

8500/1



310000
5/2
A 3399
28
H
E
M/L
3438
110/03

admissible under rule 21 and also under
Section..... of the
W. R. L. R. Act duly stamped under the
Indian Stamp Act does not require stamp
duty exempted from stamp duty under the
Indian Stamp Act 1899.
Schedule L. A. No. 23

Fee Paid in Cash
Fee in C. P. & L. 10.00 realised.
on 14¹⁰/₀₃

Defect stamp
Rs. 11510
Set forth paid by
S.B.D. Bank Draft
No 35124301-03 05/03
11510
15510

A 3399.00
H 28.00
E 7.00
M/L 4.00
3438.00

Registrar, Hooghly
Sub (TND) of the L. R. Act
15 MAY 2003

(I) 250.00
J (II) 16.50
P.T.A. 20.00
Paid on 2-05-03

DEED OF CONVEYANCE

This DEED OF CONVEYANCE is made on this

300 day of May, 2003, BETWEEN

SMT. GITA DEVI MUNKA, wife of late Madan Lal Munka,
by faith-Hindu, by occupation-Housewife, residing at
106/C, Bangur Avenue, Kolkata - 55, hereinafter called
and referred to as the "VENDOR" (which term or

Contd....P/2.

3616
 SL. NO. 28/4/03
 DATE 28/4/03
 NAME OF PURCHASER M/s Balaji Sog Products & LTD.
 ADDRESS 67/22 Strand Rd.
 P.S. Kalkata-7
 DIST. Kalkata-7

Rs. 1000/-
 STAMP VENDER
 SERAMPORE COURT 24/8/03



Presented for Registration at 1/15
 AM/PM on 05th
 of May 03 at the
 District Sub-Registry Office at Chitrah
 by Pita Debi Munka
 Executant

जीता देवी मुंका



15 MAY 2003

Pita Debi Munka
 S/o, W/o, D/o Madan Lal Munka
 of 106/C Bangur Avenue
 Thana Lake Town Kot-55
 by Caste Hindu
 by Profession H/air

जीता देवी मुंका

Rajendra Kr. Munka
 S/o, W/o, D/o Madan Lal Munka
 of 106/C Bangur Avenue
 Thana Lake Town Kot-55
 by Caste Hindu
 by Profession Business

Rajendra Kuman Munka.
 S/o Late Madan Lal Munka.
 106/C Bangur Avenue.
 P.S. - Laketown.

Occupation - Business.

Signature
 Registrar, Hooghly
 (VMB) of the L. B. Act

5 MAY 2003



Market Value Assessed... 4,80,000-
 Stamp duty... 24000-
 Stamp duty... 15500
 Stamp duty... 8500-
 Confirmed that the... 8500
 Stamp duty of Rs. 8500- is
 paid by SBI/SRP Bank 09
 Draft No. 357531 Dt. 29/03
 and the Document is duly
 Stamped. A Fees Rs. 1870/-

Collector U/S 42 (I)
 of I. S. Act. 1898 10
 14/03

expression shall unless excluded by or repugnant to the
 subject or context be deemed to mean and include her
 legal heirs, executors, successors, administrators,
 legal representatives and/or assigns) of the ONE
PART.

AND

M/S. SRI BALAJI LOGS PRODUCTS (P) LTD. / a Company
 registered under the Indian Companies Act, 1956,
 having its registered office at 67/22, Strand Road,
 P. S. Jorabagan, Kolkata-700 007, hereinafter called

SL. NO. 3617
DATE 28/4/02 M/s Balaji Log Products P Ltd.
NAME OF PURCHASER...
ADDRESS 67/22 Strand Rd.
P. S. Kalkata-7
DIST. Kalkata-7
Rs. 1000/- Stamp Vender 26/8/02
SERAMPORE COMPT



Registrar, Hooghly
Secy (TDR) of the L. R. Act.

5 MAY 2003



(3)

and 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 successors-in-office, administrators, executors, legal representatives and/or assigns) of the OTHER PART.

WHEREAS all that piece and parcel of sali agricultural land measuring more or less 60 Sataks, out of 90 Sataks, situated within R. S. Plot no. 6017, comprising to L. R. Plot No. 4742, under R. S. Khatian

Contd....P/4.

3618
Sl. No. 28/4/03
DATE 28/4/03
NAME OF PURCHASER M/s. Balaji, Lags Products & LTD.
ADDRESS 67/22 Strand Rd.
P. S. Kalkati-7
DIST.

R. 500/-

STAMP VENDER
SERAMPORE COURT

24/8/00



Registrar, Hooghly
etc (TNS) of the L. R. App.

5 MAY 2003



(4)

1392, L. R. Khatian No.1564 kri, Mouja-Bighati, J.L. No.14, was originally owned by Prasad Mallick and Abdul Ghafur Mallick, ;

AND WHEREAS the said Prasad Mallick executed a Deed of Settlement in favour of Soleman Mallick son of Abdul Gafur Mallick, for the property measuring more or less 30 Sataks (his share) and same was registered at the office of Sub-Registrar, Chandannagore, on 19.03.1965, vide deed no.841 for the year 1965 ;

AND WHEREAS the said Soleman Mallick

3669
DATE 28/4/03
NAME OF PURCHASER M/s. Balaji Lags Products (P) LTD.
ADDRESS 67/22 Strand Rd.
P. S. Kolkata-7
GST Rs. 500/-
STAMP VENDER 26/8/02
BERAMPUR COMPT



Registrar, Hooghly
Sub (TME) of the I. R. Act

5 MAY 2003



(5)

again executed a Deed of Sale for the property as mentioned hereinbefore in favour of Sri Mrityinjay Koley and the same was registered at the office of Sub-Registrar, Chandannagore, on 01.06.1982, vide deed no. 1000 for the year 1982 ;

AND WHEREAS said Abdul Gafur Mallick died leaving behind his widow Shanti Bibi, only son Soleman Mallick and four daughters namely Imaman Bibi, Sukur Jan Bibi, Howya Bibi and Sahida Bibi as his next legal heirs for all the moveable and immovable properties ;

Contd....P/6.

Sl. No. 3620
DATE 28/4/03
NAME OF PURCHASER M/s. Balaji's Bags Products P. LTD.

ADDRESS 67/22 Strand Rd.

P. S. Kalkatas-7
DIST.

R. 5001-

STAMP VENDER
SERAMPORE COMRY 26/8/03



Registrar, Hooghly
(TNS) of the I. R. Act.

5 MAY 2003



(6)

AND WHEREAS the said Shanti Bibi, Soleman Mallick, Imaman Bibi, Howya Bibi, Sukur Jan Bibi and Sahida Bibi jointly executed a Deed of Sale in respect of their share into the property as mentioned hereinbefore, in favour of Sri Mrityunjay Koley and the same was registered at the office of the Sub-Registrar, Chandannagore, on 21.6.1982, vide deed No.1158 for the year 1982 ;

AND WHEREAS by virtue of the said two sale deeds Sri Mrityunjay Koley became the absolute and sixteen annas owner of the said property and enjoying the said property by paying taxes to the appropriate authority ;

SL. NO. 3624
DATE 28/4/03
NAME OF PURCHASER M/s. Balaji Log Products Co. LTD.
ADDRESS 67/22 Shand Rd.
P. S. Kalkatas-7
QNT. Rs. 500/-

STAMP VENDER
SERAMPORE COURT 26/8/03

28-4-03
No. 6 Sheets Non Judicial
Stamps SL. No. 3616 To 3624
of total valued Rs. 1000/-
1000 + 500 + 500 + 500 + 500 = 4000/-

AMAR NATH GANGULI
Stamp Vender
Serampore Court




Registered, Hooghly
City (Trib) of the I. B. Act

5 MAY 2003

A N D W H E R E A S on 1st day of March, 2002, the said Sri Mrityunjay Koley executed a Deed of Sale in respect of the property as mentioned hereinbefore, in favour of Smt. Gita Devi Munka, wife of late Madan Lal Munka (the vendor herein) and the same was registered at the office of Additional District Sub-Registrar, Chandannagore and entered into their Book No.I, volume No.21, pages from 191 to 200, being Deed No.970 for the year 2002 ;

A N D W H E R E A S by virtue of the aforesaid purchase said Smt. Gita Devi Munka (the vendor herein) became the absolute and sixteen annas owner of the property mentioned hereinbefore and more fully and particularly described in the schedule hereunder written, and seized and possessed of the same by paying taxes to the appropriate authority ;

 A N D W H E R E A S the said Smt. Gita Devi Munka, the present vendor, is very close related to the purchaser herein and decided to sell her property to the purchaser sometime in the month of January, 2003 ;

A N D W H E R E A S on a verbal agreement made between the parties, the vendor has agreed to sell and the purchaser has agreed to purchase the property mentioned hereinbefore and more fully described in the schedule hereunder written, free from all sorts of



Br
Registrar, Hoochly
Section of the L.R. Act.
5 MAY 2003

encumbrances, charges, liens, lispendences whatsoever, at or for the consideration amount of Rs. 3,10,000/- (Rupees three lakh ten thousand only) which is the present highest market value value of the said property ;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs.3,10,000/- (Rupees three lakh ten thousand only) well and duly paid to the vendor by the purchaser, on or before the execution of these presents (the receipt whereof the vendor doth hereby, as well as by the Memo of consideration hereunder written, admit and acknowledge the same and doth hereby acquit, release and discharge the purchaser as well as the said land, hereditaments and premises situated in Mouja-Bighati, more fully described in the schedule below) the vendor doth hereby grant, convey, transfer, sell, assign and assure unto the purchaser ALL THAT the said land in Mouja-Bighati, J. L. No.14, P. S. Bhadreswar, District-Hooghly OR HOWSOEVER OTHERWISE the said land, hereditaments and premises is or heretobefore was or were situated, butted, bounded, called, known, numbered, described or distinguished TOGETHER WITH all structure, boundary, drains, ditches, ways, passages, common passages, fences, common fences and hedges, waters, water courses, tanks, trees, usufructs and soils thereof AND THE reversion or reversions, remainder or remainders, rents, issues and profits of and every part thereof



[Handwritten signature]

REGISTRAR, PROPERTY
Ho (T&B) of the L. R. Act

15 MAY 2003

TOGETHER WITH all rights, advantages, benefits, privileges, easements and appurtenances hereby conveyed or intended or expressed so to be and every part thereof and all the estate, right, title, interest, claim and demand whatsoever of the vendor into or upon the said land, hereditaments and premises TOGETHER WITH all deeds, pattahs and muniments of title exclusively relating or concerning the said land, hereditaments and premises or any part thereof and TO HAVE AND TO HOLD the said land, hereditaments and premises granted or expressed or intended so to be unto and to the use of the purchaser absolutely and forever, free from all encumbrances, charges, liens, lispendences whatsoever and the vendor doth hereby covenant with the purchaser that NOTWITHSTANDING any act, deed or thing done, executed or knowingly suffered to the contrary, the vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land, hereditaments and premises hereby granted or intended so to be unto and to the use of the purchaser absolutely and forever, free from all encumbrances, charges, liens, lispendences whatsoever for a perfect and indefeasible estate, without any manner of condition, use, trust or other things whatsoever to alter, defect or encumber or make void the same AND THAT notwithstanding any act, deed or things as aforesaid, the vendor has now in herself good right, full power and absolute authority to grant convey, sell, transfer, assign and assure the said landed property hereby sold, conveyed, transferred unto



Be
Registrar, Kullu
Secy (P&R) of the L. R. Act
15 MAY 1965

and to the use of the purchaser AND THAT the purchaser and each of its successors-in-office and permitted assigns shall and may at all times hereafter peacefully and quietly possess and enjoy the said land hereditaments and premises and receive the rents, issues and profits and interests thereof without any lawful eviction, interruption, claim, lien or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from, under or in trust for her, and free and clear, freely and dearly and absolutely acquitted, exonerated and discharged by the vendors and well and effectively saved, kept harmless against all encumbrances, charges, liens, whatsoever created, done or executed, suffered, occasioned or made by the vendors or her predecessors-in-title A N D FURTHER the vendor and all her heirs, executors, successors, administrators, legal representatives and assigns shall and will from time to time and at all times hereafter at the request and costs of the purchaser, its successors-in-office, executors, administrators, representatives and assigns, do and execute or cause to be done or executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land, hereditaments and premises and every part thereof unto and to the use of the purchaser in the manner aforesaid, as shall or may be reasonably required.



[Signature]
Registrar, Roopang
Under (782) of the L. R. Act
15 MAY 2003

THE SCHEDULE ABOVE REFERRED TO

ALLTHAT PIECE and parcel of Sali land measuring more or less 60 Sataks out of 90 Sataks, situated within R. S. Plot no.6017, corresponding to L. R. Plot no.4742, under R. S. Khatian No.1392, corresponding to L. R. Khatian no. 1564, of Mouja-Bighati, J.L. No.14, Block-Singur, P. S. Bhadreswar, District-Hooghly, within the limit of Bighati Anchal Panchayat and Re.12.50 paise payable to the Collector, Hooghly, through the B.L. & L.R.O. Chandernagore, as the present rent.

The property is situated outside the limit of 75 meters from the mid of National Highway No.6.

M e m o o f C o n s i d e r a t i o n

Received Payment by Cheque No. 971678
dt. 31-03-2003, for Rs. 3,10,000.00 on S.B.I.
overseas Branch Calcutta.

শ্রী নরেন্দ্র কুমার

Signature of the Vendor.



M
Registrar, Hoochly
(7788) of the L. R. Act

5 MAY 2003

IN WITNESSES WHEREOF the vendor has hereunto
set and subscribed her signature, while executing these presents,
on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED :-

In the presence of :-

Witnesses :-

1. Shiba Prasad Khara,
Vill. Champura,
P.O. - Baidyabati
Dt. Hooghly,
Serampore.

শীতালী শীতালী দেবী মুন্ডা

Signature of the Vendor.

2. Pro Santa Kumar Barua
Serampore Court

Drafted by me :-

Rogent
Advocate.
Serampore Court.

Typed by :-

A. S. Rao.
Typist.

=====



5 MAY 2003



Volume No. 36
 Pages... 171 ... 180
 Serial No... 1374
 For the year 2003

15/04/03
 15/04/03

15/04/03

15/04/03

DATED THIS _____ DAY OF _____, 2003.

B E T W E E N

SMT. GITA DEVI MUNKA

.... Vendor

A N D

M/S. SRI BALAJI LOGS PRODUCT

(P) Ltd.

..... Purchaser.

DEED OF CONVEYANCE

SRI ARUN KUMAR AGARWALA
Advocate.

11, Bose para Lane, Mahesh,
Serampore, Dist. Hooghly.

Phone : 2662-1425.