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I-4054/11

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



पश्चिम बंगाल WEST BENGAL

A 228483

Certified that the document is
admitted to execution and Signature
Sheet and not a duplicate Sheet which
are attached to the document are the
Part of this document

A.D.C.R./Bagnan
Howrah

12 DEC 2011

14.12.2011

DEED OF CONVEYANCE

Valued at Rs.6,00,000/- (Rupees Six Lac only)

R. S. Dag No. 257/391, L. R. Dag No. 269

L. R. Khatian No. 459

Shali Land, Area- 12 (twelve) Decimals,
Mouza - Iswaripur, Police Station - Bagnan,
District - Howrah

THIS DEED OF CONVEYANCE made this 8th day of December, 2011BETWEEN NISHA BHAGAT, wife of Shankar Lal Bhagat, Indian Citizen, by

76395

07 DEC 2011

No. Date

Sold to **Sandip Agarwal & Co**
Address **10, Old Post Office Street**
Rs. **5000** **Room No 99A-3rd Floor**
Kolkata - 700 001

L. S. VENDOR
HIGH COURT, CAL

Nisha Bhagat

1534

Nisha Bhagat



Addl. Dist. Sub-Registrar
Bagmati, Howrah

12 DEC 2011

13.12.2011

Subhasis Mukherjee
47, Rabindrapally,
P.O. + P.S. - Kharsaha
Dist. - North 24 Pargana
Kolkata - 700 117
S/o Souvik Mukherjee.

Addl. Dist. Sub-Registrar
Bagmati, Howrah

12 DEC 2011

faith Hindu, by occupation – Business, presently residing at B-322, Lake Gardens, Police Station – Lake, Kolkata-700 045 [formerly residing at Samiltan Greens (5-A), 159, N. S. C. Bose Road, Kolkata – 700 040], having her **Income Tax PAN AATPB7673D**, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, legal representatives, executors, administrators and/or assigns) of the **ONE PART AND NIRMAL WIRES PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 76, Cotton Street, Kolkata – 700 007, Police Station – Burrabazar, having its **Income Tax PAN AAACN9805H**, represented through its Director, **Radha Raman Saraf**, son of Sri Ramautar Saraf, Indian Citizen, by faith Hindu, by occupation – Business, residing at BF-256, Sector-I, Salt Lake City, Kolkata – 700 064, Police Station – Bidhannagar (North), hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context shall mean and include its respective successors-in-interest and/or assigns) of the **OTHER PART**.

WHEREAS one Keshablal Chakraborty was absolutely seized and possessed of and/or otherwise well and sufficiently entitled free from all encumbrances whatsoever, inter alia, to **ALL THAT** piece or parcel of Sali Land measuring an area **12 (twelve) Decimals**, be the same a little more or less, appertaining to R. S. Dag No.257/391, R. S. Khatian No. 197, J. L. No. 34, Mouza – Iswaripur, Police Station - Bagnan, District – Howrah, more specifically described in the **SCHEDULE** hereunder written and hereinafter referred to as the **SAID PROPERTY**.

AND WHEREAS by a Deed of Sale, dated 2nd April, 1983 executed by and between the said Keshablal Chakraborty as Vendor therein and one Tilachan Mondal as Purchaser therein and duly registered with the Additional Sub-Registration Office, Bagnan in Book No. 1, Volume No. 20, Pages from 195 to 198, Being No.1392 for the year 1983, the said Keshablal Chakraborty, for the consideration therein mentioned sold, conveyed and transferred the said property along with other lands in favour of the said Tilachan Mondal absolutely and forever free from all encumbrances whatsoever.

AND WHEREAS the said Tilachan Mondal died intestate leaving behind him surviving at the time of his death his two sons namely Sukumar Mondal & Jatin Mondal, four daughters, namely, Pati Mondal, Rati Khetua, Reba Ghorui & Saraswati Ghati and wife Radharani Mondal as his only heirs and legal representatives who inherited, inter-alia, in equal share the said property absolutely and forever.

AND WHEREAS by a Deed of Sale, dated 16th December, 2006 made between the said Sukumar Mondal & Jatin Mondal, Pati Mondal, Rati Khetua, Reba Ghorui, Saraswati Ghati and Radharani Mondal, therein referred to as the Vendors of the one part and the Vendor Nisha Bhagat herein, therein referred to as the Purchaser of the other part and duly registered with the District Sub-Registration Office, Howrah in Book No. 1, CD Volume No. 41, Pages from 4393 to 4413, Being No.10691 for the year 2008, the said Sukumar Mondal & Jatin Mondal, Pati Mondal, Rati Khetua, Reba Ghorui, Saraswati Ghati and Radharani Mondal, for the consideration therein mentioned sold, conveyed and transferred the said

property along with other lands in favour of the Vendor herein absolutely and forever free from all encumbrances whatsoever.

AND WHEREAS the Vendor, being the absolute owner of the said property, has caused her name to be mutated in the records of the concerned B. L. & L. R. O. under L. R. Khatian No. 459 and has been enjoying and possessing the same.

AND WHEREAS the Vendor has represented to the Purchaser as follows:

- a) **THAT** the Vendor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to Said Property.
- b) **THAT** the Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Government or any Statutory Body.
- c) **THAT** the Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955.
- d) **THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- e) **THAT** the Vendor has good right, full power, absolute authority and indefeasible title to agree to and grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

- f) **THAT** no revenue, cess, tax or imposition in respect of the Said Property is due to the Government or any other authority or authorities and no Certificate Case is pending for realization of any taxes from the Vendor.
- g) **THAT** no person or persons whosoever have/had/has ever claimed any right of preemption over and in respect of the Said Property or any part thereof.
- h) **THAT** no mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- i) **THAT** the Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, lis-pendens, attachments, uses, *debutters*, thika, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- j) **THAT** no person other than the Vendor has any right, title and interest of any nature whatsoever in the Said Property.

AND WHEREAS the Vendor has agreed to sell and the Purchaser, relying upon the aforesaid representations of the Vendor, has agreed to purchase the Said

Property at or for a consideration of **Rs.6,00,000/- (Rupees six lac only)** free from all encumbrances, charges, liens, lispendens, attachments, trusts, acquisition or requisition whatsoever.

NOW THEREFORE THESE INDENTURE WITNESSETH and it is hereby recorded and declared that –

1. In the premises aforesaid and in consideration of the sum of **Rs.6,00,000/- (Rupees six lac only)** by the Purchaser to the Vendor paid at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by a receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Vendor doth acquit release and forever discharge the Purchaser and the Said Property hereby conveyed and transferred unto and to the Purchaser), the Vendor doth hereby grant sell, transfer, convey, assign and assure and the Confirming Party confirm unto and to the Purchaser **ALL THAT** piece or parcel of Sali Land measuring an area **12 (twelve) Decimals**, be the same a little more or less, appertaining to R. S. Dag No.257/391 corresponding to L. R. Dag No. 269, R. S. Khatian No. 197, L. R. Khatian No. 459, J. L. No. 34, Mouza – Iswaripur, Police Station - Bagnan, District Registration Office – Howrah, Additional District Sub-Registration Office – Bagnan, District – Howrah, more specifically described in the **SCHEDULE** hereunder written and hereinafter referred to as the **SAID PROPERTY AND TOGETHER WITH** all appurtenances thereto or **HOWSOEVER OTHERWISE** the said property now are or is or at any time hereto before were or was situate, butted, bounded, called,

known, numbered described and distinguished **TOGETHER WITH** the reversions and remainders and the rents, issues, profits thereof **AND** all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of the Vendor into or upon the said property **TOGETHER WITH** right of egress and ingress, all areas, fences, passages, water, water courses, trees, bushes, , benefits, advantages, vacant area, open spaces whatsoever and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said Property hereby sold and transferred or in anywise appertaining thereto or any part thereof, usually held, used, occupied accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **TO HAVE AND TO HOLD** the said Property hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and for ever free from all encumbrances whatsoever **AND SUBJECT TO AND/OR TOGETHER WITH** the covenants by the Vendor hereafter contained.

2. **THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER** as follows:

- a) The Vendor is now lawfully and rightly seized of and/or otherwise well and sufficiently entitled to the said Property and all benefits and rights hereby conveyed, sold, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid.
- b) The Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure

the Said Property and all rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents.

- c) The said Property and all other rights and benefits hereby granted, sold conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the Said Property from, under or in trust for the Vendor.
- d) The Purchaser shall hold and have the said property freely and clearly and absolutely acquitted exonerated released and for ever discharged from or by the Vendor and every person or persons having or lawfully, rightfully and equitably claiming as aforesaid and effectually saved, defended, kept harmless and indemnified of, from and against all manner of former and other estate, charges, liens, debts, attachments, mortgages, restrictions, covenants uses, debutters, trusts, acquisitions, requisitions alignments, claims, demands, liabilities and encumbrances whatsoever suffered or reated by the Vendor or any of their predecessors in title or any persons lawfully or equitably claiming aforesaid.
- e) The Vendor shall from time to time and at all times hereinafter upon every reasonable request and at the cost of the Purchaser make, do

acknowledge, execute and perfect all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further better or more perfectly assuring the said Property unto the Purchaser in the manner aforesaid.

- f) The Vendor shall be liable to pay all rates and taxes, cess, revenue, levies imposition and other charges payable statutory or non statutory in respect of the said Property pertaining to the period upto the date hereof and shall save and keep the Purchaser harmless, indemnified of, from and against such claims.

**THE SCHEDULE ABOVE REFERRED TO
(SAID PROPERTY)**

ALL THAT piece or parcel of Sali Land measuring an area **12 (twelve) Decimals**, be the same a little more or less, appertaining to R. S. Dag No.257/391 corresponding to L.R. Dag No. 269, R. S. Khatian No. 197, L.R. Khatian No. 459, J.L. No. 34, Mouza - Iswaripur, Police Station - Bagnan, District Registration Office - Howrah, Additional District Sub-Registration Office - Bagnan, District - Howrah, within Subhashchandra Gram Panchayet delineated in map or plan annexed hereto and bordered in colour **RED** thereon and butted and bounded as follows:

ON THE NORTH	:	R. S. Dag No. 128
ON THE SOUTH	:	R. S. Dag No. 255
ON THE EAST	:	R. S. Dag No. 256
ON THE WEST	:	R. S. Dag No. 257 (Part) & 258 (Part)

IN WITNESS WHEREOF the parties have executed these presents on the day, month and year above written.

Nisha Bhagat
(NISHA BHAGAT)
(Vendor)

WITNESSES:

Signature [Signature]Name SUBHASIS MUKHERJEEFather's Name SANKARLAL MUKHERJEEAddress 47, Rabindrapally, P.O. & P.S.Kharakda, 24 Pgs (N), Kolkata - 117Signature [Signature]Name AJAY KUMAR CHOUDHARYFather's Name LATE JAY G. BIND CHYAddress A/114, G.M.T. HousingCastro Saptipara Howrah.

Drafted by

D. Kundu

Advocate, High Court, Calcutta.

RECEIPT AND MEMO OF CONSIDERATION

Received from the within named Purchaser the within mentioned sum of Rs.6,00,000/- (Rupees six lac only) towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Banker's Cheque NO. 001895	05.12.2011	Bank of Baroda, India Exchange (Main), Kolkata - 700 001	6,00,000/-
Total:			6,00,000/-

Nisha Bhagat

Nisha Bhagat
(NISHA BHAGAT)
(Vendor)

WITNESSES:

Signature

[Signature]

Signature

[Signature]

Name SUBHASIS MUKHERJEE

Name ASAY KUMAR CHOUDHARY

SPECIMEN FORM FOR TEN FINGERPRINTS



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



RADHA RAMAN SARAA

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



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



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



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SITE PLAN OF LAND AT AT MOUZA - ISWARIPUR, J.L. NO. 34, R.S. KHATIAN
NO. 197, R.S. DAG NO. 257/391, P.S. - BAGNAN, DIST. - HOWRAH.

SCALE : N.T.S.



AREA OF LAND :- 12 DECIMALS (MORE OR LESS)
SHOWN IN RED COLOUR



Nista Bhanar

Traced By:
S. K. Saha
3A, N. K. Saha
Kot-1.





Government Of West Bengal
Office Of the A. D. S. R. BAGNAN
District:-Howrah

Endorsement For Deed Number : I - 04054 of 2011
(Serial No. 03961 of 2011)

On

Payment of Fees:

On 12/12/2011

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

Presented for registration at 20.15 hrs on :12/12/2011, at the Private residence by Nisha Bhagat ,Executant.

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

Execution is admitted on 12/12/2011 by

1. Nisha Bhagat, wife of Lt. Shankar Lal Bhagat , B-322, Lake Gardens, Kolkata, Thana:-Lake, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700045 , By Caste Hindu, By Profession : Business

Identified By Subhasis Mukherjee, son of Sankarlal Mukherjee, 47, Rabindra Pally, Kolkata, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Khardaha Pin :-700117 .
By Caste: Hindu, By Profession: Others.

(Sravani Bhattacharya)
ADDITIONAL DISTRICT SUB REGISTRAR

On 14/12/2011

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 : 23,5 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. 6596/-, on 14/12/2011

(Under Article : A(1) = 6589/- ,E = 7/- on 14/12/2011)

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.-600000/-

Certified that the required stamp duty of this document is Rs.- 30010 /- and the Stamp duty paid as: Impressive Rs.- 5000/-



(Sravani Bhattacharya)
ADDITIONAL DISTRICT SUB REGISTRAR
EndorsementPage 1 of 2

14/12/2011 16:40:00



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Government Of West Bengal
Office Of the A. D. S. R. BAGNAN
District:-Howrah

Endorsement For Deed Number : I - 04054 of 2011

(Serial No. 03961 of 2011)

Deficit stamp duty

Deficit stamp duty Rs. 25100/- is paid, by the draft number 338641, Draft Date 13/12/2011, Bank Name State Bank of India, Specilised Institutional Banking, received on 14/12/2011

(Sravani Bhattacharya)
ADDITIONAL DISTRICT SUB REGISTRAR



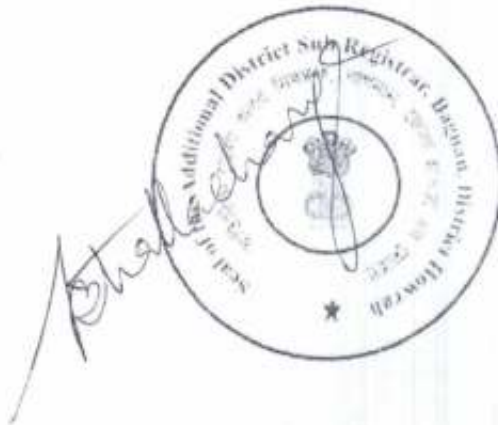
Sravan Bhattacharya

(Sravani Bhattacharya)
ADDITIONAL DISTRICT SUB REGISTRAR
EndorsementPage 2 of 2

14/12/2011 16:40:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 1 to 17
being No 04054 for the year 2011.



(Sravani Bhattacharya) 15-December-2011
ADDITIONAL DISTRICT SUB REGISTRAR
Office of the A. D. S. R. BAGIN
West Bengal

Receipt from Mrs. Nirmal Kishore Ltd
76, Cotton St. Cal - 700007, a sum of
(Rupees Six Lacs only) with Draft
No - 001990 - dated - 15/12/11. drawn on
Bank of Baroda - Cal - to cash
Sale of Land. ~~on~~ in favor of
Nisha Bhagat, - At. Shankar Lal Bhagat.



15/12/2011

For. NISHA BHAGAT.

1. *Epilobium* sp.

2. *Epilobium* sp.

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कृपया ध्यान दें
कृपया ध्यान दें
कृपया ध्यान दें

बैंकर्स चेक | BANKER'S CHEQUE

3 FPM 72Z ALPHA CODE

दिनांक 15-12-2014
Date

INDIAE

Pay

NISHA BHAGAT

रुपये Six Lakh only
Rupees

Or Order

***** Not Over INR. 6,00,000.00

अदा करे
Rs

*****6,00,000.00

हस्ताक्षर और मुद्रा For Bank of Baroda

इंडिया एक्सचेंज (मुद्रा), कोलकाता-700 001, 990
India Exchange(Main), Kolkata - 700 001,
BC/2006/OA

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SANDIP AGARWAL & CO. ADVOCATES

10, OLD POST OFFICE STREET, ROOM No.10, GROUND FLOOR, KOLKATA - 700 001, PH.: 2210-0583, 4005-8115
FAX: 033-2210-0668, E-mail: mailsandipagarwal@gmail.com, Website: www.sandipagarwalco.com

SA/112/12/3047/u-2

16th December, 2011

To
Nirmal Wires Pvt. Ltd.,
76, Cotton Street,
Kolkata-700 007.

Kind Attn: Mr. Nirmal Saraf

Re: **Mouza-Iswaripur, R. S. Dag No. 257/391, P. S. Bagnan,**
Area-12 Decimals.

Dear Sir,

Enclosed please find herewith the original Deed of Conveyance executed on 8th December, 2011 made between Nisha Bhagat as the Vendor and Nirmal Wires Private Limited as the Purchaser duly registered before the Additional District Sub-Registrar, Bagnan in Book No. 1, CD Volume No.11, pages from 1 to 17, Being No.04054 for the year 2011

We are also enclosed herewith the original Possession Letter dated 8th December, 2011.

Kindly acknowledge receipt of the same.

Thanking you,

Yours faithfully,

- For **SANDIP AGARWAL & CO.**

Advocate

Encl: As above

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From

Date: 8th December, 2011

NISHA BHAGAT,
B-322, Lake Gardens,
Kolkata-700 045.

To

NIRMAL WIRES PRIVATE LIMITED,
76, Cotton Street,
Kolkata - 700 007.

Re: **ALL THAT** piece or parcel of Sali Land measuring an area **12 (twelve) Decimals**, be the same a little more or less, appertaining to R. S. Dag No.257/391 corresponding to L. R. Dag No. 269, R. S. Khatian No. 197, L. R. Khatian No. 459, J. L. No. 34, Mouza - Iswaripur, Police Station - Bagnan, District Registration Office - Howrah, Additional District Sub-Registration Office - Bagnan, District - Howrah, within Subhashchandra Gram Panchayet.

Dear Sir,

This is to place on record and to confirm that upon receipt of the entire consideration money this day, I have sold and transferred the aforesaid property under reference to you by executing and registering a Deed of Conveyance in your favour and, hereby, hand over and deliver vacant and peaceful possession of the same to you.

Yours truly,

Nisha Bhagat
(NISHA BHAGAT)

Accepted delivery of possession



(NIRMAL WIRES PRIVATE LIMITED)

1800-1850

1850-1900

1900-1950

1950-2000

2000-2050

2050-2100

2100-2150

1800

1850

1900

1950

2000

2050

2100

2150

2200

2250