

Owner : SRI SANKAR PROSAD MONDAL, son of late Lakshmi Narayan Mondal, residing at vill- Iswaripur, P.S.- Bagan, Dist- Howrah, by faith Hindu, Nationality-Indian, by profession-cultivation, of the FIRST PART.

મહેસાણા જિલ્લાના

તારીખ ૦૫/૦૬/૨૦૧૭
 સરકારી કચેરી
 મહેસાણા જિલ્લાના મુખ્ય મથકે
 મહેસાણા જિલ્લાના મુખ્ય મથકે
 મહેસાણા જિલ્લાના મુખ્ય મથકે
 મહેસાણા જિલ્લાના મુખ્ય મથકે
 મહેસાણા જિલ્લાના મુખ્ય મથકે
 મહેસાણા જિલ્લાના મુખ્ય મથકે

~~શ્રી મહેસાણા જિલ્લાના મુખ્ય મથકે~~

શ્રી મહેસાણા જિલ્લાના મુખ્ય મથકે

452.3
 વ.સ. ૨૧

શ્રી મહેસાણા જિલ્લાના મુખ્ય મથકે



સર્વે મુજબના મથક
 મહેસાણા જિલ્લાના મુખ્ય મથકે
 મહેસાણા જિલ્લાના મુખ્ય મથકે
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 મહેસાણા જિલ્લાના મુખ્ય મથકે

૦૫/૦૬/૨૦૧૭

Purchaser : M/S NIRMAL WIRELS 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 L: Jhabarmal Saraf, residing at BF-256 , Sector 1, Saltlake City, Kolkata-64, by faith Hindu, Nationality Indian, of the SECOND PART.

Subject matter of sale :

All that undivided share of Sali land measuring 11.50 decimals out of entire share 29 decimals in R.S. dag 45, L.R. dag 43 bearing L.R. Khatian-311, under Mouze Iswaripur, J.L.No-34, P.S-Bagnan, Dist-Howrah.

The aforesaid Plot of land is mentioned in schedule B and here in after collectively mentioned as the "said Property"

Background :

The devolution of the title of the said property where by the owner became the absolute owner of the property is set out in schedule A

The purchaser (party here to of the second part) approached the owner the (party here to of the first part) with a proposal for purchasing the said land and the owner accepted the said proposal of the purchaser.

NOW THIS INDENTURE WITNESSETH that in consideration of a total sum of Rs.44,000/- (fourty four thousand only) paid by the Purchaser to the Owner at or immediately before the execution to these presents (the receipt whereof the Owner does hereby admit and acknowledge) and on 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, situate, bounded, calve, known, numbered, described and distinguished together with all benefits and advantages of amount and other rights, liberties, easements, privileges, appendages whatsoever in 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 there the reversion or reversions, remainder/remainers, 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 be 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 does 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 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

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, debutors, 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 does and execute or cause to be done or executed all such

(4)

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 in case the Purchaser are deprived of the possession of the said property or any and every part thereof for any defect in the title the Owner 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 Owner 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 Owner has 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 Purchaser 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 benamdar 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.

DA
A

(5)

Schedule -A
(Devolution of Title)

WHEREAS one Surendra nath Mondal is the recorded owner of a that undivided share of Sali land measuring 14.50 decimals out of entire share 29 decimals in R.S dag 45, L.R. dag 43 bearing L.R. Khation-311, under Mouza-Iswaripur, J.L.No-34, P.S-Bagnan, Dist-Howrah

AND WHEREAS, after deceased of said Surendra nath Mondal his present legal heirs sons namely Jogai Mondal, Madhai Mondal and a daughter namely Saribala Mondal have got the aforesaid property from his father by inheritance, but the aforesaid property wrongly recorded in the name of sari bala mondal who is the daughter of Surendra nath Mondal in recent L.R record of right vide L.R Khation no-311.

AND WHEREAS Jogai Mondal, Madhai Mondal and Saribala Mondal they jointly with valuable consideration by a registered "sale deed" registry at Bagnan, vide deed no 2654, book no I, volume no 30, pages 237 to 243 for the year 1995 transferred to the afore said vendor / seller measuring 14.50 decimals out of entire share 29 decimals in R.S dag 45, L.R. dag 43 bearing L.R. Khation-311, under Mouza-Iswaripur, J.L.No 34, P.S-Bagnan, Dist Howrah.

AND WHEREAS in the circumstances the owner here in absolutely seized possessed of all that undivided share of Sali land measuring 14.50 decimals out of entire share 29 decimals in R.S dag 45, L.R. dag 43 bearing L.R. Khation-311, under Mouza-Iswaripur, J.L.No-34, P.S-Bagnan, Dist-Howrah.

SCHEDULE OF THE PROPERTY -B

ALL THAT undivided share of Sali land measuring 14.50 decimals out of entire share 29 decimals in R.S dag 45, L.R. dag 43 bearing L.R. Khation 311, under Mouza-Iswaripur, J.L.No-34, P.S-Bagnan, Dist Howrah,

On North : by R.S dag no-37
On South : by R.S dag no-48 & 47
On East : by R.S dag no-131
On West : by R.S dag no-44

(b)

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

IN WITNESS whereof the Vendors have hereunto set and subscribed their hands and seal this the day month and year above written first

SIGNED SEALED AND DELIVERED
BY THE VENDORS
IN THE PRESENCE OF

1. *[Signature]*
2008-02-28/02

2. *Sande Mendu*
vill - Gureori Pur.

[Signature]
2008-02-28/02

VENDOR

Witnessed by me.

Major Kumar Datta
Advocate, Haryana Court
Signature. L.B/28/02

(7)

MEMO OF CONSIDERATION

RECEIVED a sum of Rs -44,000/- (fifty four thousand) only from
M / S Nirmal Wires (p) Ltd the purchaser as the full consideration
money by (18)

Cheque no	Date	Bank	Amount	Vendor
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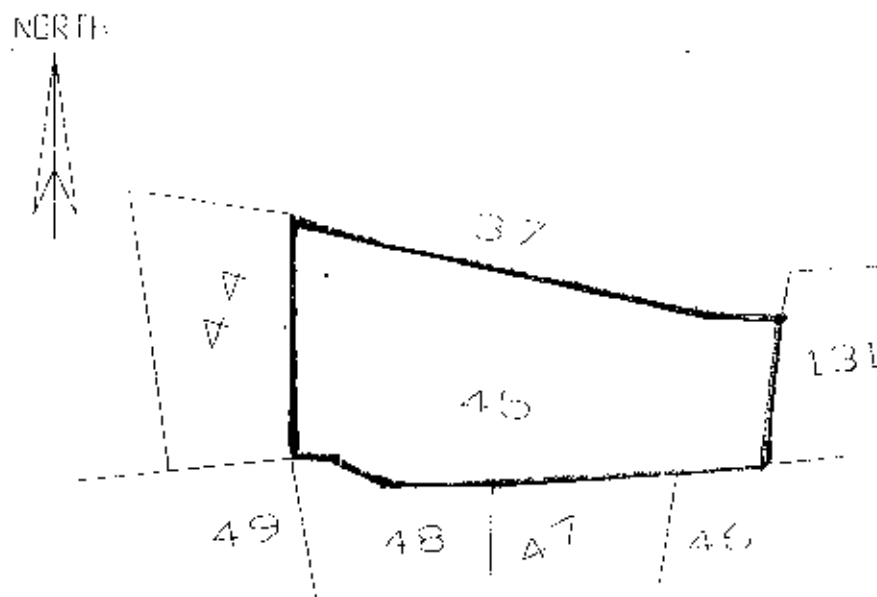
Sd/- JAMES SHAW SON
VENDOR

Datta
22/11

TO MAJ/6 ISWAR PUR, S.I. NO. 34, P.S. BACHAN,
DISTRICT JEDRAH, R.S. PAG NO. 45, AND L.R. PAG 43,
UNDER L.R. KHATTAN NO. 311

SOLD AREA : 14.50 DECIMAL HGT OF 29 DECIMAL SHOWN IN RED BORDER
PURCHASED BY : M/S NIRMAL WIRES PVT LTD.

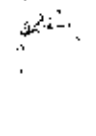
SCALE 1" = 10'



thumbprint, Index Finger, Middle Finger, Ring Finger, Little Finger



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Name NIRMAL WIRES LTD

Signature [Handwritten Signature]

Mr. Director



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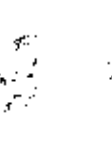
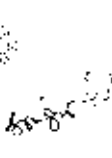
Name NIRMAL WIRES LTD

Signature [Handwritten Signature]

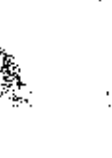
Director



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Name SU. WIRE LTD

Signature [Handwritten Signature]

Name

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Name

Right
Hand

Name

Signature

Government of West Bengal
Office of the DISTRICT HOWRAH
HOWRAH
Endorsement Number: 10041/2007
(Form No. 6292/2007)

On 06/10/2007

Presentation Under Section 52 & Rule 22A(3) 49(1)

Presented for registration at 18.00 on 06/10/2007 at the Private residence by Sankar Prasad Mondal, Execlution

Admission of Execution Under Section 53)

Execution submitted on 06/10/2007 by

1. Sankar Prasad Mondal, son of Lakshmi Narayan Mondal, V.P. Swamipur Thana Baghat, By caste: Hindu, by Profession: Cultivation
 2. Nirmal Saral Director, Nirmal Wires Pvt. Ltd, 76, Cotton Street, profession: Student
 3. Rani Avajit Saral Director, Nirmal Wires Ltd, Pvt, 76, Cotton Street, profession: Service
- Witnessed By: Lakshmi Mondal, son of Karlik Mandal Vd. Swamipur Dist. - Duxan Thana Baghat, by caste Hindu, by Profession: Cultivation

Name of the Registering officer: Bidyabhusan
Bhattacharya
Designation: DISTRICT SUB REGISTRAR OF HOWRAH

On 06/10/2007

Certificate of Market Value (WB PUVI rules, 1998)

Certified that the market value of the property which is the subject matter of the document, being assessed at Rs. 109400/-
The amount the vendor is owing duty of this document is Rs. 10940/- and that the property does not increase in value.

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

On 08/10/2007

Admissibility (Rule 43)

Admissibility under the West Bengal Registration Rule, 1907, by a document under Schedule 'A' and the amount of duty is Rs. 10940/- and the amount of duty is Rs. 10940/- and the amount of duty is Rs. 10940/-

(Bidyabhusan Bhattacharya)
DISTRICT SUB-REGISTRAR OF HOWRAH
OFFICE OF THE DISTRICT SUB REGISTRAR OF HOWRAH
Govt of West Bengal

GOVERNMENT OF WEST BENGAL
Office of the DIST. SUB-REGISTRAR
HOWRAH

Government of West Bengal, Howrah, 20th
March 2022

Subject: Stamp duty

For information of the District Sub-Registrar, Howrah, vide No. 222/2021 dated 20/03/2022.

Parent stamp duty

Stamp duty on the original copy of the deed No. 222/2021 dated 20/03/2022, Howrah, State of West Bengal, is hereby notified.

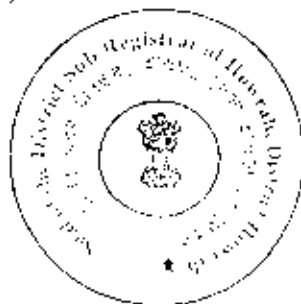
Name of the registering officer: Bidyabhusan
Bhattacharya

Designation: DISTRICT SUB-REGISTRAR OF HOWRAH.


[Bidyabhusan Bhattacharya]
DISTRICT SUB-REGISTRAR OF HOWRAH
OFFICE OF THE DISTRICT SUB-REGISTRAR OF HOWRAH
Govt. of West Bengal

File of Registration under section 60 and Rule 59.

Registered in Book - 1
of Volume number - 1
Page from 2328 to 2400
being No 06041 for the year 2007.



(Bidyabhusan Shattacharya) 11-October-2007
DISTRICT SUB-REGISTRAR OF HOWRAH
Office of the D.S.R.HOWRAH
West Bengal