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सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIAN NON JUDICIAL

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पश्चिम बंगाल WEST BENGAL

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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-Mediniপুর

27 FEB 2008

THIS INDENTURE OF CONVEYANCE made this 30th day of Jan
TWO THOUSAND AND EIGHT BETWEEN SRI HARENDRA NATH
PATRA son of Late Shiba Prasad Patra all are residing at Village -
Changul under Police station-Kharagpur, in the District of
Paschim Midnapur hereinafter referred to as the VENDOR (which
expression shall unless excluded by or repugnant to the subject or

Fees Paid.

J(1) - 250/-
-C.H - 50/-
P.T-A - 15/-
Total Rs. 315
Pondra - 4-1-0

Harendra Nath Patra

A. D. S. R. Kharagpur

26-2-08

82063

NAME.....
ADD/ADV.....
RS.....
17 SEP 2007
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol., 1

SEC NO = 18-08

Harendra Nath Patra



Additional District Sub-Registrar
KHARSAPUR
Dist. Panchsagar, Bihar

30 JAN 2008

Harendra Nath Patra.



v.c. 19-160
Limesh Patra
S/o. Late Sajay Kumar Patra
Chayilua.

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 solely and absolutely seized and possessed and of and/or otherwise well and sufficiently entitled to All That the undivided 1/3rd share of All That the piece and parcel of Land classified as "JAL" measuring 50 Decimals (more or less) out of 67 Decimal equivalent to ~~16~~ 16 Decimal comprised in Dag No.2858 under Khatian No.361 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 collectively referred to as the **SAID LAND**) by virtue of and in pursuance of a Bengali Deed of Partition dated 2nd April 1971 registered at the office of the 2nd Joint Sub Registrar Kharagpur in Book No. I, being Deed No.1064 for the year 1971.

Harindra Pal

2. The Vendor herein agreed to sell and transfer All That said Land unto and in favour of the Purchaser at and for the consideration of Rs1,36,000/-(Rupees-One Lac Thirty Six Thousand Only),
3. At or before execution of these presents the Vendor declared assured and represented to the Purchaser as follows:
 - i. **THAT** the Vendor is the joint 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.
 - 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.
4. 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.1,36,000/-(Rupees- Rupees-One Lac Thirty Six Thousand Only).

Harindra Nath Datta.

NOW THIS INDENTURE WITNESSETH as follows:

- I **THAT** in pursuance of the Said **AGREEMENT AND** the said representations and Declaration of the Vendor herein and in consideration of the said sum of Rs.1,36,000/- (Rupees-One Lac Thirty Six 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 said **LAND** hereby intended to be sold transferred and conveyed) the Vendor doth hereby sell convey transfer assign and assure unto and in favour of the Purchaser herein All That the undivided 1/3rd share of All That the piece and parcel of Land classified as "JAL" measuring 50 Decimals (more or less) out of 67 Decimal equivalent to 16 Decimal comprised in Dag No.2858 under Khatian No.361 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 collectively 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

Harendra Naik Patra

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 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

Dhanendra Nath Pasha

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

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

1. 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.
2. 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.
3. **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

Harendra Nath Pokh

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.

4. **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.
5. **AND THAT** the Purchaser shall and may at all times hereafter at its 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 Vendor.
6. **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

Dhirendra Nath Patra.

persons lawfully and equitably claiming from under or in trust for the Vendor as aforesaid or otherwise.

III. AND THIS DEED FURTHER WITNESSETH that the Vendor has put the Purchaser in complete vacant possession of the said Land and that the Purchaser shall be entitled to hold possess and enjoy the same as the owner thereof absolutely and forever

1. **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 Vendor.
2. 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.
3. 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.
4. That the Vendor also declare and confirm that the said Land free from any acquisition and requisition and he has not yet received any notice of acquisition and requisition ;
- IV. The Vendor doth hereby irrevocably nominate constitute and appoint the Purchaser and its present directors as his true and lawful Attorney to enable the Purchaser to do all acts deeds and things to get the proper title and for that purpose shall be

Dhirendra N S/K P.K.

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 apply for mutation and conversion and also to appear before the authorities concerned and to sing and execute all applications deeds and papers as may be necessary and/or required from time to time 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.

Harindra Nath. Patra.

THE SCHEDULE ABOVE REFERRED TO

All That the undivided 1/3rd share of All That the piece and parcel of Land classified as "JAL" measuring 50 Decimals (more or less) out of 67 Decimal equivalent to 16 Decimal comprised in Dag No.2858 under Khatian No.361 in Mouza-Changul, J.L. No.360 under Police Station & Addl District Sub- Registry Office - Kharagpur in the District of Midnapur now Known as Paschim - Midnapur

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 in the Presence of:

Singh Sar.
S/o. Late Sarajwan Sar.
Chaywan.

Harender NATH Patil.

Read over and explained by me in the
his Mother language and the Vendor
admitted that the contents of this Deed
are true and correct

Singh Sar.



REGISTERED - 1980-81-82

1980-81-82

1980-81-82

1980

RECEIVED of and from the within named

PURCHASER the within-mentioned

Rs 1,36,000/-

Rs.1,36,000/- (Rupees- Rupees-One Lac

Thirty Six Thousand Only) being the consideration

Money payable under these presents as per memo below :

MEMO OF CONSIDERATION

Paid by Bank Draft NO. 5731, Dt 17.1.08
Drawn on Axis Bank Ltd. payable at Khargpur
for Rs 1,36,000/-

(Rupees- One Lac Thirty Six Thousand Only)

Harendra Nath Pokh.

VENDOR

WITNESSES:

Suresh Pat.

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























ADVOCATE, HIGH COURT

6 OLD POST OFFICE STREET, KOLKATA 700001

ENROLMENT NO. F/562/546/89

Harendra Nath Pokh.

SPECIMEN FORM FOR TEN FINGERPRINTS

 Debajit Deb	Debajit Deb					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
 Havendra Nath Pokh	Havendra Nath Pokh					
		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)						

Office of the A. D. S. R. KHARAGPUR
KHARAGPUR
Endorsement For deed Number :I-01635 of :2008
(Serial No. 01276, 2008)

30/01/2008

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

Presented for registration at 17.45 on :30/01/2008, at the Private residence by Harendra Nath Patra, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on :30/01/2008 by

1. Harendra Nath Patra, son of Late Bshiba Prasad Patra, Vill- Changual, Thana Kharagpur, By caste Hindu, by
Profession : Cultivation

Identified By Dinesh Pal, son of Late S Pal 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) = 1485/- on: 27/02/2008

Certificate of Market Value(WB PUVI rules 1999)

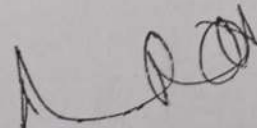
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 136000/-

Certified that the required stamp duty of this document is Rs 6800 /- and the Stamp duty paid as: Impressive Rs- 100

Deficit stamp duty

Deficit stamp duty : Rs 6700/- is paid by the draft no. : 984407, Draft date: 29/01/2008, 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


[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 5
Page from 4343 to 4357
being No 01635 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