



पश्चिम बंगाल WEST BENGAL

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

Additional District Sub-Registrar  
Kharagpur  
Dist. Paschim Medinipur

11 Jan 2008

MR. 322, 00/-

C 375554

J(D)-250

C-14-50

P-T-A-15

Total Rs. 315

Paid on - 26-10-07

THIS INDENTURE OF CONVEYANCE made this 29.10.07 day of

October TWO THOUSAND AND SEVEN BETWEEN

SRI ALOK PATRA son of Dhananjay Patra residing at Village Changual under Police station-Kharagpur, in the District of Purba Midnapur hereinafter referred to as the



2nd  
Charyat



**SVL Limited**  
1, Taratolla Road,  
Garden Reach  
Calcutta-700024

Presented to: Kogalashan  
A M / P.M. on the  
day of 18  
at the office of the A. D. S. R.  
Kharagpur.

18 SEP 2007  
**SURANJAN MUKHERJEE**  
Licensed Stamp Vendor  
28, S. K. S. Ray Road, Kot-1

Revenue of the Government

Alex Kumar Patra

18 SEP 2007

*[Signature]*

**KHARAGPUR**

28/10/07

Alex Kumar Patra

60x



U.O., D/O., W/O.  
Thana—Kharagpur/Keshiara.  
District—Paschim Medinipur.  
By Caste...

U.O., D/O., W/O.  
Thana—Kharagpur/Keshiara.  
District—Paschim Medinipur.  
By Caste...

*[Signature]*

**KHARAGPUR**

28/10/07

Ramesh Pr.  
S/o. Late Sarajalal Pr.  
vive P.O. Chayara.

**VENDOR** (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 **DEBASHISH 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) The Vendor is absolutely seized and possessed and/or otherwise well and sufficiently entitled to in respect of All That the piece and parcel of Land classified as "JAL" measuring 46 Decimals (more or less) comprised in Dag No. 3157 under Khatian No.682 in Mouza-Changual, J.L. No.360 under Police Station-Kharagpur in the District of Midnapur now Known as Paschim – Midnapur (morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the **SAID LAND**) by virtue of and/or in pursuance of a Bengali Kobala dated 26<sup>TH</sup> July 1999 registered at the office of the Joint District Sub Registrar, Midnapure at

- Akshay Kumar Patra

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Kharapur in Book No. I Volume No. 57 Pages 178 to 184  
Being No. 1912 for the year 2003.

- 2) The Vendor has duly got mutated his name in the records of Block Land & Land Reform office at Madpur in respect of the said Land under Khatian No. 961.
- 3) 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.3,22,000/- (Rupees Three lacs twenty two thousand only) .
- 4) 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.
  - 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.

Above Vendor Patra

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TEN  
RUPEES

Rs. 10

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

31AA 747347

THIS AGREEMENT made this day of TWO THOUSAND

AND NINE BETWEEN SRI/SMT Alok Kumar Patra

son/daughter of Ahamanjoy Patra residing at Village-

Changhal under Police Station-Kharagpur, the District of Paschim Medinipur,

hereinafter referred to as **SERVICE PROVIDER** (which expression shall unless ex-

cluded by or regugnant to the subject or context be deemed to mean and include their

respective heirs legal representatives executors administrators and assigns) **ONE**

**PART AND TIL LIMITED**, a Company within the meaning of the Companies Act

1856 having its registered Office at No. 1, Taratola Road, Kolkata- 700024 hereinafter

referred to as **SERVICE RECIPIENT** (which term or expression shall unless ex-

cluded by or regugnant to the subject or context be deemed to mean and include its

successor of successors-in-interest and assigns) represented by S. Talukder

Manager Legal & Sec. OF TIL LIMITED of the **OTHER PART**.

Alok Kumar Patra



## WHEREAS:

- 1) ONE PART was / were solely and absolutely seized and possessed and of / or otherwise well and sufficiently entitled to All that the piece and parcel of land measuring 46 deewil acre(s) comprised in Dag No. 3157 under Khatian no. 682 in Mouza-Changual, JL. NO. 360 UNDER Police Station - Kharagpur (Local) in the District of Paschim Midnapur (more fully and particularly mentioned and described in the schedule hereunder written and hereinafter referred to as the SAID LAND).
- 2) WHEREAS the ONE PART has / have agreed to render services in connection with procurement with the said land including updation of records, rectification of necessary entries in the land documents including causing necessary steps for submission of Khajna payment to the exchequer and also to facilitate mutation of land and handing over effectual possession of the said vacant land to the SERVICE RECEIPT, i.e., TIL Ltd at a consideration as mentioned herein below:

NOW THIS AGREEMENT WITNESSTH as follows:

THAT in pursuance of having agreed to render the necessary assistance for facilitating and procurement of the said land more particularly described in the schedule mentioned hereinafter at a consideration of Rs 59800/- (Rupees Fifty nine thousand Eight Hundred Only) well and truly paid by the SERVICE RECEIPT to SERVICE PROVIDER the receipt whereof the Service Recipient do and each of them 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.

THAT the SERVICE RECIPIENT doth hereby agree and acknowledge the above services from the SERVICE PROVIDER at a consideration of Rs 59800/- (Rupees Fifty nine thousand Eight Hundred Only) being paid with cheque / draft \_\_\_\_\_ dated \_\_\_\_\_ drawn on Axis Bank Ltd, Khargapur.

## SCHEDULE ABOVE REFERRED TO

All that the piece and parcel of land measuring 46 deewil acre(s) comprised in Dag No. 3157 under old Khatian No. 682 and New Khatian No (if any) \_\_\_\_\_ and in Mouza Changual, JL No. 360 under Police Station Khargapur (Local) in the District of Paschim Midnapur.

Alex Kumar Patra

IN WITNESS WHEREOF the PARTIES hereto has put their signature on the date month and year first above mentioned.

SIGNED AND DELIVERED by the SERVICE PROVIDER

At \_\_\_\_\_ in the presence of:

Chinmoy Khattua. Alex Kumar Patra  
C/o- Aswini Kumar Khattua  
Vill- Ramapatna  
P.O- Changua.  
P.S- Khoreagpur (L)  
Dist- Paschim Medinipur.

SIGNED AND DELIVERED BY THE

AUTHORISED SIGNATORY OF TIL LTD

At \_\_\_\_\_ in the presence of:



- iv) **THAT** the Vendor has not granted any right to any person as Bhagchasi or otherwise.
- v) **THAT** the entirety of the said Land is vacant.

5) 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.3,22,000/- (Rupees Three lacs twenty two thousand only)

**NOW THIS INDENTURE WITNESSETH as follows:**

- I. **THAT** in pursuance of the Said **AGREEMENT AND** in further consideration of the said representation and Declaration of the Vendor herein and in consideration of the said sum of **Rs.3,22,000/-** (Rupees Three lacs twenty two thousand only) of the lawful money of the Union of India well and truly paid by the Purchaser to the 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

Alex Kumar Patra

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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 46 Decimals (more or less) comprised in Dag No. 3157 under Khatian No.682 in Mouza-Changual, J.L. No.360 under Police Station-Kharagpur in the District of Midnapur now Known as Paschim - 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 lispendens 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 **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said LAND or any part thereof belonging or in

*Along with the said*

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 appertaining or enjoyed therewith or reputed to belong or to appertain thereto AND the reversion or reversions remainder or remainders and the rents issues and profits of the said LAND and of any and every part thereof AND all the legal incidence thereof AND all the estate right title interest inheritance possession use trust Land claims and demands whatsoever both at law and in equity of the Vendor into or upon and in respect of the said LAND or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which in any wise exclusively relate to or concern the said Land or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said LAND hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and

*Alor Koman Patta*

*✓*



forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispens whatsoever or howsoever.

**II THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER as follows:**

- a) That the Vendor is the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said LAND and every part thereof 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.

*Alex Remon Panta*

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 hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other 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.

e) **AND THAT** the Purchaser shall and may at all times hereafter at her 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

*Alan Remar 10/2/20*

*f*



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 Vendor.

f) **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 other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispendens 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.

*Alax nonon panta*

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

h) That the Vendor hereby declare and confirm that she 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.

i) That the Vendor also declare and confirm that she 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 his place and stead to be its true and lawful Attorney to act 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

Alex Kumar Patra

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whatsoever relating to the said Land and for all or any of the purpose aforesaid to use the name of the Vendor but at the cost of the Purchaser and to generally execute and perform any other 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.

*Done Memoranda*

**THE SCHEDULE ABOVE REFERRED TO**

All That the piece and parcel of Land classified as "JAL" measuring 46 Decimals (more or less) comprised in Dag No. 3157 under Khatian No.682 in Mouza-Changual, J.L. No.360 under Police Station and Additional District Sub Registrar at Kharagpur in the District of Midnapur now Known as Paschim - Midnapur

*2*

**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 *Abh Kumar Patra*  
**VENDOR** at Khargpur in the

Presence of:

*Nikhil Mallik*  
*s/o Sital Mallik*  
*Vill. P.O. Balarampur,*  
*P.S. Utharagpur (2)*  
*dist. P. Midnapur*

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

*Pranesh P.N.*  
*s/o. Late Sajayulal P.N.*  
*Vill. P.O. Chayuan.*

**SIGNED AND DELIVERED** by the

**PURCHASER** at Khargpur in the

Presence of:

**TIL LIMITED**  
*Debashis Nag*  
**(DEBASHIS NAG)**  
**COMPANY SECRETARY**



RECEIVED of and from the withinnamed  
PURCHASER the within-mentioned Rs.3,22,000/-  
**(Rupees Three lacs twenty two thousand  
 only)** being the consideration money Rs.3,22,000.00  
 payable under these presents as per  
 memo below :

### MEMO OF CONSIDERATION

By Bank Draft No: 005345, dtd 16-10-2007, drawn on  
 Axis Bank Ltd, New Aspur Bv. Kolkata, payable  
 at Kharagpur in favour of The vendor. Rs.3,22,000/-

**(Rupees Three lacs twenty two thousand only)**

### VENDOR

### WITNESSES :

Nikhil Malik  
 Dinesh Pr.

Abu Kumar patra

DRAFTED AND PREPARED by me under  
 Instructions of Mr. R.L. Gaggar, Solicitor & Advocate  
 Of No. 6 Old Post Street, Kolkata 700 001

Phalguni Bag  
 PHALGUNI BAG  
 ADVOCATE HIGH COURT  
 6 OLD POST OFFICE STREET, KOLKATA 700001  
 ENROLMENT NO. F/562/546/89

SPECIMEN FORM FOR TEN FINGERPRINTS



*D. H. M.*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*D. H. M.*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



28/10/2007

Payment of Fees:

Rs Paid in rupees under article : A(1) = 3531/- on:28/10/2007

Deficit stamp duty

Deficit stamp duty : Rs 16000/- is paid, recieved on :28/10/2007.

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

Presented for registration at 11.23 on :28/10/2007, at the Office of the A. D. S. R. KHARAGPUR by Sri Alok Kumar Patra, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :28/10/2007 by  
1. Sri Alok Kumar Patra, son of Dhanjay Patra, Vill- Changual, Thana Kharagpur, By caste Hindu, by Profession : Cultivation  
Identified By Dinesh Pal, son of Late Sarajulal Pal Vill+p.o.- Changual 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 03/01/2008

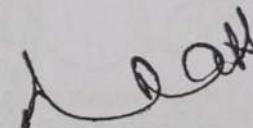
Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 322000/-  
Certified that the required stamp duty of this document is Rs 16100 /- and the Stamp duty paid as: Impresive Rs- 100

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

On 11/01/2008

Admissibility(Rule 43)

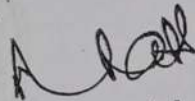


[Nitai Charan Makar]  
A. D. S. R. KHARAGPUR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
KHARAGPUR  
Govt. of West Bengal

Government of West Bengal  
Office of the A. D. S. R. KHARAGPUR  
KHARAGPUR  
Endorsement For deed Number :I-00289 of :2008  
(Serial No. 06463, 2007)

Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.-10/-  
possible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 of

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



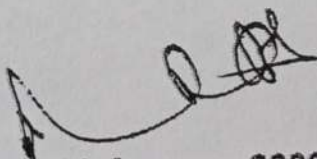
[Nital Charan Makar]  
A. D. S. R. KHARAGPUR  
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF  
KHARAGPUR  
Govt. of West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 4835 to 4852  
being No 00289 for the year 2008.



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