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I-08673



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FIVE HUNDRED RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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Conveyance

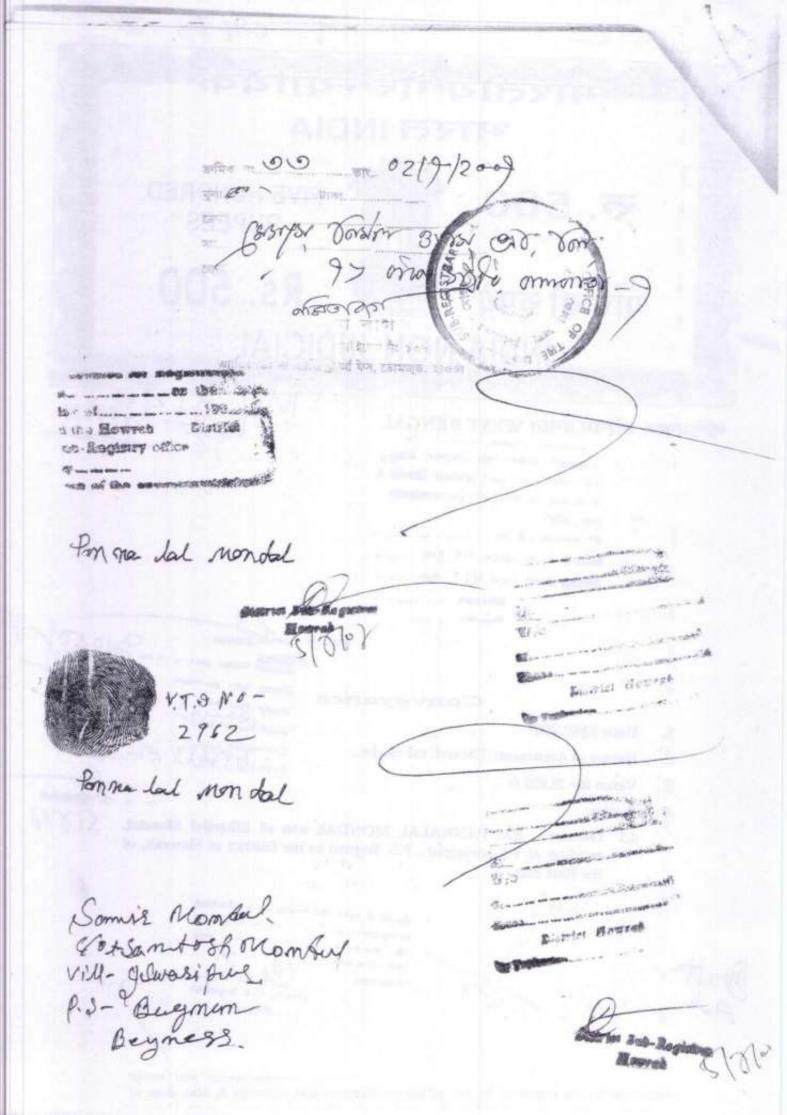
- 1. Date: 03/07/2007
- 2. Nature of document: Deed of Sale.
- \$ Value Rs- 31,050/-
- 4. Parties:

4.1 Owners SRI PANNALAL MONDAL son of Biharilal Mondal, residing at Vill-Iswaripur, P.S. Bagnan in the District of Howrah, of the First Part.

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- 4.2. 4.2 Purchaser: M/S NIRMAL WIRES PVT LTD a company registered under the companies Act 1956, and having its registered office at 76 cotton street, Kolkata -7, represented by its Directors 1 SRI NIRMAL SARAF son of Ram avatar Saraf 2. SRI RAM AVATAR SARAF son of Lt Jhabarmal Saraf, residing at BF-256, Sector I, Saltlake City, Kolkata-64. by faith Hindu, Nationality-Indian, of the SECOND PART
- 4.3. The terms Owner and Purchasers shall include their respective successors-inrespect and all persons claming under or through them.

Subject matter of

All that undivided share of Sali land measuring 10.25 decimals out of entire share of 41 decimals in R.S dag 135, L.R. dag 140, bearing R.S Khation no 85, L.R. Khation-384, 385, & 386, under Mouza-Iswaripur, J.L.No-34, P.S-Bagnan, Dist-Howrah,

6. Background:

The devolution of the title of the said property whereby the Owner became the absolute Owner of the Property is set out in Schedule A.

NOW THIS INDENTURE WITNESSETH that in consideration of a total sum of Rs 31,050 /- (Rupees Thirty one thousand and fifty only) paid by the Purchaser to the Owner at or immediately before the execution to these presents (the receipt whereof the Owner do hereby admit and acknowledge) and or from the same every part thereof acquit release and discharge the Purchasers and every one of them and also the said PROPERTY mentioned in the schedule thereof, the Owner as beneficial Owner does by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser ALL THAT the said PROPERTY mentioned in the Schedule B written hereinafter hereto HOWSOEVER OTHERWISE the said PROPERTY now and heretofore was situated, butted, bounded, called known numbered described and distinguished together with all benefits and advantages of amount and other rights, liberties, easements, privileges, appendages whatsoever to the said PROPERTY or any part thereby belonging or in any wise appertaining as or with the same or any part thereof usually held, used, occupied or reputed to belong or be appurtenant thereto and the reversion or reversions, remainder/remainders, rents, issued and profits inheritance, use, trust, landed property, claim and demand whatsoever both out of land and equity, if the Owner into and upon the aforesaid property and every thereof and all deeds pattahs, muniments and evidences of title within any wise relate to the said PROPERTY or any part or parcel thereof and which are or hereafter shall or may in the custody, power and possession of the Owner or any person whom they can or may procure the same without action and suit at land or in equity. TO HAVE AND TO HOLD the said PROPERTY and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, numbers and appurtenance up to and to the use of this Purchasers forever and the Owner do hereby for themselves covenants with the Purchasers that NOTWITHSTANDING any act, deed, matter and things whatsoever by the Owner or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the Owner had at all material times heretofore and now have good, right, full power absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said PROPERTY hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of

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the Purchasers in the manner aforesaid and that the Purchasers shall and may at all times hereafter peaceably and equitably posses and enjoy the said PROPERTY and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, interruption claim or demand whatsoever from or by the Owners or any person/persons lawfully or equitably claiming from under or in trust forhim or from or under any of his ancestor or predecessor-in-title and that free and clear and freely and clearly absolutely acquitted, exonerated and realized or otherwise by and all the costs and expenses of the Owners well and sufficiently indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Owners or any of their predecessor in title or any person or persons lawfully or equitably claiming as aforesaid and FURTHERMORE that the Owners and all person or persons lawfully or equitably claiming and estate or interest whatsoever in the said PROPERTY and any part thereof. The Owners or any of their predecessors in title shall be from time to time and at all times hereafter at the request and cost of the Purchaser, (its successor or successors in office administrators and assigns) do or cause to be done and execute all such acts, deeds and things whatsoever for perfectly assigning the said PROPERTY and every part thereof and to the use of the Purchaser, (its successor or successors in office administrators and assigns) in the manner aforesaid as shall or may be reasonable required.

Mutual Covenants:

The Owner does hereby covenant with the Purchasers that:

THAT the Owner has received the full Consideration for the Sale as mentioned and acknowledges the receipt thereof in the Memo of Consideration hereunder.

THAT the Owner has good right, full power and absolute authority to sell, transfer and convey the property.

THAT the Owner shall keep the Purchasers well and sufficiently saved harmless indemnified from and against all former title and encumbrances to the said property.

THAT the Owner shall, at the costs and requests of Purchasers; do all such acts and execute all documents as be required for more perfectly assuring the said property unto the Purchasers and shall also produce and/or provide for inspection of all title documents and papers unless prevented by fire or irresistible force.

THAT notwithstanding any act deed matter or thing whatsoever done by the Owners or their predecessor-in-title or any of them done executed or knowingly suffered to the contrary, the Owner are fully and absolutely seized and possessed of the said property without any condition use trust or other thing whatsoever to alter or make void the same.

Att.

THAT notwithstanding any such act, deed or thing whatsoever aforesaid the Owner now have good right, full and lawful power, absolute authority indefeasible title to grant convey transfer assign and assure the said property hereby granted, transferred, conveyed, assured and assigned or expressed or intended to be with the appurtenance their unto belonging unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents.

THAT the Purchaser shall and will and may from time to time and at all times hereafter peaceably and quietly hold, occupy possess and enjoy the said property hereby granted transferred, conveyed assigned and assured or expressed or intended so to be any and every part thereof and receive enjoy and take rents issues and profits thereof for his absolute use and benefit without any lawful hindrances interruption, disturbances suit, eviction, claim or demand whatsoever from or by the Owners or any person or persons whatsoever.

THAT free and clear and freely and clearly and absolutely acquitted, exonerated, discharged and released or otherwise by and at the costs and expenses of the Owner well and sufficiently saved, defended, kept harmless and indemnified against all estates, charges encumbrances, liens, attachments lispendens, tenancies, occupancies, uses, trusts, debuttors, right, title interest, claims and demands whatsoever created occasioned or suffered by the Owners or any person or persons lawfully or equitably claiming as aforesaid.

FURTHER THAT the Owner and all persons having and lawfully claiming any estate right, title or interest into or upon the said property and every part thereof from through or in trust for the Owners and/or their predecessor-in-title or any of them shall and will from time to time 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, deeds, matters, assurances and things whatsoever for further better and more perfectly granting, assuring, transferring the said property hereby granted, conveyed, transferred, assigned and assured or expressed or intended so to be and transferred and assigned and every part thereof unto and to the use of the said Purchaser in the manner aforesaid as shall or may be reasonably required.

THAT the said property or any and every part thereof is not attached in any proceeding including Certificate proceeding started by or at the instance of Income Tax, Wealth Tax or Gift Tax Authorities or Department or under the provisions of the Public Demand Recovery Act or otherwise and that no Certificate has been filed in the office of the Certificate Officer under the provisions of the Public Demand Recovery Act and no steps have yet been taken in execution of any certificate at the instance of the Income Tax and/or Wealth Tax and/or Estate Duty Authorities and the said property is free from all encumbrances and liabilities whatsoever.

THAT in case the Purchasers are deprived of the possession of the said property or any and every part thereof for any defect in the title the Owners shall refund the amount of consideration along with all other costs, and expenses in connection with or in relation to the said property charges or the Owners shall be liable to pay compensation the Purchaser in any way admissible under the laws, i.e. by a substitute piece of land if called for by the Purchaser.

THAT no notice has been served and/or issued on the Owner under the Public Demand Recovery Act, in respect of the said property or any part thereof.

THAT the Ownerhas not yet received any notice for requisition or acquisition of the said property or any part or portion thereof described in the Schedule below.



THAT the Purchasers and all person or persons claiming through under them shall have undisputed and manner of rights in along through over or under the common passage.

THAT it is hereby declared that the land, declared in the Schedule below is the self acquired property of the Owner and the Owners are not the benamder of the any one.

THAT the Owner by this Indenture does hereby accord his consent to the Purchasers for mutating their names in the records of the concerned Authority / ties in respect of the PROPERTY and the Owner and all their persons at all times hereinafter indemnify and keep indemnified for the same in favour of the Purchasers.

THAT Owner shall and will from time to time and at all times hereafter indemnify and keep the Purchaser indemnified of, from and against all losses, damages, claims, demands, costs, charges, expenses, suits, actions, proceedings whatsoever which the Purchaser may suffer, incur, or may be put to, or may be liable for any reason of any defect in the title of the Owner/Owners of the PROPERTY.

Schedule - A [Devolution of Title]

WHEREAS Ananta Mondal, Narayan Mondal, & Joydev Mondal all are sons of Lt Dulal Mondal are the recorded owner of all that undivided share of Sali land measuring 10.25 decimals out of entire share of 41 decimals in R.S dag 135, L.R. dag 140, bearing R.S Khation no 85, L.R. Khation-384, 385, & 386, under Mouza-Iswaripur, J.L.No-34, P.S-Bagnan, Dist-Howrah,

AND WHEREAS the said Ananta Mondal, Narayan Mondal, & Joydev Mondal all are sons of Lt Duial Mondal jointly transferred the property in favour of present seller namely Pannalal Mondal by a Registered Deed of sale which registry at A.D.S.R Bagnan, vide Book no I, Volume no 16, Pages -158 to 164, Being no. 926 for the year 2006 of all that undivided share of Sali land measuring 10.25 decimals out of entire share of 41 decimals in R.S dag 135, L.R. dag 140, bearing R.S Khation no 85, L.R. Khation-384, 385, & 386, under Mouza-Iswaripur, J.L.No-34, P.S-Bagnan, Dist-Howrah,

AND WHEREAS in the circumstances the owner here in absolutely seized possessed all that undivided share of Sali land measuring 10.25 decimals out of entire share of 41 decimals in R.S dag 135, L.R. dag 140, bearing R.S Khation no 85, L.R. Khation-384, 385, & 386, under Mouza-Iswaripur, J.L.No-34, P.S-Bagnan, Dist-Howrah,

But.

SCHEDULE OF THE PROPERTY - B

ALL THAt undivided share of Sali land measuring 10.25 decimals out of entire share of 41 decimals in R.S dag 135, L.R. dag 140, bearing R.S Khation no 85, L.R. Khation-384, 385, & 386 ,under Mouza-Iswaripur, J.L.No-34, P.S-Bagnan, Dist-Howrah, together with all easement rights, as per the given below details.

A site plan is included in this deed mentioned is RED border which will be treated as part of this deed.

On North

By . R.S dag no-134

On South

By . R.S dag no-133

On East

By .R.S dag no-136

On West

By .R.S dag no 134

IN WITNESS whereof the Owner hereto has hereunto set and subscribed his hands and seal this the day month and year above written first.

SIGNED SEALED AND DELIVERED BY THE OWNER IN THE PRESENCE OF:

1. Samuel mondel. 2 3/2/8/8/8/ 2000 2000 2555/ gg.

Emora lal mondal

OWNER

MEMO OF CONSIDERATION

RECEIVED a sum of Rs 31,050 /- (Rupees Thirty one thousand and fifty only) from M /S Nirmal Wires (p) Ltd the purchaser as the full consideration money by

Cheque no

Date

Amount

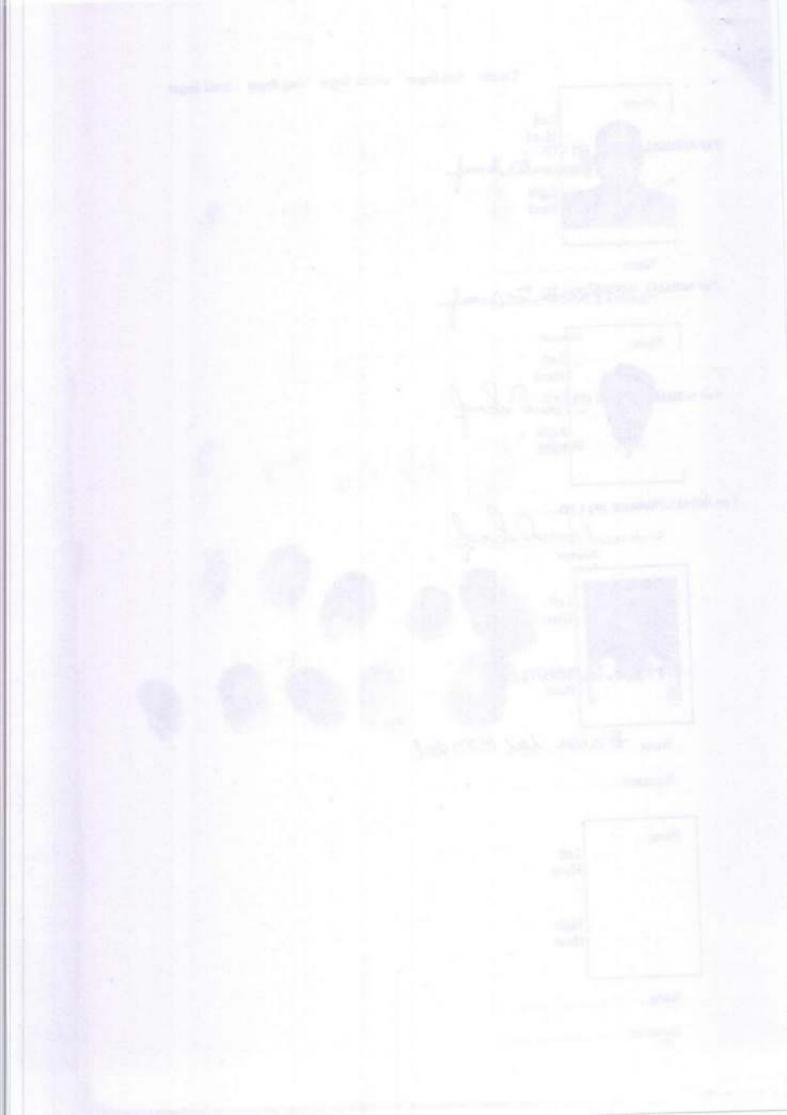
Vendor

formatal mondal

OWNER

Maloy Kuman Butta Aducate, Howard court 8n.M. WB/289/83.

Signature



Government Of West Bengal Office of the D.S.R.HOWRAH HOWRAH

Endorsement For deed Number :1-08673 of :2007 (Serial No. 05922, 2007)

On 03/07/2007

Payment of Fees:

Fee Paid in rupees under article A(1) = 341/- E = 7/- H = 28/- M(b) = 4/on:03/07/2007

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 18:55 on :03/07/2007 at the Private residence by Pannalal Mondal Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :03/07/2007 by

1. Pannalal Mondal, son of Biharilal Mondal, Iswaripur, Thana Bagnan, By caste Hindu, by Profession: Others Identified By Samir Mondal, son of Santosh Mondal Iswaripur Dist. - Howrah Thana: Bagnan, by caste Hindu, By Profession

> Name of the Registering officer :...... Designation :DISTRICT SUB-REGISTRAR OF HOWRAH

On 05/07/2007

Deficit stamp duty

Deficit stamp duty Rs 1060/- is paid, recieved on .05/07/2007.

Name of the Registering officer :...... Designation : DISTRICT SUB-REGISTRAR OF HOWRAH

On 27/12/2007

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 31447/-

Certified that the required stamp duty of this document is Rs 1572 /- and the Stamp duty paid as: Impresive Rs-500

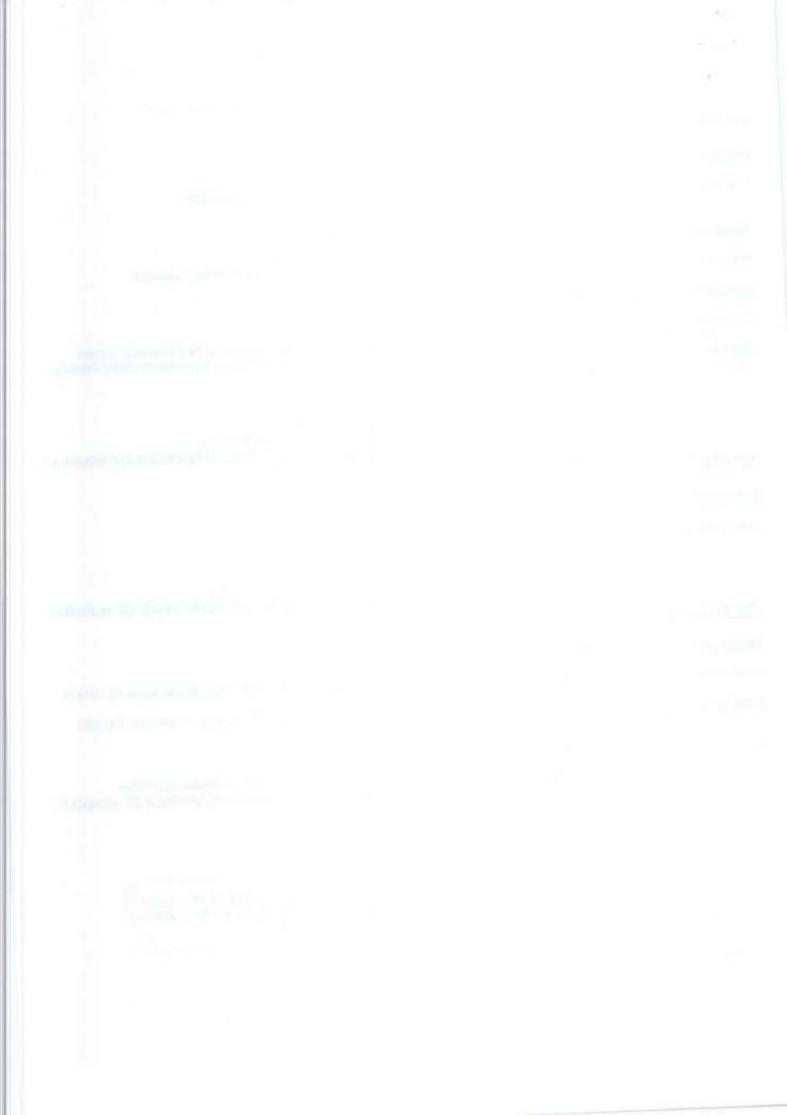
Name of the Registering officer : Debasish Dhar Designation :DISTRICT SUB-REGISTRAR OF HOWRAH

[Debasish Dhar]

DISTRICT SUB-REGISTRAR OF HOWRAH OFFICE OF THE DISTRICT SUB-REGISTRAR OF HOWRAH

Govt. of West Bengal

Page: 1 of 2



Office of the D.S.R.HOWRAH HOWRAH

Endorsement For deed Number :1-08673 of :2007 (Sertal No. 05922, 2007)

On 28/12/2007

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of Indian Stamp Act 1899

Deficit stamp duty

Deficit stamp duty: Rs 50/- is paid by the draft no. :369387, Draft date:20/12/2007, Bank name:STATE BANK OF INDIA. Domjur, recieved on :28/12/2007.

Name of the Registering officer : Debasish Dhar Designation :DISTRICT SUB-REGISTRAR OF HOWRAH

[Debasish Dhar]
DISTRICT SUB-REGISTRAR OF HOWRAH
OFFICE OF THE DISTRICT SUB-REGISTRAR OF HOWRAH
Govt. of West Bengal

Page 2 of 2



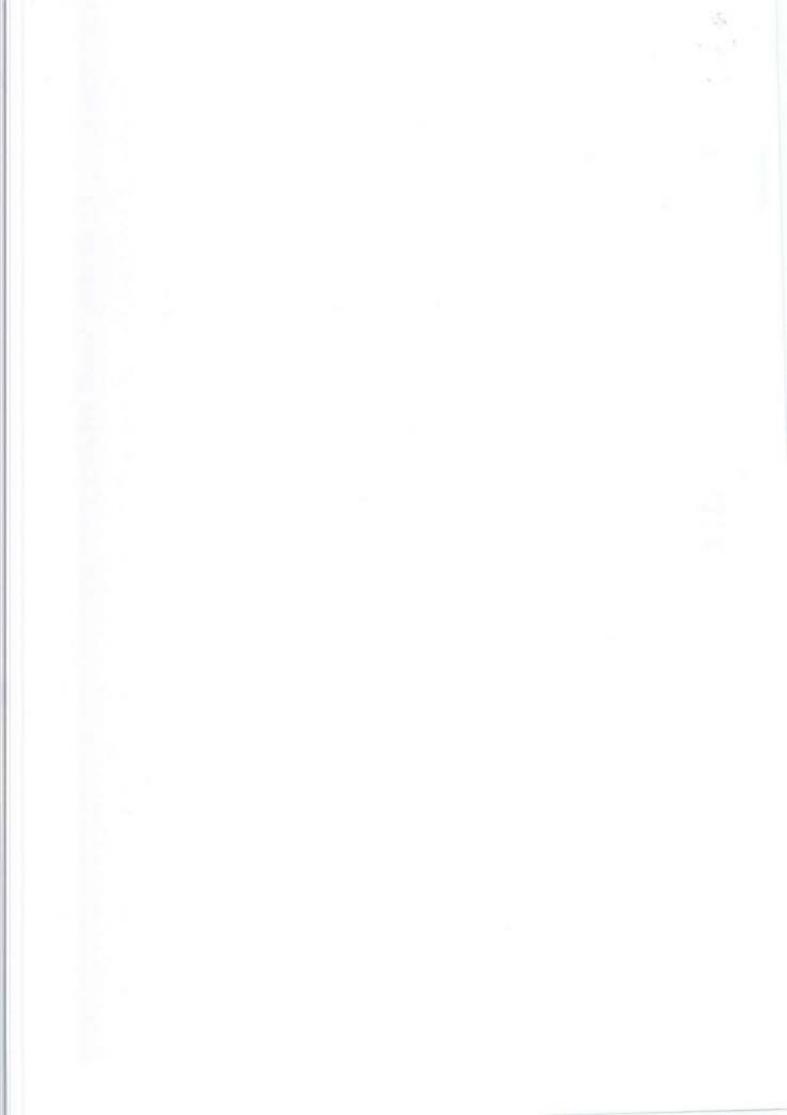
certificate of Registration Index section 60 and Ride 69.

Registered in Book -1 CD Volume number 12 Page from 1160 to 1172 being No 085.73 for the year 2007



(Amal Kumar Haskar) 31-December 2007 DISTRICT SUB-REGISTRAR OF HOW RAH Office of the E.S.R.HO NRAH

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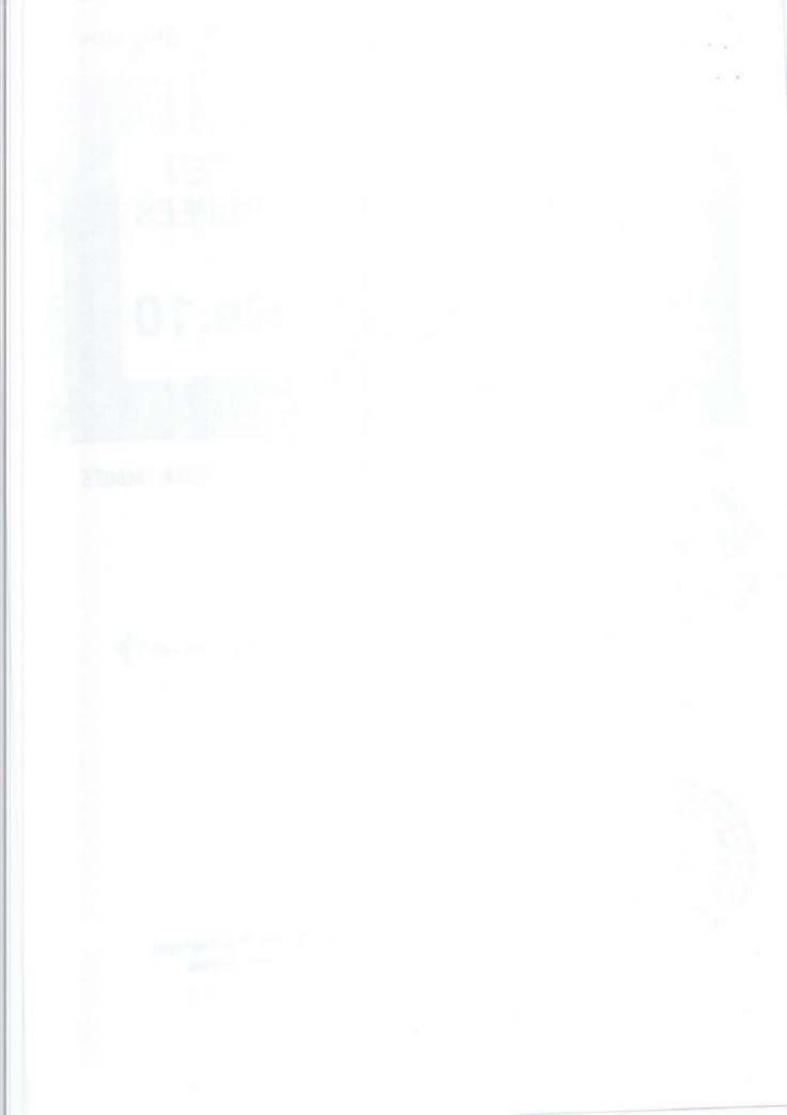
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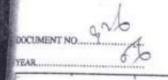
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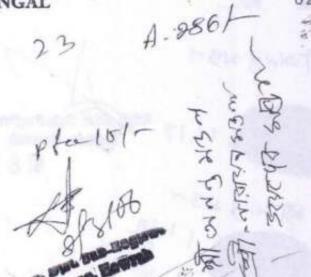
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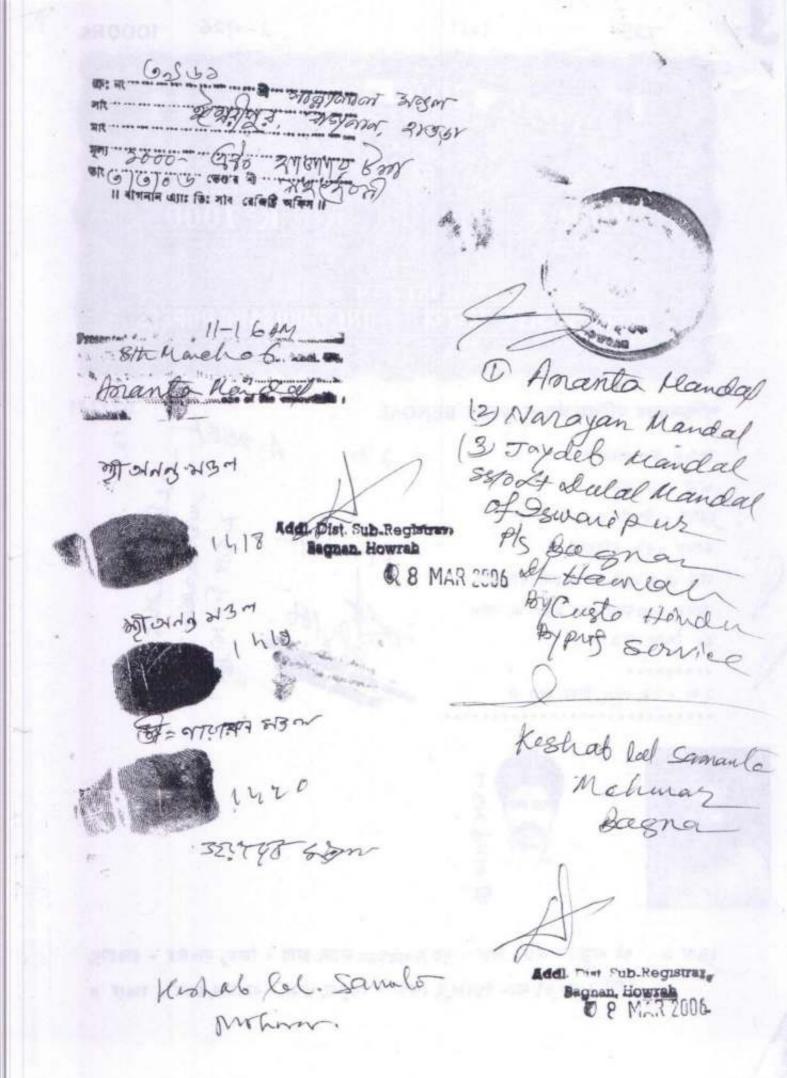
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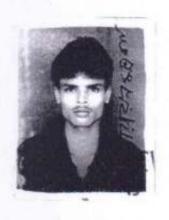
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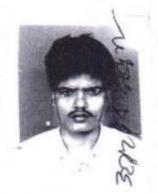


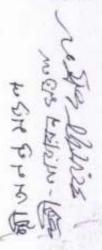


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বিডেকা:- শ্রী অনত দেওল, ২।শ্রীনারায়ন দেওল, ও।শ্রী ভ্রাদের দেওল, গৰা পিতা -এত দুলাল দেওল, জাতি - ফিদু(নিয়ংশুদু), পেমা - চামাদি ও চাকুরী, মাং- ঈশ্রীপুর, পোৰট - বরুদা , খানা - বাগনান, জেলা - হাওড়া, নাগরিক - ভারতীয় ॥

ক্সা রায়ত স্থিতিবান ত্র্মাই স্ত্রেশানি ত্রমির
বি ক্রয় সাজ্ কোবালা পত্র মিদং কার্যাখনগৈ। যাহা খানা বাপনানের অন্তর্পত ৩৪নং তে এল ।
ক্রমুরীপুর মৌজায় অবস্থিত সাবেক ৮৫নং খতিয়ানে ১৩৫নং দাপে শালি ১ আনায় ৪১শতক
সম্পত্তি যাহা পত ইংরাজীর ১৬।০৩।৫০ তারিখে উলুবেড়িয়া সাব রেজিপিট্র অফিসে ১০৮৭নং
বি ক্রয় কোবালা দলিল দারা প্ন'ক্তর ভক্তের নিকট হইতে দুলাল ক্রমু ক্রেল খরিদ করিয়া
ভোগদখলীকারে কায়েম খাকিয়া উক্ত দুলাল ক্রমু ক্রেল পত ইংরাজীর ১৫।০৭।১৯৯১ তারিখে
বাপনান সাব রেজিপিট্র অফিসে ২৩৭৯নং বি ক্রমু কোবালা দলিল দারা বিক্রমুপদ ক্রেল মহাশমুকে
বি ক্রমু করিয়া চির নি:পুতু হয়েন। উক্ত বিক্রমুপদ ক্রেল মহাশমু পত ইংরাজীর ১৮।০৭।০১

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পুকাশ থাকে যে, নিম্নের তপশীল সম্পত্তি সম্পূর্ণ নিম্নায় ও নির্দোম একস্থায় আপনাকে আঘরা একযোগে বিভ্রুষ্করিলাম । যদি ভবিষাতে তপশীল সম্পত্তি কোন অংশ হইতে আপনাকে বে-দখল হইতে হয়, তাহা হইলে আম্রা মায় ওয়ারিশান পনজ্য

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॥ তুলুশীল সম্পৃত্তির বিবর্ণু ॥

তেলা যাওড়া থানা ও এ-ডি-এস-আর-অছিস বাগনানের এলাকাধিন ৩৪নং জে-এল- ঈশুরীপুর ঘৌজায় রায়ত স্থিতিবান জঘাই পৃত্তে সাবেক ৮৫ পঁচাশি নমুর থিটিয়ানে হাল ৩৮৪, ৩৮৫, ৩৮৬নং ধতিয়ানে সাবেক ১৩৫নং দাপে হাল ১৪০ নমুর দাপে শালি ১ আনায় ৪১শতক ঘধো আঘায় ধেরিদা নিম্বের চৌহন্দি ঘোডাবেক ১০% দশ পুন একের চার শতক ঘাত বিজ-য় করিলাম । ধাজনার যোগা ।

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ঘুশাবিদাকারক :=

(8,2, 83)

এয়া জেভাকেট, উন্:কোট ॥ রেজি: নং- এফা ১৮৮০। ২০০৩

हो हेनहाड :-असील हास्त्राका छिए, (अमीन प्रांगी शाय)

বাশনান, হাওড়া ॥

Γ	কৃষ্ণা	তঙ্গনি	মধ্যমা	অনামিকা	কনিষ্ঠা
বাম হাত	e.	9	0	0	0
ভান হাত				-	6

वाकत व्यात्रामा वा हास्त्रा

	বৃদ্ধা	তৰ্জনি	মধ্যমা	অনামিকা	কনিষ্ঠা
বাম হাত		0	0	0	
ডান হাত	4		-	0	

शकर श्री लप प भेडे प

	বৃদ্ধা	তঙ্জনি	মধ্যমা	অনামিকা	কনিষ্ঠা
বাম হাত	•		•	9	9
ডান হাত		•	•	0	0

माकत शि-लागासम् प्रमुल

	বৃদ্ধা	তঞ্জনি	মধ্যমা	অনামিকা	কনিষ্ঠা
বাম হাত			•	0	
ডান হাত		•	0		

স্থাক্ষৰ

