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I-1632

Ranjit Sarkar  
General Manager  
TIL Limited

भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE  
HUNDRED RUPEESभारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Fees Due.

J(1) - 25/-

C.H - 5/-

P.T.A - 15/-

Total Rs. 45/-

Paid on - 4-1-08

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

A. D. S. R. Kharagpur

26-2-08

Additional District Sub-Registrar  
KHARAGPUR  
Dist. Paschim Medinipur

27 FEB 2008

THIS INDENTURE OF CONVEYANCE made this the  
25<sup>th</sup> day of January '08 TWO THOUSAND AND  
SEVEN BETWEEN (1) SMT. SINDHU BALA PAL wife of  
Late Gobardhan Pal 2) SRI SANAT KUMAR PAL 3) SRI  
RANJIT KUMAR PAL 4) SRI SUJIT KUMAR PAL all are  
sons of Late Gobardhan Pal all are residing at Village -  
Changul under Police station - Kharagpur, in the District

of Paschim Midnapur hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant 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 1956 having its registered Office at No.1, Taratola Road, Kolkata-700024 represented by its Company Secretary **SRI DEBASHIS 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) Gobardhan Pal (since deceased during his life time was solely and absolutely seized and possessed and of /or otherwise well and sufficiently entitled to All That the piece and parcel of Land classified as JAL measuring 90 Decimal comprised in Dag No.2848 and Land classified as JAL measuring 42 Decimals in Dag No. 3164 and Land classified as JAL measuring 47 Decimals in Dag No. 2856 and Land classified as JAL measuring 53 Decimals in Dag No. (2812) aggregating to 232 Decimal both under Old Khatian Nos.929 and 687 respectively and New Khatian No.247 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**)

*Handwritten notes in right margin:*  
 1) Gobardhan Pal (since deceased during his life time was solely and absolutely seized and possessed and of /or otherwise well and sufficiently entitled to All That the piece and parcel of Land classified as JAL measuring 90 Decimal comprised in Dag No.2848 and Land classified as JAL measuring 42 Decimals in Dag No. 3164 and Land classified as JAL measuring 47 Decimals in Dag No. 2856 and Land classified as JAL measuring 53 Decimals in Dag No. (2812) aggregating to 232 Decimal both under Old Khatian Nos.929 and 687 respectively and New Khatian No.247 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)

*Handwritten notes in right margin:*  
 1) Gobardhan Pal (since deceased during his life time was solely and absolutely seized and possessed and of /or otherwise well and sufficiently entitled to All That the piece and parcel of Land classified as JAL measuring 90 Decimal comprised in Dag No.2848 and Land classified as JAL measuring 42 Decimals in Dag No. 3164 and Land classified as JAL measuring 47 Decimals in Dag No. 2856 and Land classified as JAL measuring 53 Decimals in Dag No. (2812) aggregating to 232 Decimal both under Old Khatian Nos.929 and 687 respectively and New Khatian No.247 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)



2) By two Bengali Deeds of Gift dated 14<sup>th</sup> March 1952 and 7<sup>th</sup> February 1966 and both registered with the Sub-Registrar, Midnapur and both in Book No. I Volume No.18 at pages 198 to 199 Being No.914 for the year 1952 and Volume No.8 at pages No.62 to 66 Being No.304 for the year 1966 respectively the said Gobardhan Pal conveyed and transferred unto and in favour of one Kusum Kumari Dasi since deceased All That the said Land for the period of her life time subject to condition that on the death of the said Kusum Kumari Dasi the said Land shall be vested either the said Gobardhan Pal and/or his heirs and legal representatives.

3) The said Kusum Kumari Dasi died and the said Gobardhan Pal also died intestate leaving him surviving his three sons being the Vendor herein as his heirs and legal representatives under the provisions of Hindu Succession Act 1956.

4) By the reasons hereinabove recited the Vendor herein became the joint and absolute owners of All That the said Land.

5) The Vendors have agreed to sell and transfer All That their respective share into or upon the said land and the Purchaser has also agreed to purchase and acquire the same at and for the consideration of Rs.16,13,900/- (Rupees Sixteen lacs thirteen thousand nine hundred only).

6) At or before execution of these presents the Vendors have declared assured and represented to the Purchaser as follows:

*Handwritten notes:*  
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- i) THAT the Vendors are the sole and absolute owner of the Said Land.
- ii) THAT the Vendors have a marketable title in respect of the said Land.
- iii) THAT the said Land is free from all encumbrances charges liens lispendens attachments trusts acquisition and requisition whatsoever or howsoever.
- iv) THAT the Vendors have not granted any right to any person as Bhagchasi or otherwise.
- v) THAT the entirety of the said Land is vacant.

2) Relying on the aforesaid representations of the Vendors 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.16,13,900/- (Rupees Sixteen lacs thirteen thousand nine hundred only).

NOW THIS INDENTURE WITNESSETH as follows:

- I THAT in pursuance of the Said AGREEMENT AND the said representation and Declaration of the Vendors herein and in consideration of the said sum of Rs.16,13,900/- (Rupees Sixteen lacs thirteen thousand nine hundred only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before execution of these presents (the receipt whereof the Vendors do and each of them doth hereby and also by the receipt hereunder

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(मूले चिह्नित)  
(मूले चिह्नित)

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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 Vendors into or upon the said LAND hereby intended to be sold transferred and conveyed) the Vendors do and each of them doth hereby sell convey transfer assign and assure **All That** the piece and parcel of Land classified as JAL measuring 90 **Decimal** comprised in Dag No.2848 and Land classified as JAL measuring 42 **Decimals** in Dag No. 3164 and Land classified as JAL measuring 47 **Decimals** in Dag No. 2856 and Land classified as JAL measuring 53 **Decimals** in Dag No. 2812 aggregating to 232 Decimal both under Old Khatian Nos.929 and 687 respectively and New Khatian No.247 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 anywise

to be used as  
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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 Vendors 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 Vendors or any person or persons from whom the Vendors 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 forever free from all encumbrances charges liens claims demands liabilities trusts attachments acquisitions requisitions and lispensens whatsoever or howsoever.

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## II THE VENDORS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH THE PURCHASER as follows:

- a) That the Vendors are the absolute and lawful owner of and well and sufficiently seized and possessed of and entitled to the said LAND and

- b) That the Vendors have 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 Vendors 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 Vendors done executed or knowingly suffered to the contrary the Vendors 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 Vendors now have in themselves good right full and absolute power to grant sell convey transfer assure and

[illegible]


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h) That the Vendors hereby declare and confirm that they do 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.

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*aus dem munde*  
*1. holm 2. holm*  


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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  
VENDORS at Khargpur in the

Presence of:

Surajit Pal  
S. Surendu Shetty Pal  
Vill + P.O. Chaugual

Aloke Kumar Pal  
S/o Lt. Hiralal Pal  
Vill + P.O. Chaugual.

Read over and explain  
to the Vendors herein  
in their mother  
language and they are  
hereby admit the  
contents of this Deed  
are true and correct by  
me -

10/10/2013  
Aloke Kumar Pal  
S/o Lt. Hiralal Pal  
Vill + P.O. Chaugual  
Surajit Pal  
S. Surendu Shetty Pal  
Vill + P.O. Chaugual

RECEIVED of and from the withinnamed

PURCHASER the within-mentioned

Rs.16,13,900/- (Rupees Sixteen lacs

Rs.16,13,900.00

Thirteen thousand nine hundred only)

being the consideration money payable under

these presents as per memo below :

MEMO OF CONSIDERATION

Paid by	Bank Drafts :-	Name	Amount
Draft No	Dt.		
005418	6-11-07	Sindhupal	4,03,475/-
005419	6-11-07	Ranjit Pal	4,03,475/-
005420	6-11-07	Sanat Pal	4,03,475/-
005421	6-11-07	Sujit Pal	4,03,475/-

All drawn on AXIS BANK LTD, New Airport Branch, Payable  
at Khargpur in favour of the vendors.  
(Rupees Sixteen lacs thirteen thousand nine hundred only)

WITNESSES :

Surejit Pal

Aloke Kumar Pal

VENDOR



Phalguni Bag

Advocate High Court

700001

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




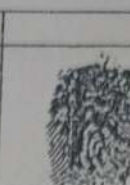







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ENROLMENT NO. F/562/546/89

Handwritten notes on the right margin, including "Total Rs. 16,13,900/-" and other illegible text.

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# SPECIMEN FORM FOR TEN FINGERPRINTS

	<p><i>July 26/83 R/S</i></p>					
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Government Of West Bengal  
Office of the A. D. S. R. KHARAGPUR  
KHARAGPUR  
Endorsement For deed Number :I-01632 of :2008  
(Serial No. 01273, 2008)

On 25/01/2008

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

Presented for registration at 19.31 on :25/01/2008, at the Private residence by Sindhu Baia Pal, one of the Executants

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

On 25/02/2008

Admission of Execution(Under Section 58)

Execution is admitted on :25/02/2008 by

1. Sindhu Bala Pal, wife of Late Gobardhan Pal, Vill- Changual, Thana Kharagpur By caste Hindu, by Profession  
:House wife
  2. Sanat Kumar Pal, son of Late Gobardhan Pal, Vill- Changual, Thana Kharagpur, By caste Hindu, by Profession  
:Cultivation
  3. Ranjit Kumar Pal, son of Late Gobardhan Pal, Vill- Changual, Thana Kharagpur, By caste Hindu, by Profession  
:Cultivation
  4. Sujit Kumar Pal, son of Late Gobardhan Pal, Vill- Changual, Thana Kharagpur, By caste Hindu, by Profession  
:Cultivation
- Identified By Alok Kumar Pal, son of Late Hiralal Pal Vill- 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 27/02/2008

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/-

Payment of Fees:

Fee Paid in rupees under article A 1) = 17743/- on:27/02/2008

[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-01632 of :2008  
(Serial No. 01273, 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- 1613900/-

Certified that the required stamp duty of this document is Rs 80695 /- and the Stamp duty paid as: Impresive Rs- 80695 /-

Deficit stamp duty

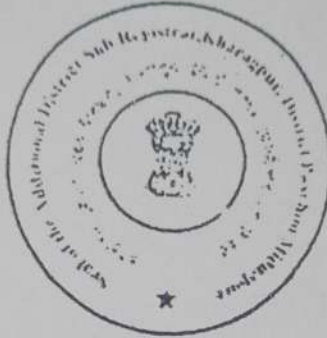
Deficit stamp duty : Rs 80595/- is paid by the draft no. :440636, Draft date:06/11/2007 Bank name STATE BANK OF INDIA, Kharagpur, recieved on :27/02/2008.

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 5  
Page from 4374 to 4391  
being No 01632 for the year 2008.



(Nitai Charan Makar) 27-February-2008  
A. D. S. R. KHARAGPUR  
Office of the A. D. S. R. KHARAGPUR  
West Bengal