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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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certified that the document is an original  
copy of the original document and  
the document is a true and correct copy  
of the original document and is a part of this  
document.

Deputy Sub Registrar  
Howrah

27 DEC 200.

### DEED OF SALE

Mouza- Iswaripur, P.S.- Bagnan, Dist.- Howrah, Valued at Rs. 50,000/-  
(Rupees fifty thousand) only

THIS INDENTURE OF CONVEYANCE made this 2<sup>nd</sup> day of  
May, Two thousand seven A.D. BETWEEN SMT. PURNA BALA  
MONDAL, wife of Late Sri Charan Mondal, by faith - Hindu, Nationality -  
Indian, by occupation - Housewife, residing at Iswaripur, P.S. Bagnan,  
District- Howrah, hereinafter referred to as the VENDOR / SELLER  
(Which expressions shall unless excluded by or repugnant to the context be  
deemed to include her heirs, executors, successors, administrators, legal  
representatives and assigns) of the FIRST PART.

50000/-  
25/12/25  
1000/-  
15/12/25

881155 2/5/08  
25/12/25



8.5.02

(2)

A - N - D

M/S NIRMAL WIRES PVT. LTD., a company incorporated under the Company Act 1956, 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 Late Jhabarmal Saraf, both residing at DF, 256, Sector 1, Saltlake City, Kolkata - 64, by faith- Hindu, Nationality - Indian, by occupation - Business, hereinafter referred to as the VENDEE / PURCHASER (Which expressions shall unless excluded by or repugnant to the context be deemed to include its executors, administrators, legal representatives, successors in office and assigns ) of the SECOND PART.

WHEREAS All That piece and parcel of 16.50 Satak / decimal out of - 61 Satak / decimal of Sali land comprised in R.S. Dag no. 255, L.R. Dag no. 267, under R.S. Khatian no. 91, L.R. Khatian no. 199 situated at Mouza- Iswaripur, P.S. Bagnan, Dist. Howrah, morefully described in the Schedule written hereunder, herein after referred to as the property which is the subject matter of the present Deed of Sale.

AND WHEREAS All That 48 Satak / decimal of land comprised in aforesaid R.S. Dag no. 255, previously belonged to one Binapani Devi, wife of Behari Lal Chakraborty, of Iswaripur, P.S. Bagnan, District - Howrah, who died intestate leaving behind her three sons namely Keshob Lal Chakraborty and two others, who jointly got the aforesaid land by way of inheritance from their mother.



(3)

AND WHEREAS said Keshob Lal Chakraborty sold his 16 ½ Satak of land for valuable consideration to Smt. Purna Bala Mondal, the Vendor herein, by a registered Deed of Sale registered at Bagnan Sub Registry Office, vide Being no. 1391 for the year 1983.

AND WHEREAS thus the instant Vendor seized and possessed of and / or sufficiently entitled to All That piece and parcel of said 16 ½ Satak/decimals of land as morefully described in the schedule written hereunder.

AND WHEREAS the Vendor has approached to the Purchaser herein to sell, convey, transfer, assign and assure All That more or less 16 ½ Satak / decimal of landed property, morefully described in the schedule written hereunder.

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell ALL THAT about 16 ½ Satak/decimal of land more fully described in the schedule hereunder written free from all encumbrances charges, liens, lispenses, claims and demands whatsoever at or for a consideration of Rs. 50,000/- (Rupees fifty thousand) only and subject to the terms and conditions and stipulations as stated hereinafter.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 50,000/- (Rupees fifty thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents, (the receipt whereof the Vendor do hereby admit and acknowledge and discharge and release the said land and every part thereof) the Vendor do hereby convey, transfer, assign and assure unto the

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(4)

purchaser ALL THAT about 16 ½ Satak / decimal of land more fully described in the schedule written hereunder. HOWSOEVER OTHERWISE the said land or any part thereof now is or hereto before were or was situated, butted, bounded, described or distinguished TOGETHER WITH all privileges easement commodities, appendages and appurtenances and other amenities whatsoever thereunto belonging to or in any wise appertaining thereto held used or occupied therewith or known as part and parcel or member thereof and the Reversion and Reversions, remainder and remainders yearly, monthly and other rents issues and profits thereof AND ALL estate right title interest claim and demand whatsoever of the Vendor into upon or in respect of the said land and every part thereof AND ALL deeds, pattahs, writings and muniments and evidences of title relating thereto or any part thereof which now is or may hereafter be in the possession or custody of the Vendor or any person or persons from whom the Vendor may procure the same without any action either at law or in equity. TO HAVE AND TO HOLD the same and all and singular the land hereby sold, conveyed, transferred unto and to the use of the Purchaser in fee simple in possession free from all encumbrances whatsoever absolutely and forever AND the Vendor do hereby covenant and agree with the Purchaser THAT NOT WITHSTANDING any act deed or thing done or committed or knowingly permitted or suffered to the contrary by the Vendor or any of her predecessors in title, and the Vendor has good right, full power and absolute authority to sell, grant, convey, transfer, assign and assure the said land unto and to the use of the Purchaser in the manner aforesaid AND THAT the Purchaser shall hold the said land free from and clear and freely and clearly and absolutely acquitted and forever released and discharged or otherwise by the Vendor, and well and sufficiently saved, defended kept harmless and

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(5)

indemnified of from and against all and manner former and other estate, right, title heirs and encumbrances charges whatsoever made done, occassioned, done or suffered by the Vendor or any of her predecessors in title from any persons or persons equitably or lawfully claiming through under or in trust for the Vendor AND FURTHER THAT the Vendor and all persons equitably or lawfully claiming any estate or interest in the said land or any part thereof from under or in trust for the Vendor or from or under any of her predecessors in title, shall and will at all times hereafter at the reasonable request and cost of the purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the said land or every part thereof unto and to the use of the Purchaser as may be reasonably required and the Vendor do hereby further covenant and assure the purchaser that no part of the said land is vested with Government or any Semi Government Authority AND the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid AND FURTHER THAT the Vendor shall and will hand over all documents and relating papers to the Purchaser.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring about 16 ½ (Sixteen and half) Satak/ decimal out of 61 Satak / decimal of Sali land comprised in R.S. Dag no. 255 (Two hundred fifty five), L.R. Dag no. 267 (Two hundred sixty seven), under L.R. Khatian no. 199 (One hundred ninety nine), situated at Mouza- Iswaripur, J. L. no. 34, Additional Dist. Sub-Registry Office and Police Station- Bagnan, in the District and District Registry Office Howrah.

Applied annual proportionate rent is payable to the Govt. of West Bengal through B. L. & L. R. O. Bagnan, Howrah, with Raiat Dakhali Right.

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(6)

That the property herein sold and conveyed is shown in Deed Plan with Red border and the same is a Part of this Deed.

The Photographs with finger impression of the Vendor and the Purchaser attached herewith is a Part of this Deed.

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the sum of Rs. 50,000/- (Rupees fifty thousand) only towards total consideration money by cash

21/02/2018  
21/02/2018



SIGNATURE OF THE VENDOR

.....

(7)

Signed, Sealed, and Delivered

In the presence of

WITNESSES

महाराज -  
महाराज -  
महाराज -  
महाराज -

The contents of this Deed read over  
and explained to the Vendor by me

Bholamath Khania

महाराज -  
महाराज -



.....  
SIGNATURE OF THE VENDOR

Drafted and Prepared by me.

Typed by :-

Amit Das.

Domjur, Howrah.

Onkar Narayan Chatterjee  
Advocate, Howrah Court  
W.O. 730/79



SALE DEED PLAN

MOLLA ISWARI PUR, J.I. NO 34, P.S BAGNAN DIST  
RAH. R.S DAG NO-255 L.R DAG NO-267  
UNDER L.R KHATIAN NO-199  
SOLD AREA 16.50 SATAK OUT OF RED BORDER  
AREA 61 SATAK,  
PURCHASER M/S NIRMAL WIRES (P) LTD



Handwritten text in Bengali script, likely indicating the area or location.

Handwritten signature or name in Bengali script.





Thumb   fore finger   middle finger   ring finger   small finger



Left  
Hand

For NIRMAL WIRES (P) LTD.

Right  
Hand Director

Name .....

For NIRMAL WIRES (P) LTD.

Signature .....



Left  
Hand

Director

For NIRMAL WIRES (P) LTD.

Right  
Hand Director

Name .....

For NIRMAL WIRES (P) LTD.

Signature .....



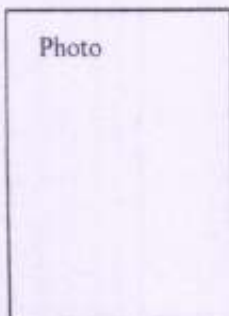
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Director

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Name .....

Signature .....

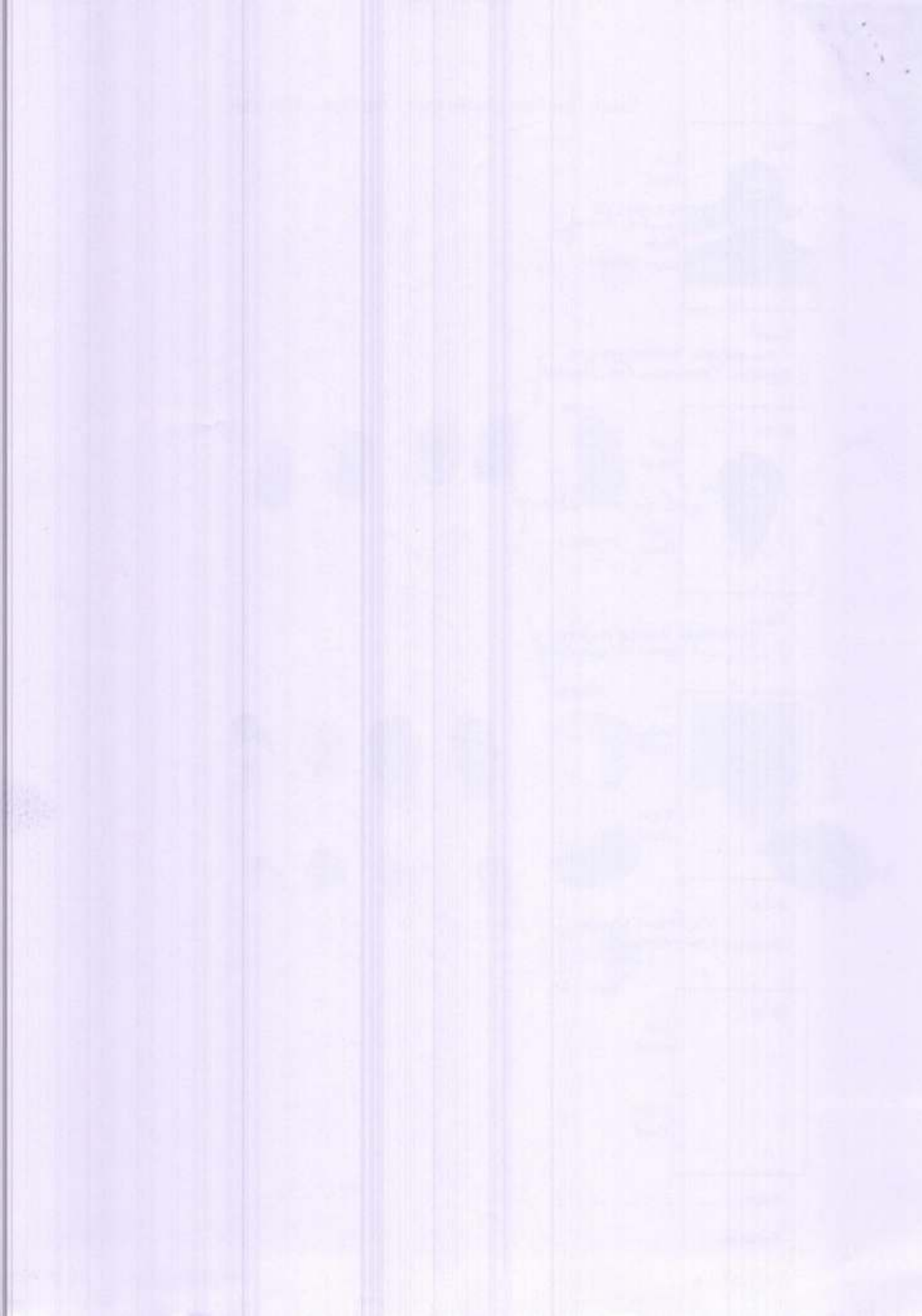


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Name .....

Signature .....





**Government Of West Bengal**  
**Office of the D.S.R.HOWRAH**  
**HOWRAH**  
Endorsement For deed Number :I-08601 of :2007  
(Serial No. 03842, 2007)

On 02/05/2007

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 539/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on:02/05/2007

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

Presented for registration at 19.06 on :02/05/2007,at the Private residence by Purnabala Mondal,Executant.

**Admission of Execution(Under Section 58)**

Execution is admitted on :02/05/2007 by

1. Purnabala Mondal, wife of Late Sri Charan Mondal,Iswaripur,Thana Bagnan, By caste Hindu,by Profession House wife

Identified By Balaram Mondal, son of Late Rajendra Nath Mondal Iswaripur Dist.- Howrah Thana. Bagnan, by caste Hindu,By Profession :Others.

Name of the Registering officer :.....

**Designation :DISTRICT SUB-REGISTRAR OF HOWRAH**

On 03/05/2007

**Deficit stamp duty**

Deficit stamp duty : Rs 1510/- is paid, recieved on :03/05/2007.

Name of the Registering officer :.....

**Designation :DISTRICT SUB-REGISTRAR OF HOWRAH**

On 24/12/2007

**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- 95502/-

Certified that the required stamp duty of this document is Rs 4785 /- and the Stamp duty paid as: Impresive Rs- 1000



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

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

Endorsement For deed Number :I-08601 of :2007  
(Serial No. 03842, 2007)

on 27/12/2007

Admissibility(Rule 43)

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/-

Deficit stamp duty

Deficit stamp duty : Rs 2300/- is paid by the draft no. :369396, Draft date:20/12/2007, Bank name:STATE BANK OF INDIA, Domjur, recieved on :27/12/2007.

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : A(1) = 506/- on: 27/12/2007.

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

27 DEC 2007



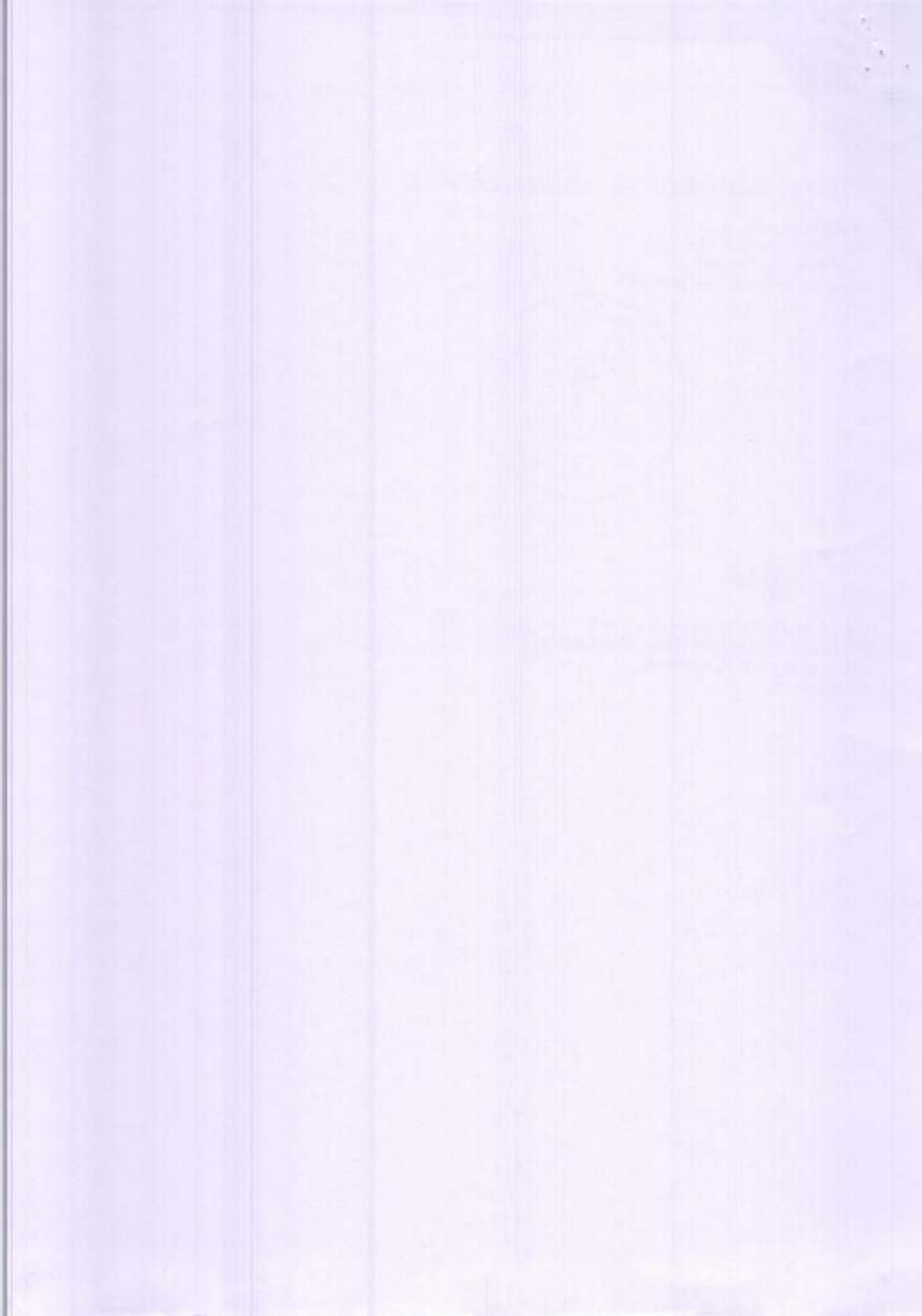
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 4644 to 4656  
being No 08601 for the year 2007.



*Hea*

(Debasish Dhar) 28-December-2007  
DISTRICT SUB-REGISTRAR OF HOWRAH  
Office of the D.S.R., HOWRAH  
West Bengal.









20/05/2020

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*Alfred*



13061-5th

Day of April 1983 at the

### Business Registry Number

Day Kemolodai Chakra Barth  
 use of the Recorder in / Chakra

use of the Reasoning or Elements

Akshat Lal Chakraborty

Joint Sub-Register of  
Whitworth at Glasgow

1692

Keshab Lal Chakrabarty

Manas panchopadhyay.

By Rate Belknap Chakoff  
 Sec of San Antonio  
 W. Boylan  
 Victor Heinrich  
 District Attorney Arthur  
 by notes Arthur  
 in connection Arthur

by \_\_\_\_\_  
On \_\_\_\_\_  
at \_\_\_\_\_  
From \_\_\_\_\_  
District of \_\_\_\_\_  
by \_\_\_\_\_  
by \_\_\_\_\_

Joint Sub-Registrar of  
Mubara at Bagmati







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