

11/7 18-6265

16 OK I-298



12-10-07 पश्चिम बंगाल WEST BENGAL

MV-23996/- C 375582

+11-900L
12-10-07

Certified that the Deficit Stamp Duty of Rs. 11896/-
is paid by bank Draft No. 11896/-
dated 12-10-07 through S.B. F.D. No. 11896/-
Branch & Belong Regn Fees-1/-

Certified that this document is
admitted to registration. The signature
sheet and the endorsement sheets
attached herewith are the parts of
this document.

A. D. S. R. Kharaipur

Additional District Sub-Registrar
KHARAGPUR
Dist. Paschim Medinipur

12-10-07
Fees Paid
T.D. - 250/-
C.H. - 50/-
P.T.A. - 15/-
Total Paid 315/-
9-10-07

A. D. S. R. Kharaipur
12-10-07

11 JAN 2008

THIS INDENTURE OF CONVEYANCE made this the 12th day of
October Between BISWAJIT DOLAI, as a natural guardian of
TWO THOUSAND AND SEVEN BETWEEN SRI

AVISEKH DOLUI son of Sri Biswajit Dolui residing at Village -
Bamun-Para under Police station-Kharagpur, in the District of
Paschim
Burha - Midnapur hereinafter jointly referred to as the VENDOR

Registrar of Assent

Biswajit Dolai

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12 OCT 2007

(which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs legal representatives executors administrators and assigns) **ONE PART AND TIL LIMITED** a Company within the meaning of the Companies Act 1956 having its registered Office at No.1, Taratola Road, Kolkata-700024 represented by its Company Secretary **SRI DEBAHIS NAG** hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors- in- interest and assigns) of the **OTHER PART.**

WHEREAS:

- 1) One Dipak Mahal was solely and absolutely seized and possessed and of /or otherwise well and sufficiently entitled to All That the piece and parcel of Land measuring 2 acre 93 Decimal comprised in Dag No.3134 under Khatian No. 694/1 (Old) 325(New) in Mouza-Changual, J.L. No.360 under Police Station-Kharagpur in the District of Midnapur now Known as ^{Panchim} ~~Purba~~ - Midnapur (morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the **SAID LAND**).

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as 990000 at Anisesh Bahu*

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- 2) By a Bengali Kobala dated 17th April 1996 and registered with the Sub-Registrar, Midnapur at Khargpur, in Book No. I Volume No.31 at pages 117 to 120 Being No.3134 for the year 1996 the said Dipak Kumar Mahal sold conveyed and transferred All That the said Land to Sri Manik Chandra Dalui and Sri Tapas Kumar Dalui,
- 3) By a Bengali Kobala dated 17th May 1999 and registered with the Sub-Registrar, Midnapur at Khargpur, in Book No. I Volume No.55 at pages 64 to 69 Being No.2030 for the year 1999 the said Manik Chandra Dalui and Sri Tapas Kumar Dalui sold conveyed and transferred All That the piece and parcel of Land classified as "Jal" measuring 39 Decimal out of the said Land to the Vendor herein,
- 4) The Vendor has now agreed to sell and transfer All That the said land and the Purchaser has also agreed to purchase and acquire same at and for the consideration of Rs.2,39,967/- (Rupees Two lacs thirty nine thousand nine hundred sixty seven) only .
- 5) At or before execution of these presents the Vendor has declared assured and represented to the Purchaser as follows:
 - i) THAT the Vendor is the sole and absolute owner of the Said Land,

*Biswajit Dalui
as guardian of his son Solu*



ii) THAT the Vendor has a marketable title in respect of the said Land.

iii) THAT the said Land is free from all encumbrances charges liens lispens attachments trusts acquisition and requisition whatsoever or howsoever.

iv) THAT the Vendor has not granted any right to any person as Bhagchasi or otherwise.

vi) THAT the entirety of the said Land is vacant.

6) Relying on the aforesaid representations of the Vendor and believing the same to be true and acting on the faith thereof the Purchaser has agreed to purchase and acquire the said Land at the said sum of Rs.2,39,967/- (Rupees Two lacs thirty nine thousand nine hundred sixty seven)

*Biswajit Dolai
As witness at Dwiseth Duni*

NOW THIS INDENTURE WITNESSETH as follows:

I. THAT in pursuance of the Said AGREEMENT AND the said representation and Declaration of the Vendor herein and in consideration of the said sum of Rs.2,39,967/- (Rupees Two lacs thirty nine thousand nine hundred sixty seven) the lawful money of the Union of India well and truly paid by the Purchaser to the

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Vendor at or before execution of these presents (the receipt whereof the Vendor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof doth hereby acquit release and discharge the Purchaser as well as the said Land and/or the entirety of the right title interest of the Vendor into or upon the said LAND hereby intended to be sold transferred and conveyed) the Vendor doth hereby sell convey transfer assign and assure All That the piece and parcel of Land classified as "Jal" measuring 39 Decimal out of the entire amount of land measuring 2 acre 93 Decimal comprised in Dag No.3134 under Khatian No. 694/1 (Old) 325(New) in Mouza-Changul, J.L. No.360 under Police Station-Kharagpur in the District of Midnapur now Known as ^{Panchim} ~~Purba~~ - Midnapur (morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the **SAID LAND**) absolutely and forever, free from all encumbrances charges liens lispens claims, demands, liabilities, trusts, attachments, acquisitions, requisitions, and whatsoever free from all encumbrances and charges OR HOWSOEVER OTHERWISE the said LAND or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished TOGETHIS WITH all benefits and advantages of ancient and others lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and others rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said LAND or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied

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at Ghera at Dwisean delai*

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free from all encumbrances charges and liabilities of whatsoever nature.

b) That the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the said LAND hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said LAND or any part thereof in the manner as aforesaid.

c) AND THAT NOTWITHSTANDING any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said LAND houseboy granted sold conveyed transferred assigned assured or expressed so to be and every

*Bishoojit Bolai
garden at Dwarka Delhi*

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part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.

- d) AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendor now has in himself good right full and absolute power to grant sell convey transfer assure and assign the said LAND hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.

- f) AND THAT the Purchaser shall and may at all times hereafter at his own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for the Vendors.

*Biggjit Bolai
as granted at Dwsekh below*

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g) AND THAT the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispends whatsoever suffered or made or liabilities created in respect of the said LAND by the Vendor or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.

h) AND THAT all rates taxes and others impositions and/or outgoings payable in respect of the said LAND up to the date of hereof has been paid by the Purchaser.

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i) That the Vendor hereby declare and confirm that he does not hold any excess of vacant Land within the meaning of West Bengal Land Reforms Act, 1956 and also Urban Land (Ceiling & Regulation) Act, 1976.

j) That the Vendor also declare and confirm that he is in khas and vacant possession of the said Land and no one else has any right therein or on any part thereof as Barga, Bhagchasi, occupant or otherwise.

III. The Vendor doth hereby irrevocably nominate constitute and appoint the Purchaser and its authorized person or persons time to be appointed by the Purchaser in its place and stead to be its true and lawful Attorney to act and to enable the Purchaser to do anything to get the proper title and for that purpose shall be entitled to execute sign any Deed of rectification, modification and any declaration in Registration Authority and to admit the execution thereof under the Indian Registration Act 1908 as the said Attorney may desire or deemed fit and proper and to adjust settle compound or compromise all action accounts suits and proceedings whatsoever relating to the said Land and for all or any of the purpose aforesaid to use the name

*Biggajit Ghosh
Bargachasi
at his own place*

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of the Vendor but at the cost of the Purchaser and to generally execute and perform any others acts deeds or things whatsoever relating to the said Land as fully and effectually as the Vendor could personally do if these presents had not been executed the Vendor hereby ratify and confirm and agree to ratify and confirm all and whatsoever acts deeds and things as may be executed by the said Attorney and also agreeing not to revoke the powers hereby conferred or any of them any time hereafter.

THE SCHEDULE ABOVE REFERRED TO

All That the piece and parcel of Land classified as "Jal" measuring 39 Decimal out of the entire amount of land measuring 2 acre 93 Decimal comprised in Dag No.3134 under Khatian No. 694/1 (Old) 325(New) in Mouza-Changual, J.L. No.360 under Police Station and Additional District Sub-Registry Office -Kharagpur in the District of Midnapur now Known as ^{Paschim} ~~Purba~~ - Midnapur

*Biguanjit - D.D. Sen
as holder of Dwiseri Adar*

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IN WITNESS WHEREOF the Parties hereto have hereunto set
and subscribed their respective hands on the day month and year
first above written.

SIGNED AND DELIVERED by the

VENDOR at Khargpur in the

Presence of:

श्री श्री केशव हरी
श्री श्री खगेंद्र मोहन हरी
श्यामराज
संको
सचिन मिश्रा

— L. N. Pr.
श्री श्री साराज प्र.
नृप. चण्वा.
श्री श्री. अदिनी प्र.
P.S. Khargpur (2)

Read over and explain to the
Vendor herein in his mother
language and he hereby admit
the contents of this Deed are
true and correct by me -

Bilal Singh Pr.
at Khargpur

SIGNED AND DELIVERED by the

PURCHASER at Khargpur in the
Presence of:

TIL LIMITED
Debashis Nag
(DEBASHIS NAG)
COMPANY SECRETARY

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RECEIVED of and from the withinnamed
PURCHASER the within-mentioned Rs.2,39,967/-
**(Rupees Two lacs thirty nine thousand
 nine hundred sixty seven only)**

RS.2,39,967/-

being the consideration money payable under
 these presents as per memo below :

MEMO OF CONSIDERATION

By B. Dholi - no. 005238 dt. 09.10.2007-
 drawn on Axis Bank to New Shipore Br.
 Kolkata payable to (Choragpur) in favour of
 the vendor.

Rs 2.39.967/-

**(Rupees Two lacs thirty nine thousand nine hundred
 sixty seven only)**

VENDOR

WITNESSES :

Atish Kumar Hui
 Late Khagendra Nath Hui
 Shyamprasad
 Sarkar
 Anshu Kishore
 Ramesh Pr.

DRAFTED AND PREPARED in my
 Office and by me

Rajgani B. Advocate

Enrolment no. F/562/546/89

R. L. GAGGAR
 SOLICITOR & ADVOCATE
 HIGH COURT, KOLKATA

B. Dholi
 drawn on Axis Bank
 Kolkata

SPECIMEN FORM FOR TEN FINGERPRINTS



Debrah Maly

Debrah Maly



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Bilg Wanger

Bilg Wanger



Little



Ring



Middle



Fore



Thumb

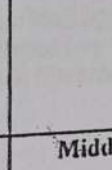
(Left Hand)



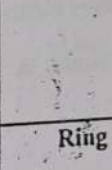
Thumb



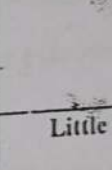
Fore



Middle



Ring



Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

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(Right Hand)

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Government Of West Bengal
Office of the A. D. S. R. KHARAGPUR
KHARAGPUR
Endorsement For deed Number :I-00298 of :2008
(Serial No. 06265, 2007)

On 12/10/2007

Payment of Fees:

Fee Paid in rupees under article: A(1) = 2639/- on:12/10/2007

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- 239967/-

Certified that the required stamp duty of this document is Rs 11998 /- and the Stamp duty paid as: Impresive Rs- 100

Deficit stamp duty

Deficit stamp duty : Rs 11900/- is paid, recieved on :12/10/2007.

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

Presented for registration at 09.24 on :12/10/2007,at the Private residence by Sri Biswajit Dolui,Executant.

Executed by Attorney

1. Execution By Sri Biswajit Dolui, son of .,Vill. Bamun Para,Thana: Kharagpur By caste Hindu,by Profession :Cultivation,as the constituted attorney of 1.Sri Avisekh Dolui is admitted by him.
Identified By Ashis Kumar Hue, son of Late Khagendra Nath Hue Vill Shyamnagar P.o. Sankoa Dist. Paschim Medinipur
Thana: Kharagpur, by caste Hindu,By Profession :Others.

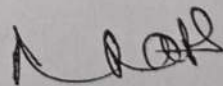
Name of the Registering officer :Nitai Charan Makar
Designation :A. D. S. R. KHARAGPUR

On 11/01/2008

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-

Name of the Registering officer :Nitai Charan Makar
Designation :A. D. S. R. KHARAGPUR



[Nitai Charan Makar]
A. D. S. R. KHARAGPUR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
KHARAGPUR

Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 4939 to 4955
being No 00298 for the year 2008.



(Nitai Charan Makar) 11-January-2008
A. D. S. R. KHARAGPUR
Office of the A. D. S. R. KHARAGPUR
West Bengal