned property and offered their best / highest rate the vendors and Confirming Parties and they have agreed to sell 13.67 Decimals equivalent to 8 (Eight) Cottahas 4 Chittacks 22 sft. More or less at on for the price of Rs. 8,00,000 (Eight back) only.

MOW THIS INDENTURE WITTHESSETH that in pursuance of the said agreement and consideration of the sum of Rs. 8,00,000 (Eight Lacs) only to the Vendors and the confirming parties paid by the purchaser at on immediately before the execution of this

present the receipt where of the Vendors and the confirming parties do hereby admit and acknowledged and of from the same and every part thereof acquits, release and discharged the purchasers their heirs, execution, administration, successors in interest legal representatives and assigns every one of them and also the said property to the vendors as beneficial owners do by these presents, indefeasibly grant, sell, convey and transfer, assign and assured into the purchasers their heirs, executors, representatives and assign free from all encumbrances, attachments on and other defects entitled. ALL THAT the said revenue paying property mentioned in the schedule hereunder written measuring 13.67 Decimals or equivalent to 8 (Eight) Cotthas. 4 (four) Chhittaks 15 Square feet be the same little more or less situate and lying at Mouza Atgahra morefully and particularly described in the schedule here under written with full benefit of passage, ways, water ways, sights, liberties, privileged, all manner of ceasement and appurtances belonging and all the estate right, little interest property claim and demand whatsoever of the Vendor into of and turn the said property and bear by conveyed into the purchasers herein TO HAVE AND TO HOLD the said pieces or parcel of land and hereby granted, conveyed, transferred, indemnified and assigned on into so to be into and the purchaser herein absolutely and forever free from all encumbrances, charges, attachments, liens and impendence whatsoever and free from all acquisition and requisition and alignments and any of the adverse possession and the vendors does hereby covenant with the purchasers as follows:-

(1D)

- 1. The interest which the vendors herein profess to transfer subsists and he has good right full power and absolute authority and indefeasible title to grant convey, transfer and assign and assure the said property hereby sell and transferred unto the purchasers herein manner as aforesaid.

 2. That the said property shall be quietly and peacefully entered into and held and enjoyed and possessed absolutely and the rents, issue and profits received therefore by the purchasers herein without any interruption from claim or demand by the Vendors and without any lawful eviction disturbances or interruptions by the Vendors or by any other person or persons claiming under the Vendors.

 whatsoever.
- 3. The said property hereby sold, conveyed and transferred unto the Purchasers herein is free and discharge from or otherwise by the Vendors sufficiently indemnified against all manner or encumbrances, claim and demand whatsoever erected occasioned made by the Vendors herein or any of his predecessor in interest or any person or persons whomsoever.
- 4. The said property or any part or portion thereof or any interest therein has not vested in and/or are or is not acquired by the State of west Bengal Acquisition Act, 1956 or statutory modification thereof for under the Urban land Ceiling and Regulation Act, 1976 or any other law for the time being in force.
- 5. The Purchasers herein will be entitled to mutate the Purchaser's name in respect of the said property with the



(12)(1)

authorities concerned.

 The Purchasers herein will pay the proportionate sum of revenue payable to the State of West Bengal.

7. If it transpires that the said property hereby sold, conveyed, transferred by the Vendors are or is not free from all encumbrances, as herein before covenanted, the Vendors herein will be bound to refund to the Purchaser, the full consideration paid hereunder together with the cost of the stamp and registration charges and the legal fees incurred by the Purchasers herein together with the damages which the Purchasers herein may or have suffered.

wow with the execution of this conveyance the Purchasers become the full and absolute owner of the said property and all interest connected herewith as aforesaid and as fully described in the schedule herein below:

THE SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of undivided Sali land containing an area of 13.67 Decimals or equivalent to 8 (Eight) Cotthas. 4 (Four) Chhittaks 15 Square feet more or less in L.R. Khatian Nos. 401, 444, 495, 518, 625, 686, 841, 924, 948 and 577 given below Dag Nos. and R.S. Khatian Nos. 521; and 522 situate at Mouza Atghara P.S. Rajarhat District 24 PGS (NORTH) J.L. No. 10, R.S. No. 133, Touzi No. 172 under Ward No. 6 Rajarhat Gopælpur Municipality under the Jurisdiction of A.D.S.R. Bidhan Nagar at (Salt Lake City).



(46)

(129)(1)

No.	C.S.Dag No.	C.S. Khatian Nos.	R.S./L.R. Dag No.	INTO A CONCACUAL CONTRACT	Total Area in Decimal	Sold Area in Decimals
1	538	121	524	522	2	0.218
2	543	121	529	522	12	1.312
3	546	119	532	521	61	6,671
4	553	121	539	522	17	1,859
5	568	121	554	Serie.	6	0.656
6	569	119	555	521	27 nut 971	2.953
					125	13.67

consider Alder

The conveyed land is Rayat Dakhali Swatya under the Government of West Bengal and the proportionate rent is payable to the collector of 24 Parganas (North).

BOUNDARIES : -

R.S./L.R. Dag No. 524

ON THE NORTH - R.S. Dag No. 523

ON THE SOUTH - R.S. Dag No. 730 & 526

ON THE EAST - R.S. Dag No. 525

ON THE WEST - R.S. Dag No. 493 & 494

R.S. / L.R. Dag No. 529

ON THE NORTH - R.S. Dag No. 533 & 534

ON THE SOUTH - R.S. Dag No. 530 & 531

ON THE EAST - R.S. Dag No. 532

ON THE WEST - R.S. Dag No. 527 & 528

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R.S. / L.R. Dag No. 532

ON THE NORTH - R.S. Dag No. 555

ON THE SOUTH - R.S. Dag No. 699& 707

ON THE EAST - R.S. Dag No. 695

ON THE WEST - R.S. Dag No. 529,531,533,535 & 536

R.S. / L.R. Dag No. 539

ON THE NORTH - R.S. Dag No. 541,549 & 550

ON THE SOUTH - R.S. Dag No. 538 & 554

ON THE EAST - R.S. Dag No. 553

ON THE WEST - R.S. Dag No. 540

R.S. / L.R. Dag No. 554

ON THE NORTH - R.S. Dag No. 539 6 553

ON THE SOUTH - R.S. Dag No. 536

ON THE EAST - R.S. Dag No. 555

ON THE WEST - R.S. Dag No. 538

R.S. / L.R. Dag No. 555part

ON THE NORTH - R.S. Dag No. 555

ON THE SOUTH - R.S. Dag No. 532

ON THE EAST - R.S. Dag No. 695 & 573

ON THE WEST - R.S. Dag No. 554,553 & 552



(25) (4)

IN WITNESS WHEREOF The Vendors and the confirming parties have hereunto set and subscribe their hands and seals by the day, month and year first above written.

WITNESSES

1. Jayanta Poil. 28, Ramuali Mucherju 1m. 201 - 50

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7. Amms.

Signature of the VENDORS

1. Vind Ferman Javins

2. Sneha frabba Jenigual

3. Kall Joil

4- Rishda Jaiswal

Signature of the CONFIRMING PARTIES

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mentioned sum of (Rubes within named Purchasers, the within mentioned sum of (Rubes with Daen) only being full and agreed consideration money asper memo below:-

MEMO OF CONSIDERATION

1. Road by Pay anders, No. 319128, 3

319129, 319130, 319131, 319 132

319133 & 319 134 detect-08-08-08

D. harmonstolla- Kolkata . Manch.

3. Ferial by chaques, No- 637462, 637459, 637461 dated-09-08-06

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4. Dharmtele , Kalkata Branch.

5. stated - 09-08-06 Drawington in position

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Signature of the VENDORS

2. Sneha frathe Jairel
3. Raled Samuel

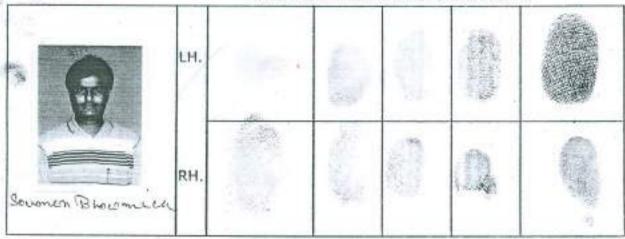
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Signature of the CONFIRMING PARTIES

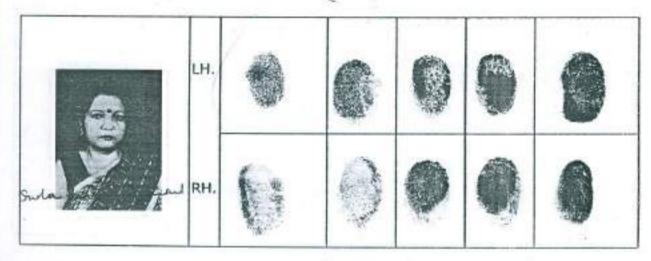
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XECUTANT/SELLER/
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WITH PHOTO

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

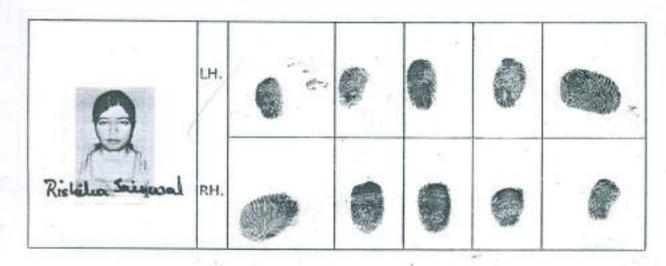
N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



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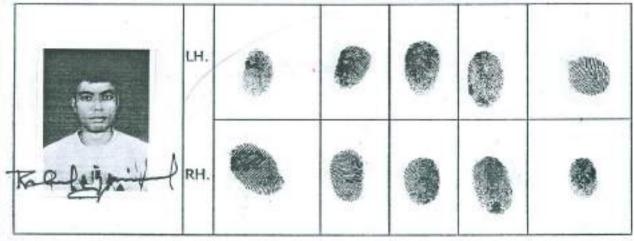


ATTESTED: - Rishilia Saiswal

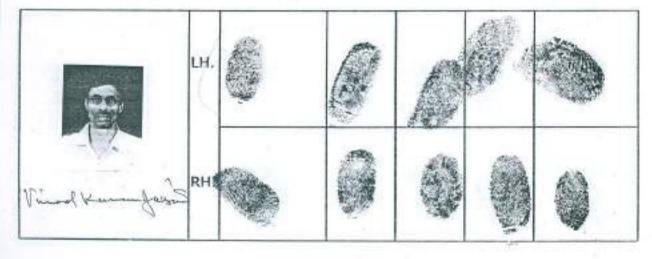
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EXECUTANT/SELLER/
BUYER/CAIMENT
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UNDER RULE 44A OF THE I.R. ACT 1908

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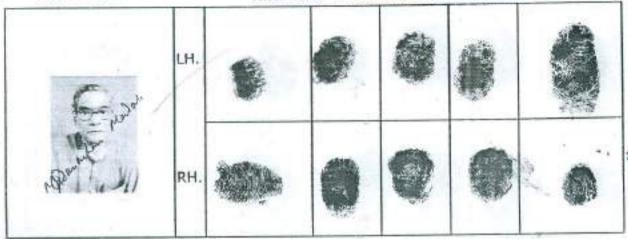
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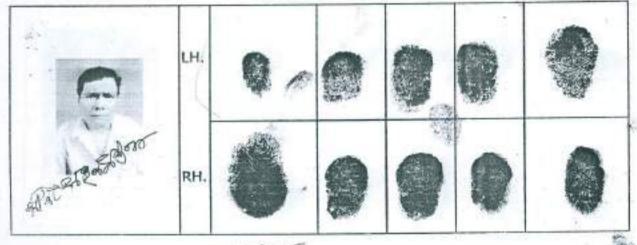
NATURE OF THE PRESENTANT/
XECUTANT/SELLER/
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UNDER RULE 44A OF THE I.R. ACT 1908

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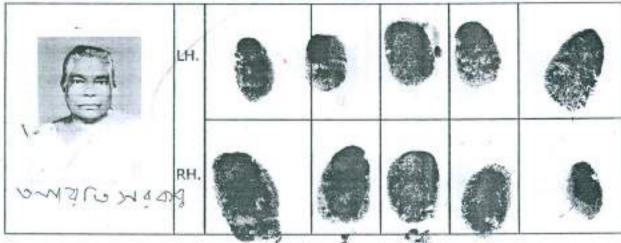
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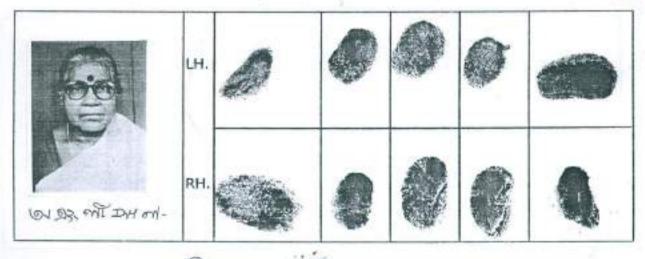
NATURE OF THE PRESENTANT/
EXECUTANT/SELLER/
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UNDER RULE 44A OF THE I.R. ACT 1908

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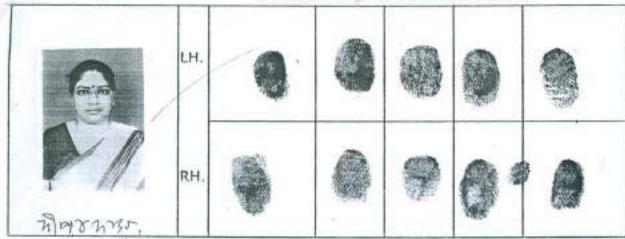
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SIGNATURE OF THE PRESENTANT/
EX_CUTANT/SELLER/
BUYER/CAIMENT
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UNDER RULE 44A OF THE I.R. ACT 1908

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



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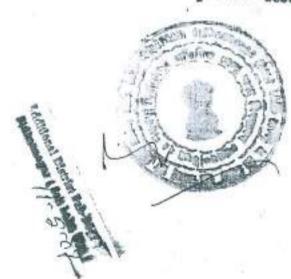
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Registered to to to the Page No.

Certificate of Registration under section 60 and Rule 69,

Registered in Book - I CD Volume numbe: 1 Page from 4335 to 4360 being No 02641 for the year 2007.



(MD. Nural Amin Khan) 11-May-2007 Aditional District Sub Registrar Office of the A. D. S. R. BIDHAN NAGAR West Bengal