

1943

DATE 4/2/05

NAME OF SUITOR

Debabrata Das.

NAME OF ADVOCATE

Advocate

ADDRESS

Sejampore - Court

Dist.

Sejampore -

DIST.

Hooghly -

12/2/05



07-02-2005

3 (three)

1943

35040/1

(Rupees Thirty Five Thousand Only)

12/2/05

Stamp Clerk

Deputy Treasurer



A. S. R.

Chandannagar, Hooghly

11 MAR 2005



04AA 918856

=2=

occupation House wife, residing at Vill. Pahalampur, P.S. Serampore, Dist. Hooghly, ; hereinafter jointly and collectively referred to as the VENDORS (which terms or expression shall unless excluded by or repugnant subject to the context be deemed to mean and include their heirs executors, administrators, legal representatives, successor and or assigns) of THE FIRST PART.

A N D

M/S V. K. UDYOG PRIVATE LIMITED, a Company registered under the provision of Indian Companies Act 1956 having its registered Office at 5, Russel Street, Kolkata represented by its Director SRI GUPTESWAR PRASAD sons of Late Jatan Prasad, by Nationality Indian, by Faith Hindu, by occupation Business, residing at 25B, Camac Street, 6D, Camac Court, P.S. Park Street, Kolkata-17 ; herein after referred to as the PURCHASER which terms or expression shall unless excluded by or repugnant subject to the context be deemed to mean and include their heirs executors, administrators, legal representatives and or assigns) OF THE OTHER PART.

Contd.....3

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2/10
10-10-20

1943

DATE 4/2/05

NAME OF DEBENTURE Debabrata Das.

ADVOCATE

ADDRESS Serampore

Hoochly

12/11/05



A. E. S. R.
Chendannager. Hooghly

11 MAR 2005



On 11/03/2005

Payment of Fees:

Fee Paid in rupees under article : A(1) = 6292/- E = 7/- on 11/03/2005

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-572700/-
Certified that the required stamp duty of this document is Rs 34372/- and the Stamp duty paid as. Impressive Rs-35010

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

Presented for registration at 13 52 on 11/03/2005, at the Office of the ADSR Chandannagar by Biswanath Mondal, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 11/03/2005 by

1. Biswanath Mondal, son of Late Kalipada, Vill Dhubapukur, Thana Bhadreswar, By caste Hindu by Profession
2. Madan Mohan Das, son of Late Purna Chandra, Vill Dhubapukur, Thana Bhadreswar, By caste Hindu by Profession
3. Angurbala Das, wife of Anukul Chandra, Vill Dhubapukur, Thana Bhadreswar, By caste Hindu by Profession
4. Rekha Patra, wife of Late Sushanta, Pahatampur, Thana Serampur, By caste Hindu by Profession House wife
- Identified By Paresk Koley, son of Late Bhadreswar Dhubapukur Bighati Hooghly Thana Bhadreswar, by caste Hindu By Profession Business

On 23/03/2005

Name of the Registering officer: Anil Kumar Ghosal
Designation: Addl. District Sub Registrar

11-3-05

Name of the Registering officer: Anil Kumar Ghosal
Designation: Addl. District Sub Registrar

[Anil Kumar Ghosal]
A.D.S.R.
11-3-05

Office of the Additional District Sub Registrar, Chandannagar
Govt. of West Bengal

Government Of West Bengal
Office of the ADSR Chandannagar
Chandannagar, Hooghly
Endorsement For deed Number :I-00765 of :2005
(Serial No. 00481, 2005)

Endorsement by Commissioner after execution of commission

Having visited the residence of :Angurbala Koley Wife of Late Haradhan Koley of Paldanga Mankundu Hooghly, Thana Bhadreswar, by caste Hindu, by profession House wife, I have this day examined the said Angurbala Koley, and the said Angurbala Koley, has admitted the execution of this document

Name of the Commissioner: Nakuleswar Ray

✓ *Nakuleswar Ray*
Designation: Head Clerk Office: A. D. S. R. O. Chandannagore
23-3-05

Endorsement by a Registering Officer on receipt of Commissioner's report

From the above report I am satisfied that this document has been executed by the said Angurbala Koley, and I accordingly admit it to registration

[Signature]
Name of the Registering officer :Anil Kumar Ghosal
Designation :Addl. District Sub Registrar

On 08/04/2005

8-4-05

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23.4 of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1985; Court fee stamp paid Rs.-10/-

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees : on: 08/04/2005

[Signature]
Name of the Registering officer :Anil Kumar Ghosal
Designation :Addl. District Sub Registrar

8-4-05

Certificate of Registration under section 60 and Rule 69

Registered in Book : I , volume number : 1 , Page from : 15156 , Page to : 15174, being number :00765 for the year :2005.

[Signature]
[Anil Kumar Ghoshal]
A.D.S.R.
Office of the Additional District Sub Registrar, Chandannagar
Govt. of West Bengal

8-4-05



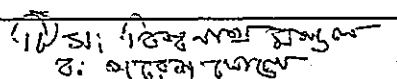
Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the Additional District Sub Registrar, Chandannagar

Signature / LTI Sheet of Serial No 00481 / 2005

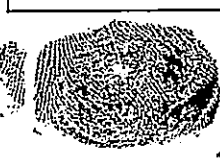
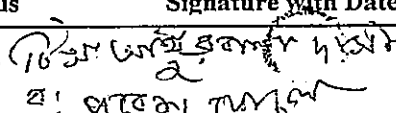

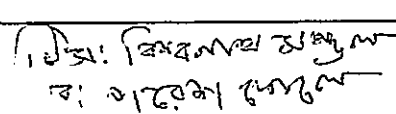
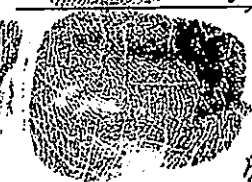
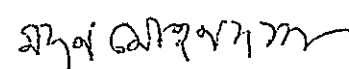

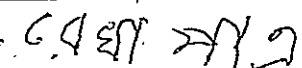
Document Number

765 2005
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I. Signature of the Presentant

Name of the Presentant	Signature with date
Biswanath Mondal	 11.3.05

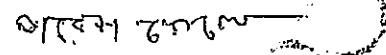
II. Signature of the person(s) admitting the Execution

LTI	Sl No	Admission of Execution By	Status	Signature with Date
	1	Angurbala Dasi ps - Bhadreswar Vill Dhobapukur Bighati Hooghly	Self	 11.3.05
	2	Biswanath Mondal ps - Bhadreswar Vill Dhobapukur Bighati Hooghly	Self	 11.3.05
	3	Madan Mohan Das ps - Bhadreswar Vill Dhobapukur Bighati Hooghly	Self	 11.3.05
	4	Rekha Patra ps - Serampur Pahalampur Hooghly	Self	 22/6/05

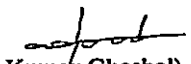
Name of Identifier of above Person(s)

Paresh Koley
 Dhobapukur Bighati Hooghly

Signature of Identifier with Date


 11.3.2005

LTI	Sl No	Admission of Execution By	Status	Signature with Date
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 (Anil Kumar Ghoshal)
 ADSR Chandannagar
 11-3-05



Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the Additional District Sub Registrar, Chandannagar

Signature / LTI Sheet of Serial No 00481 / 2005

Document Number

765 2005
1 - xxxxxx , xxxx

5 Angurbala Koley
ps - Bhadreswar
Paldanga Mankundu Hooghly

Self

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২: ০০০০০০০০০০
০০০০০০০০০০

Name of Identifier of above Person(s)

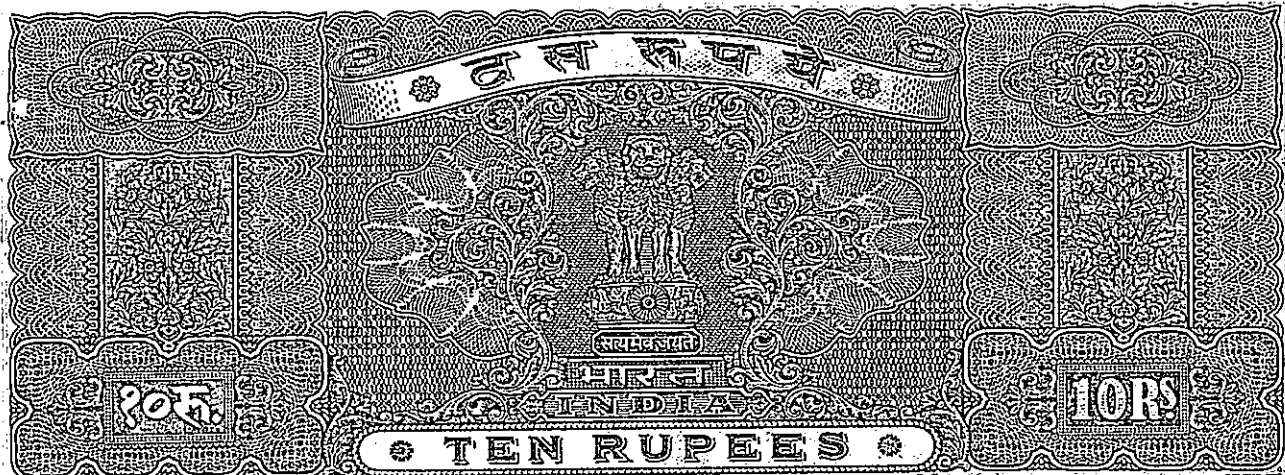
Signature of Identifier with Date

১. ৬০০০০০০০০০
২. ০০০০০০০০০০
৩. ০০০০০০০০০০
৪. ০০০০০০০০০০
৫. ০০০০০০০০০০
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৮. ০০০০০০০০০০
৯. ০০০০০০০০০০
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২৩.৩.০৫

(Anil Kumar Ghoshal)
ADSR Chandannagar

11-3-05



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WHEREAS ALL THAT piece and parcel of Sali Land measuring an area of 54 (fifty Four) Satak comprised in R.S. Plot. No. 5839, appertaining R.S. Khatian No. 1038 under L.R. Plot No. 4655, corresponding to L.R. Khatian No. 1027, 108, 1151, 1157 and 930 Kri, lying and situate at Mouza Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.D.S.R. Office at Chandanagar, P.S. Bhadreswar, Dist. Hooghly; particulars of which also mentioned in the Schedule hereunder written and also shown and delineated in the Map annexed herewith and bordered Red thereon and hereinafter referred to as the "said property" and which is the subject matter of the sale and transfer herein.

AND WHEREAS the aforesaid property was originally owned and possessed by Sri Madan Mohan Das, Angurbala Dasi, Jugal Chandra Mondal, Jogindra Nath Mondal and Biswanath Mondal of Village Bighati, P.S. Bhadreswar, Dist. Hooghly and their names were duly recorded in the L.R. Record of Right and separate L.R. Khatian Bearing No. 1027, 108, 1151, 1157 and 930 Kri were opened.

Contd.....4

22-5-1943
DATE 4/2/05. SERAMPUR TREASURY
NAME OF PURCHASER Debajyoti Das
ADDRESS Serampore Law
P.S. Serampore
DIST Hooghly



STAMP GIVEN
SERAMPUR TREASURY



A. P. C. C.
Chandannagar, Hooghly

11 MAR 2005

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AND WHEREAS Jugal chandra Mondal died intestate in the year 1986 leaving behind his two daughters Angurbala Koley and Rekha Patra the Vendors Nos. 4 and 5 herein as his only legal heirs and representatives as such all the right title and interest in respect of his 9 satak of land has devolved upon his aforesaid legal heirs equally $\frac{1}{2}$ share each.

AND WHEREAS Jogindra Nath Mondal the owner of 9 satak land by a Deed of Gift dated 7/6/04 registered in Book No. 1, Vol. No. 28, pages from 105 to 116, Being No. 792 for the year 2004 of Chandanagar ADSR Office transferred and delivered possession in favour of his brother Biswanath Mondal the Vendor No. 3 herein.

AND WHEREAS by aforesaid process the present Vendors become the joint owner of the schedule property and now in joint khass possession by exercising their absolute right title and interest by cultivation and harvesting crops there from.

AND WHEREAS the Vendors jointly have decided to dispose off the schedule property and have agreed to sell their schedule property jointly and were in search of prospective buyer who could purchase the said property at a time.

AND WHEREAS the purchaser through its principal agent approached the Vendors and made a proposal to purchase the said property and offered to pay a sum of Rs. 5,72,700/- (Rupees Five Lakh Seventy Two Thousand Seven Hundred) only.

AND WHEREAS the vendors considering the quantum of consideration money fair, reasonable and in conformity with the market price, accepted the offer.

Contd.....5

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of
H. B.



A. P. S. R.
Chandannagar. Hooghly

11 MAR 2005

AND WHEREAS the aforesaid Vendors have made representation to the purchaser that the property described in the Schedule hereunder is free from all encumbrances and the Vendors are competent and lawfully entitled to sell and transfer the said property to the purchaser and there is no claim lien or attachment over the said property and the Vendors also represented to the purchaser that the said property is not affected with any road alignment or Govt. Scheme or acquisition or requisition proceedings and if it is found that the said property is affected by any road alignment or any Govt. Scheme or acquisition or requisition proceedings then the Vendors shall pay damages to the purchaser entire consideration money together with interest cost and damages.

AND WHEREAS the Vendors also covenant with the purchaser that in case the purchaser is deprived of the whole or any part of the property hereby sold by reasons of any defect found in the title of the Vendors or any encumbrances or charges and alignment or any Govt. Scheme or acquisition or requisition proceedings on the same in that event the Vendors shall pay to the purchaser at a time by way of damages the whole amount of the sale price with interest from the date of payment of sale price together with cost, expenses, damages and mesne profits.

NOW THIS DEED WITNESSETH AS FOLLOWS :

THAT in pursuance of the said Agreement and in consideration of a sum of Rs. 5,72,700/- (Rupees Five Lakh Seventy Two Thousand Seven Hundred) only, paid by the purchaser to the Vendors paid at or before the execution hereof the Vendors doth (the receipt whereof hereby as well as by the memo hereunder written admit and acknowledge) and the Vendors as absolute owners doth hereby convey, transfer, assign and assure unto the purchaser ALL THAT piece and parcel of Sali Land measuring an area of 54

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A. D. S. R.
Chandannagar, Hooghly

11 MAR 2005

(fifty Four) Satak comprised in R.S. Plot. No. 5839, appertaining R.S. Khatian No. 1038 under L.R. Plot No. 4655, corresponding to L.R. Khatian No. 1027, 108, 1151, 1157 and 930 Kri, lying and situate at Mouza Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.D.S.R. Office at Chandanagar, P.S. Bhadreswar, Dist. Hooghly ; in the state of West Bengal, as fully described in the Schedule hereto and hereinafter called the " said property " OR HOWSOEVER OTHERWISE the said numbered described distinguished TOGETHER WITH all and signature the intangible asset, edifices, fixture, courtyard, compound walls, swears, drains water, courses, right, ways, paths, passages fences, hedges, ditches, trees water benefit liberties, easements and privileges belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and all reversion or reversions reminder or reminders and the rents issues and profits thereof and all and every part thereof and the estate right, title, interest claim and demand whatsoever of the Vendors into upon the said property or any part thereof TO HAVE AND TO HOLD the said property or hereditament and premises hereby granted sold, conveyed and transferred or expressed so to be unto and to the use of the purchaser forever free from all encumbrances and the Vendors doth hereby covenant with the purchaser that notwithstanding any Act Deed or thing by the Vendors or executed or knowingly suffered to the contrary the Vendors are lawfully and sufficiently entitled to the said property hereditament and premises hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition use trust or thing whatsoever to alter defect or encumber or make void the said and that notwithstanding any such Act Deed or thing as aforesaid the Vendors have good, right, full power, absolute authority and perfect title to sell the said property hereditament and premises hereby granted, sold, conveyed and transferred or expressed so to be unto and to the use of the purchaser in manner aforesaid and the purchasers shall and may at all times hereafter peaceably and quietly hold use possess and enjoy the said

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A. P. S. R.
Chandannagar, Hooghly.

11 MAR 2005

property hereditament and premises and receive the Rents issues and profits thereof without any lawfully or eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming through under or is trust for them or from or under any of his ancestor or predecessors in title AND that free from all encumbrances or any of his ancestor or predecessor-in-title or any person lawfully or equitably claiming as aforesaid and further that the Vendors and all persons having lawfully or equitably claiming any estate or in the Property hereditament and premises or any of them or any part thereof from under or in trust for them the Vendors or from or under any of his ancestor or predecessor-in-interest shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done or executed all such Act Deeds and things whatsoever for further and more perfectly assuring the said property hereditament and every part thereof unto and to the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Sali Land measuring an area of 54 (Fifty Four) Satak comprised in R.S. Plot. No. 5839, appertaining R.S. Khatian No. 1038 under L.R. Plot No. 4655, corresponding to L.R. Khatian No. 1027, 108, 1151, 1157 and 930 Kri, lying and situate at Mouza Bighati, J.L.No.14, within the ambit of Bighati Gram Panchayet, A.D.S.R. Office at Chandanagar, P.S. Bhadreswar, Dist. Hooghly ; and the said property is butted and bounded as follows :-

ON THE NORTH : LAND OF L.R.DAG NO.
ON THE SOUTH : LAND OF L.R DAG NO.
ON THE EAST : LAND OF L.R. DAG NO.
ON THE WEST : LAND OF DAG NO.

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^{my}
A. B. S. R.
Chandannagar. Hooshy

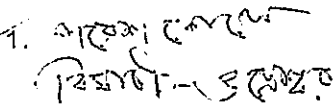
11 MAR 2005

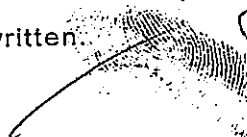
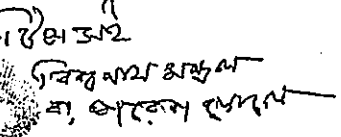
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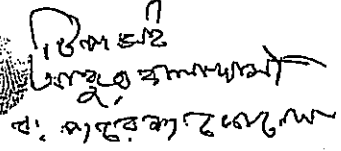
The property is situated within the Panchayet area for which annual rent of Total Rs. 12/- is payable to the Govt. of West Bengal.


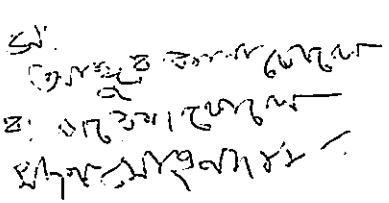
IN WITNESSES WHEREOF the Vendors put each of their signature the day, month and the year First Above written.

SIGNED AND DELIVERED BY
THE VENDORS IN PRESENCE OF :-

1. 
বিশ্বনাথ চন্দ্র


১৪/৫/৫২
বিশ্বনাথ চন্দ্র
২. 


১৪/৫/৫২
বিশ্বনাথ চন্দ্র
৩. 


১৪/৫/৫২
বিশ্বনাথ চন্দ্র
৪. 

৬/৫/৫২

SIGNATURE OF THE VENDORS

RECEIVED of and from the within
named purchaser the with in mentioned
sum of Rs. 5,72,700/- (Rupees Five Lakh
Seventy Two Thousand Seven Hundred) only,
being the consideration in full as per Memo below :-

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Contd.....9

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MEMO OF CONSIDERATION

Received Rs.5,72,700/- (Rupees Five Lakh Seventy Two Thousand Seven Hundred) from the above named purchaser in cash.

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WITNESSES

1. ৬৫৭ ৯৭৭
৬৫৭ ৯৭৭ - ৬৫৭ ৯৭৭

2. ৬৫৭ ৯৭৭
৬৫৭ ৯৭৭

SIGNATURE OF THE VENDORS

Read over and explain to
the executant in Bengali

৬৫৭ ৯৭৭

Drafted by me :-

Debabrata Das
(DEBABRATA DAS)
232/221/91
Advocate, Serampore Court.

Typed by :- ৬৫৭ ৯৭৭

Serampore Court.



3
A. D. S. R.
Chandannagar. Hooghly.

11 MAR 2005



7
A. B. S. R.
Chandannagar, Hooghly.

11 MAY 2005

FINGER PRINTS OF BOTH HANDS



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

L.
H.
F.
P.

R.
H.
F.
P.

ଶ୍ରୀମତୀ



THUMB FINGER	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

L.
H.
F.
P.

R.
H.
F.
P.

4-41/4/2000



2
A. E. S. R.
Chandannagar, Hooghly

11 MAR 2005

SALE DEED PLAN SHOW BY RED BOUNDARY LINE
 AT R.S. DAG NO - 5839 (P) L.R. DAG NO - 4655 (P)
 KH NO (L.R.) - 1151, 1157, 930 J.L. NO - 14 MOUZA - BIGHATI
 P.S. - BHADRESVAR DIST. - HOOGHLY
 AREA (AS PER R.S. MAP) - 27 SATAK (MORE OR LESS)

SCALE - 1:600

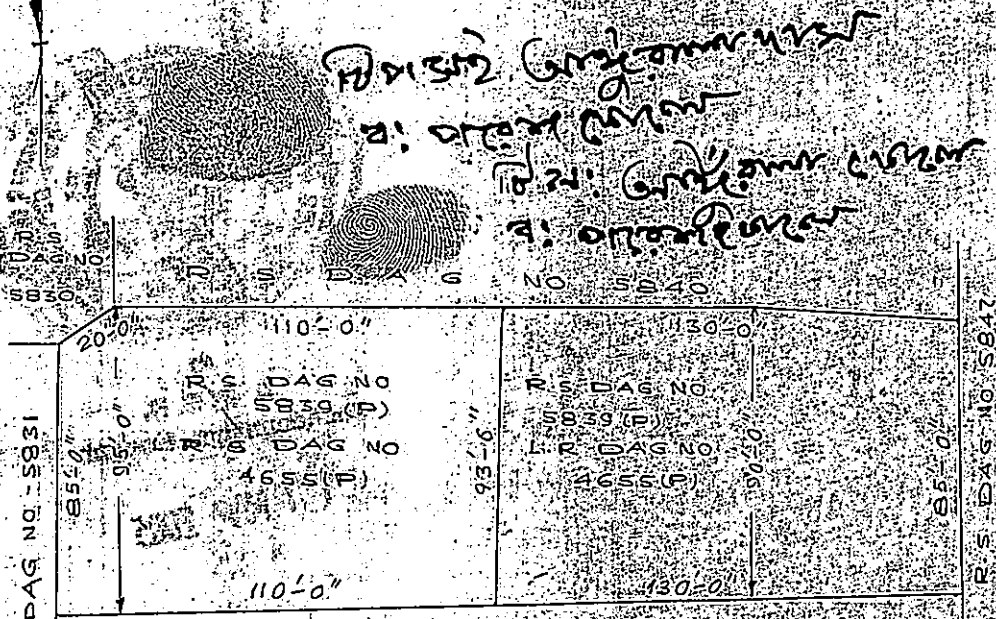
NAME OF VENDOR

V. K. JUDYOG



স্বাক্ষরিত বিজয়নাথ মল্লিক
 ব: অরুণ মল্লিক

SIGNATURE OF VENDOR -



R.S. DAG NO - 5838

স্বাক্ষরিত
 ৬৪৭ ২৭৭

DRAWN BY
 D. DAS
 D.C.E.

SALE DEED PLAN SHOWN BY RED BOUNDARY

LINE AT R.S. DAG NO - 5839 (P) L.R. DAG NO - 4655 (P)

L.R. KHATIAN NO - 1027, 108 T.L. NO - 14 MOUZA -

BIGHATI P. S. BHADRESWAR DIST. HOOGHLY

AREA (AS PER MOUZA MAP) - 27 SATAK (MORE OR LESS)

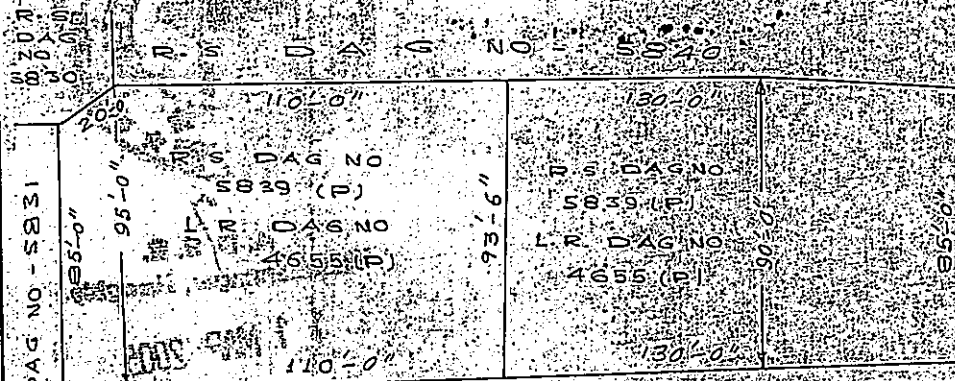
SCALE - 1" = 500'

NAME OF VENDEE

V. K. UDYOG

SIGNATURE OF VENDOR

Handwritten signatures and names in Bengali script, including "V. K. UDYOG" and "V. K. UDYOG".



R. S. DAG NO - 5838

Handwritten signature and name in Bengali script, including "V. K. UDYOG" and "V. K. UDYOG".

DRAWN BY
D. DAS
B. C. E.

MADE THIS DAY OF FEBRUARY 2005

DEED OF CONVEYANCE

BETWEEN

MADAN MOHAN DAS AND OTHERS

VENDORS.

A N D

M/S V. K. UDYOG

PURCHASER

Prepared by:-

Debabrata Das

Advocate Serampore Court

9831066785

PHONE/FAX-26224284