

3808

(1)

T 3189



also under Section 5 of the
West Bengal land reforms
Act, 1955 duly stamped
under the Indian Stamp (W. Bengal
amendment) Act, 1955
Schedule IA No. ... 23+5(d)

01AA 762480

A 2453/-
E 7/-
2460/-

Sd/- District Sub-Registrar
Bengal, Howrah
9/8/2002

DEED OF CONVEYANCE :-

Dist.- Howrah, P.S.- Jagacha.

Valuation Rs. 2,24,000/-

THIS DEED OF CONVEYANCE made this the 9th day of September in
the year Two thousand TWO A.D. BETWEEN, SRI PAWAN KUMAR GUPTA,
son of Sri Omprakash Gupta, by caste Hindu, by occupation Business, residing at 14,
Srimani Bagan Lane, Salkia, Police station Golabari, Dist.- Howrah, hereinafter called the
VENDOR (which term and expression unless by or repugnant to the context herein shall
mean and include his heirs, executors, legal representatives, administrators, nominee and
assigns of the ONE PART.

Pawan Kumar Gupta

1660
A.D. Electro Steel Co. (P) Ltd
Baliti Kuri Surki Mill
Jagachha
Howrah

22/4/02

10 10000
1 5000
2 2000
1 500
1 400
4 20
1 10
1

17930



Received for Registration
A 1-40 P.M. on the 9th
day of Sept. 2002
at the District Addl. Registrar
Sub-Registry Office
by Pawan K. Gupta
for the execution of the

Pawan Kumar Gupta
Addl. District Sub-Registrar
Howrah

9/8/2002

Pawan Kumar Gupta

6574

Pawan K. Gupta

U. Om Prakash Gupta
14, Sriamuni Bagan Lane
Tana Golabari
District-Howrah
Business.

Pradip Khan

Mr. Madhab Khan
8/1, Kurnar Para Lane
Howrah
District-Howrah
Business.

Pradip Khan
Modhele Khan
8/1 Kurnar Para Lane



:- A N D :-

✓ M/S. A. D. ELECTRO STEEL CO. (P) LTD. a Corporated Body,
 registered under the Companies Act, 1956, having its registered office at Balitikuri, Surki
 Mill, Police Station Jagacha, Dist.- Howrah, hereinafter called the PURCHASER
 (which term and expression unless excluded by or repugnant to the context herein shall
 mean and include its heirs, executors, legal representatives, administrators, nominee,
 assigns etc.) of the OTHER PART.

WHEREAS one Bishnu Pada Das Kha and his two brothers Kalipada Das Kha and
 Radha Raman Das Kha during their life time were absolute owners and occupiers in
 respect of little more or less 6 (six) cottahs 14 (fourteen) chittaks and 6 (six) sft. and after

contd.-----P/3.



their death the heirs and successors of said Bishnu Pada Das Kha, Kalipada Das Kha and Radha Raman Das Kha, mutually devided and partitioned the said plot of land.

Raman Kumar Singh

AND WHEREAS Sri Niranjan Das Kha, Sri Kashi Nth Das Kha, Sri Bhola Nath Das Kha, Sri Nemai Chandra Das Kha, Sri Moni Mohan Das Kha and Sri Mohanlal Das Kha being the heirs and successors of said Bishnupada Das Kha, Kalipada Das Kha, and Radha Raman Das Kha became the owners, occupiers and possessors of said plot of lands being Mouza Balitikuri, Police Station Jagacha, Dist.- Howrah, J.L. No. 1, Khatian No. 677 and being Das No. 712 and 714 free from all encumbrances, attachments or defects.

AND WHEREAS said Sri Niranjan Das Kha and five others during their life time were the absolute owners, occupiers, possessors, title holders and duly seized by way of inheritance of the said two Danga Lands all together measuring about little more or less 6

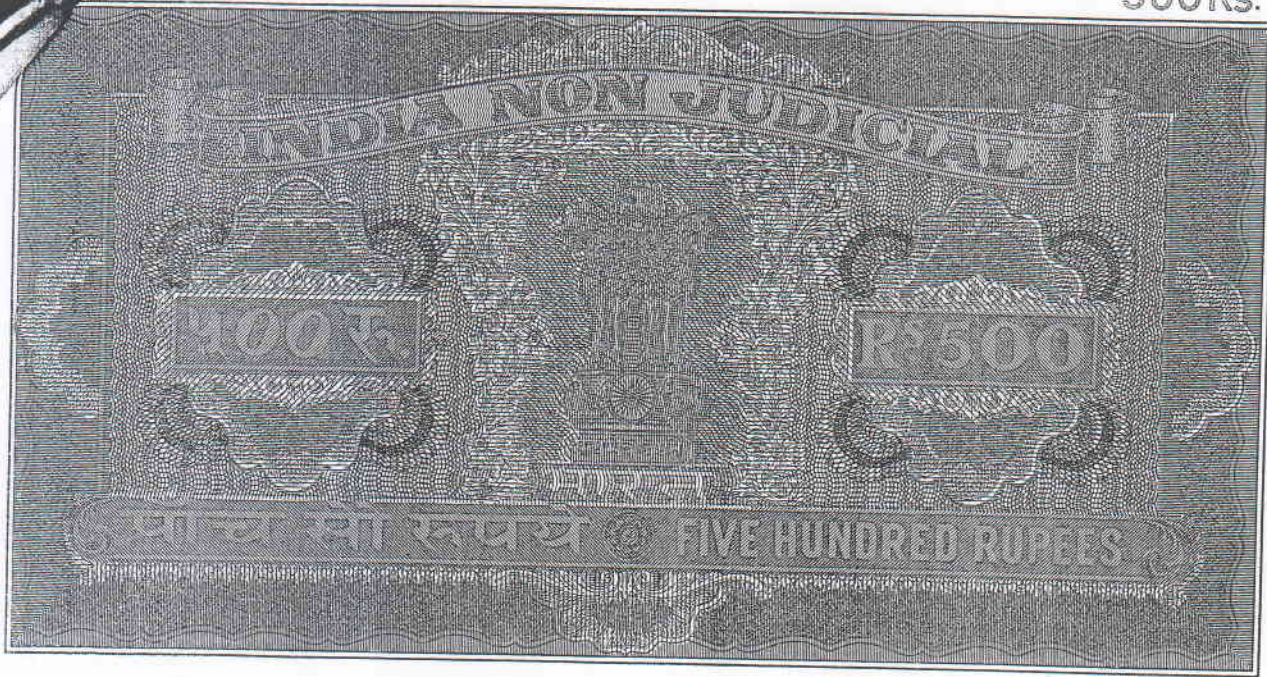


(six) cottahs 14 (fourteen) chittaks and 6 (six) square feet comprised in Mouza Balitikuri, J.L. No.- 1, Khatian No. 677, being Dag No. 712 and 714, within the District Howrah, Sub-Registry Office – Domjur, without any claim, question on demand from any corner.

Ranjan Kumar Gupta

AND WHEREAS said Sri Niranjn Das Kha and five others during their life time were the absolute owners, occupiers, possessors, title holders and duly seized by way of inheritance of the said two Danga Lands all together measuring about little more or less 6 (six) cottahs 14 (fourteen) chittaks and 6 (six) square feet comprised in Mouza Balitikuri, J.L. No. 1, Khatian No. 677, being Dag No. 712 and 714 within the District Howrah Sub-Registry Office – Domjur without any claim question on demand from any corner.

AND WEHREAS said Sri Niranjn Das Kha and five others in the year 1982 and 1983 decided to sale out the said lands and published their said intention publicly.



Bhawan Kanan Singh.

AND WHEREAS the vendor hereof having been enlightened to purchase the said lands all together measuring 6 (six) cottahs 14 (fourteen) chittaks and 6 (six) square feet at the highest market price accepted the offer of said Sri Niranjana Das Kha and five others the vendor therein and purchased the said Danga Lands comprised in Mouza Balitikuri, J.L. No.1, Khatian No. 677, being Dag No. 712 and 714 within sub-Registry Office - Domjur, Dist. - Howrah.

AND WHEREAS to complete the said sale Sri Niranjana Das Kha and five others on acceptance of full consideration from Sri Shibnath Adak had executed two sale deeds in the Howrah Sub-Registry Office and the said sale deeds have been duly registered in the said office being deed No. 983 dated 23-3-1983 and deed No. 1169 dated 29-4-1982.



AND WHEREAS after such purchase in the manner aforesaid Sri Shibnath Adak used to pay the regular revenues, taxes, charges and other fees to the Government, Semi Government or other authorities to keep the said land free from all encumbrances, attachments and defects.

Pawan Kumar Gupta.

AND WHEREAS on 5th May, 2000 said Shibnath Adak, sold out the aforesaid property mentioned in the schedule written below in a consideration of Rs. 2,24,000/- (Rupees two lakh twenty four thousand) only to the present vendor of this presents viz. Sri Pawan Kumar Gupta and the same was executed and registered on the very date in the office of the District Registrar, Howrah, being sale Deed No. 1298, Book No.1, Volume No. 27, pages 119 to 127, for the year 2000.

contd.-----P/7.



AND WHEREAS after purchase of the schedule property the present vendor in peaceful possession of the said property.

AND WHEREAS the vendor hereof for urgent need of money during his continuation of possession, enjoyment and occupation on property as aforesaid two plots being Dag No. 712 and 714 a total land comprising 6 (six) cottah 14 (fourteen) chittaks and 6 (six) square feet decided to sale out some portion in plot scheme manner and on such intention the vendor hereof divided the land to make each plot of running from East to West with such aim that the proposed vendees would be able to take thoroughfare and common passage facility of 18'-0" (eighteen) feet and 12'-0" (twelve) feet.

AND WHEREAS for his conveyance the previous Vendor Sri Shibnath Adak hereof divided the said 6 (six) cottah 14 (fourteen) chittaks 6 (six) square feet land in three

contd. ----P/8.

Raman Kumar Gupta



plots and out of which two plots has been sold out to two different purchasers respectively
Sri Naba Kumar Ghosh and Sri Chayan Dey.

Banm Kumar Ghosh

AND WHEREAS on payment of full consideration the previous vendor Sri Shibnath Adak hereof on final and full satisfaction has executed two sale deeds to the said purchasers whereby a land measuring about 2 (two) cottahs 3 (three) chittaks and 40 (fourty) square feet has been allotted to Sri Naba Kumar and land measuring about 2 (two) cottahs 4 (four) chittaks and 26 (twenty six) square feet has been allotted to Sri Chayan Dey and both deeds has been registered and executed in the office of the Sub-registrar, Howrah.

AND WHEREAS after such transfer as aforesaid the vendor has a plot of land 2 (two) cottahs 5 (five) chittaks and 30 (thirty) square feet out of the total land 6 (six) cottah

contd.-----P/9.



14 (fourteen) chittaks and 6 (six) square feet within Mouza Balitikuri, Police station Jagacha, District Howrah, J.L. No. 1, Khatian No. 677, being Dag No. 712 and 714.

Ravankumar Gupta

AND WHEREAS the vendor now has agreed to sell his aforesaid land detailed in the schedule hereunder and the purchaser has agreed to purchase the same at a settled higher available market price and consideration one of Rs. 2,24,000/- (Rupees two lakh twenty four thousand) only which has been accepted and duly acknowledged by the vendor.

NOW THIS INDENTURE WITNESSETH that in consideration of the aforesaid part payment of the price and with the rest consideration money the vendor doth hereby sell, convey, transfer as detailed in the schedule hereunder and thereby divert himself of all his right, title, interest and possession whatever he had and whichever he had so long been



holding to unto and in favour of the purchaser and doth hereunto grant, convey, transfer, give and assure unto and to the use enjoyment and dealings of the purchaser freely voluntarily without any pressure coercion undue influence or under any privileged position the property under transaction and as the purchaser doth hereby acknowledge declare and signify his acceptance of possession of the demise I and of the vendor by these presents and support of such sale the vendor hands over all necessary documents and articles to the purchaser.

TO HAVE AND TO HOLD the said land in the schedule for purchasr's use enjoyment and benefit absolutely and unconditionally and free from all encumbrnces for ever and for all times to come with absolute to use enjoy or deal with the same with right to convey gift otherwise transfer to any other person according to choice of the purchasr.

Raman Kumar Gupta



AND THE PURCHASER by virtue of these presents become the absolute owner of ALL THAT the land measuring 2 cottahs 5 chittaks 30 square feet by virtue and after this purchase of the vendor therein alongwith 18' ft. and 12'ft. wide common passage along adjacent and attached to the said property as detailed in the schedule OR HOWSOEVER OTHERWISE the same may be butted bounded called know numbered described identified and distinguished TOGETHER WITH all yards areas senders drains water, water courses lights liberties, easements privelages appendages and appurtenance whatsoever to the land or in anywise appurteining to or with the same or any part thereof belong or be appurtenant thereto AND all the estate right, title, interest, claim and demand whatsoever of the vendor or any of his predecessors-in-title into or upon the said land building measuage tenement hereditaments and premises or in any part thereof and all deeds pattahas Minuments evidences of title writing and other documents exclusively relating to or concerning the same or any part or portion thereof which now are or

Ravm Kumar Gupta.

Raman Kumar Gupta

hereafter shall or may be in the custody possession or power of the vendor or any person or persons from whom he or they or any of in equity TO HAVE AND TO HOLD the said land hereby sole, conveyed transferred and parted with to and unto the use enjoyment and peaceful possession of the purchaser absolutely and for ever AND THE purchaser shall and may at all times hereafter peaceible and quitely possess and enjoy the said land passage measuage tenements hereditaments AND THIS purchaser by way of production of these presents or copy thereof as may be needed would be entitled to get his name mutated in the official records of the Government of west Bengal and/or any other office and further by virtue of these presents the purchaser would be entitled to make addition alteration or otherwise change the land.

SCHEDULE OF THE LAND REFERRED TO ABOVE

ALLTHAT piece and parcel of land measuring 2 (two) cottahs 5 (five) chittaks and 30 (thirty) square feet being the Northern portion of Dag No. 712 and 714, Khatian No. 677, J.L. No. 1, Mouza Balitikuri, formerly the mother land measuring all together 6 (six) cottahs 14 (Fourteen) chittaks and 6 (six) square feet together with all rights of air, light, electricity, telephone, water pipe line, drain water, water courses, easements and prescriptive rights and appurtenances attached thereto, the land under transaction butted and bounded as follows :-

contd.-----P/13.

On the North : By land of Dag No. 709.
 On the South : By land of Sri Naba Kumar Ghosh of Dag No. 712 and 714.
 On the East : By 18' feet wide common passage.
 On the West : By land of Dag No. 714.

Ranjan Kumar Gupta.

Showing the plan colour 'RED' and this plan accept with Deed.

IN WITNESS WHEREOF the vendor herein set and subscribed his hand and seals and signature this the day, month and year first above written.

Signed, Sealed and delivered
 In the presence of the

WITNESSES:

1. *Bondip Utham*
811 Kumar Baran Lane Howrah.
2. *স্বদেশ চন্দ্র* *Ranjan Kumar Gupta*
স্বদেশ চন্দ্র VENDOR
3. *স্বদেশ চন্দ্র*

Drafted by me :-

Banendulok Chandra (Scribe writer)
Licensee No. 6. (Ranibhati)

Typed by :- Surajit Chandra
 CHANDRA TYPE CENTRE
 Domjur (Molla Market), Howrah.

Surajit Chandra