

P 116

Cham 1 1799/97 13 \$ 429



Rs. 250
66-64
15-20
331-87

Admissible under Regn. Rule-2
also u/s 5 14 of the WBLR Act 1880
Duty Stamped/Ex. Stamp
Duty/Ex. not duty
made in Stamp Act 1880 See
23-4 Fees Paid Rs.
Fee Rs. in C.F.R.

02CC 516006

A-4939/-
E 37
49461-

A. D. & L.
CHANDERNAGORE
HOOGHLY
14 JAN 2003
15 JAN 2003

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made 14th day of January, Two thousand three BETWEEN M/S SHREE RAM SAW MILL a Partnership firm represented by their partners 1. Sri Murlidhar Pandey, S/o, Jagadish Pandey. 2. Sri Omprakash Pandey, S/o, Sri Murlidhar Pandey. 3. Sri Sreeprakash Pandey, S/o, Sri Murlidhar Pandey all by caste Hindu, by profession business, residing at 67/10, Strand Road, P.S. Jorabagan, Kolkata - 700007, hereinafter called the VENDORS (which term shall unless excluded by or repugnant to the context be deemed to include their respective heirs, executors, administrators, legal representatives and assign) of the ONE PART. AND MESSERS SRI BALAJI LOGS PRODUCTS (P) LTD., a company registered under the

Contd..2.

SL NO 1586
 DATE 8/1/03 SERAMPUR TREASURY
 NAME OF PURCHASER Sri Balaji Lugs Products (P) Ltd.
 ADDRESS 67/22, SSB Road, Lt.
 P.S. KSKKale-7
 DIST. ...



Stamp Clerk
 SERAMPUR TREASURY

9-1-03
 Nos 5 (five) Sheets New Judicial
 Stamp Sl No 1586.

Presented for registration
 at 6-30 a.m. on the
 14th day of Jan 03
 at ... Nagar A.D.S. ...
 Office by Muslidhar
 Pandey one of the
 "recognition" ...

of total valued Rs 22,520/-
 (Rupees Twenty two thousand five hundred
 twenty) only



A.D. & L.
 SERAMPUR
 14 JAN 2003

- ① Muslidhar Pandey
 - 8/0 Jagadish Pandey
 - ② Om Prakash Pandey
 - ③ Shree Prakash Pandey
 - 53/0 Muslidhar Pandey
- at 67/10, Stand Road
 P.S. - Torabagan
 P.S. Kolkata - 700007
 Dist. - Hooghly by east. ...
 Profession Business

NET 9
 20

Muslidhar Pandey

NET 9
 21

Om Prakash Pandey

NET 9
 22

Shree Prakash Pandey

Subhanshi Das Gupta.
 S/O. Tusharkanti Das Gupta.
 87/B, Cossipore Road,
 Block - F, No. 22,
 Kolkata - 700002.
 P.S. Cossipore.
 Service.

Subhanshi Das Gupta
 Tusharkanti Das Gupta
 87/B, Cossipore Road
 Block - F No 22
 Kolkata - 700002 P.S. Cossipore
 Dist. - Hooghly by east. ...
 Profession Service

A.D. & L.
 SERAMPUR
 HOOGHLY
 14 JAN 2003



Market Value assessed U/S 41 & 42
of Indian Stamp Act Rs. 7575.75
(i) Market value set forth Rs. 45000/-
(ii) Stamp duty Payable Rs. 37888/-
(iii) Stamp duty Paid Rs. 22520/-
(iv) Deficit of Stamp duty to be paid Rs. 15368/-

15368/-
MBE-82-192832
by Bank Draft No. 13-2-03
and Draft Regn. No. of 13-2-03
Rs. 37888/- by M/s. Bank of India
No. 148/498 on 13/4/03
is retained with P. No. 4-40
to the.

13.2.03¹²¹

Indian companies Act, 1956 having its registered office at 67/22, Strand Road, P.S. Jorabagan, Kolkata - 700007, hereinafter called the PURCHASER (which term shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS the property measuring more or less 7 sataks sali agricultural situated within R.S. Plot No. 6011 comprising to L.R. Plot No. 4736 under R.S. Khatian No.702 comprising to L.R. Khatian No. 403 Kri, was originally owned by Gour Ch. Das, S/o, Late Akshy Kr. Das and his name was published in the last finally published L.R. record as the recorded owner of the said property.

AND WHEREAS after the death of Gour Chandra Das his legal

SL. NO. 1586

DATE 8/1/03 SERAMPUR TREASURY

NAME OF PURCHASER

Sri Balaji Logs Products (P) Ltd.

ADDRESS 67/22, Strand Rd.

P.S.

DIST. Karkate-7



Stamp Clerk
SERAMPUR TREASURY



A. D. S. M.
CHANDERNAGORE
HOOGHLY

14 JAN 2003



[3]

heirsnamely Sambhunath Das, Basudeb Das, Ramu Das, Joydeb Das and widow Smt. Panchi Bala Dasi and Smt. Gita Rani Das became the absolute and sixteen annas owners of the property left by deceased Gour Chandra Das.

AND WHEREAS Sri Sambhunath Das, Basubdeb Das, Ramu Das, Joydeb Das all sons of late Gour Chandra Das, Smt. Panchi Bala Dasi widow of late Gour Chandra Das and Smt. Gita Rani Das wife of late Mohitosh Das executed a deed of sale in respect of the property as mentioned hereinbefore in favour of M/s. Global Resins and Chemical Ltd. on 31st day of March, 1995 and same was registered at the A.D.S.R.O. Chandannagar.

AND WHEREAS the property measuring more or less 12 satak

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Adm.
Sensore Car.*

SL NO 1588

DATE 8/1/03 SERAMPUR TREASURY

NAME OF PURCHASER

Sri Balaji Logo Products (P) Ltd.

ADDRESS 67/22, Strand Rd.

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DI-1 K. S. Kalyan

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STAMP CLERK

SERAMPUR TREASURY



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CHANDERNAGORE
HOOGHLY

14 JAN 2003



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situated within R.S. Plot No. 6011 comprising to L.R. Plot No. 4736 under R.S. Khatian No. 702 comprising to L.R. Kh. No. 690 Kri. J.L. No. 14 mouza Bighati, P.S. Bhadraswar Dist. Hooghly was originally owned by Panchibala Dasi wife of Gour Ch. Das and her name was published in the last finally published L.R. record as the recorded owner of the said property.

AND WHEREAS the said Panchibala Dasi wife of Gour Ch. Das executed a deed of sale in respect of the said property as mentioned hereinbefore in favour of M/s. Global Resins and Chemicals Ltd. on 31st day of March Nineteen Ninety five and same was registered at the office of the A.D.S.R.O. Chandannagar vide Deed No. 759 for the year 1995.

SL NO 1586
DATE 8/1/03 SERAMPUR TREASURY

NAME OF PURCHASER SRI Balaji Logo Products (P) Ltd.
ADDRESS 67/22, Strand Rd.

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SERAMPUR TREASURY



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14 JAN 2003



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AND WHEREAS the property measuring more or less 14 sataks situated within R.S. Plot No. 6011 comprising to L.R. Plot No. 4736 under R.S. Kh. No. 702 comprising to L.R. Kh. No. 693 Kri J.L. No. 14 Mouza Bighati, P.S. Bhadreswar Dist. Hooghly was originally owned by Sri Panchu Ch. Das son of Late Krishna Chandra Das his name was published in the last finally published L.R. record as the recorded owner of the said property.

AND WHEREAS the said Panchu Charan Das S/o, Late Krishna Chandra Das executed a deed of sale in respect of the said property as mentioned hereinbefore in favour of M/s. Global Resins and Chemical Ltd. 31st day of March Nineteen Ninety five and same was registered at the office of the A.D.S.R.O. Chandannagar, and entered into their book no.1 volume no. 14 pages 161 to 164 being No. 752 for the year 1995.

SL. NO. 1586

DATE 8/1/03 SERAMPUR TREASURY

NAME OF PURCHASER

Sn. Balaji Logs Products (P) Ltd.

ADDRESS 67/22, Strand Rd.

P.S.

DIST. Kottakote-7

m 9/1/03

STAMP CLERK

SERAMPUR TREASURY



14 JAN 2003

AND WHEREAS the property measuring more or less 24 Sataks situated within R.S. Plot No. 6011/6098, comprising to L.R. Plot No. 4746 under R.S. Kh. No. 702 comprising to L.R. plot No. 1181, Kri J.L. No.14, Mouza Bighati, P.S. Bhadreswar, dist Hooghly was originally owned by Rabindra Nath Das son of late Banku Behari Das and his name was published in the last finally published L.R. record as the recorded owner of the said property.

AND WHEREAS said Rabindra Nath Das son of late Banku Behari Das executed a deed of sale in respect of the property as mentioned hereinbefore in favour of **M/s. Global Resins and Chemical Ltd.** 31st day of March Nineteen Ninety five and same was registered at the office of the A.D.S.R.O. Chandannagar, and entered into their book no.1 volume no. 14 pages 169 to 174 being No. 754 for the year 1995.

AND WHEREAS thus M/s. Global Resins and Chemical Ltd. became the absolute and sixteen annas owner of the said property as mentioned hereinbefore and fully described in the schedule below free from all encumbrances charges, liens whatsoever and enjoying and possessing the said property by way of cultivation thereon and paying taxes to the appropriate authority.

AND WHEREAS M/s Global Resins and Chemicals Ltd. executed a Deed of sale in favour of **M/s Shree Ram Shaw Mill** for the property inter alia thereon and same was registered at the Office of the A.D.S.R.O. Chandannagore on 14th day of Sept.1997 and entered into their Book No. 1 Vol 41 Pages 95 to 108 Deed No. 1799 for the year 1997.

AND WHEREAS M/s. Shree Ram Saw Mill, the present vendors stands guarantor in favour of M/s. Sri Balaji Logs Products (P) Ltd. the Purchaser, to various credit facilities to the Bank and mortgage the property to the Bank and shall the continue the mortgage charge till the clearance of all liabilities by the purchaser.

AND WHEREAS the vendors for the reason stated above

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Sri Ram Saw Mill*



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14 JAN 2003

decided to sale to said property as mentioned here inbelow to the purchaser and the purchaser has agreed to purchase the said property fully described in the schedule below free from all encumbrances at or for a price of Rs. 4,50,000.00 (Rupees Four Lakh fifty thousand only).

NOW THIS INDENTURE WITNESSETH that in persueance of the verbal agreement and consideration of the sum of Rs. 4,50,000.00 (Rupees four lakhs fifty thousand) only of lawful money of the Union of India well and truly paid to the Vendors as per memo below by the Purchaser on or before the execution of these presents (the receipt whereof the vendors doth hereby as well as by the receipt hereunder admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharghe the Purchaser as well as the said land hereditament in mouza Bighati, in the district of Hooghly morefully and clearly written and described in the schedule hereunder and intended to be hereby sold and conveyed) the Vendor doth hereby grant, convey, transfer, sell, assign, alienate, alien and assure unto the Purchaser. ALL THAT the said land hereditament and premises in mouza Bighati, P.S. Bhadreswar, in the district of Hooghly, morefully and clearly written and shown and delineated within border RED on the map or plan annexed hereto OR HOWSOEVER OTHERWISE the said land hereditament and premises or any part thereof now is are or heretofore was or were situated butted and bounded called, known, numbered, described or distinguished TOGETHER WITH all structures, fisxtures, fitting and the boundary, courtyard, drains, common drains, sewers, compounds, ditches, ways, paths, passage, common passage, fences, common fences and hedges, waters, common waters cources, grounds, tanks, trees, fruits, usufructs and soils thereof privileges, easements and appurtenances belonging to or appartenant thereof and the reversion or reversions, reminder or reminders, rents, issues and profits and every part thereof TOGETHER WITH the benefits of any and all covenants and indemnifies heretofore executed in respect of and favour of or in any amnner relating to the said conveyed property AND ALSO



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A. D. L. R.
CHANDERNAGORE
HOOGHLY

14 JAN 2003

TOGETHER WITH all rights, advantages, benefits, privileges, premises hereby conveyed or intended or expressed so to be AND ALL THE ESTATE RIGHT TITLE INTEREST CLAIMS AND WHATSOEVER of the vendors unto or upon the said land hereditament and premises or any part thereof TOGETHER WITH all deeds, pattas and muniments of title exclusively relating to or concerning the said land hereditament and premises or / any part thereof which now or hereafter shall may or may be in the possession of the vendors or any other persons from who it he / she or they may procure the same without any action or suit and all the benefits or any covenant for production or documents contained in any documents TO HAVE AND TO HOLD the said land hereditament and premises granted or expressed or intended so to be unto and the use of the purchaser absolutely for ever and free from all encumbrances AND the vendors doth hereby covenant with the purchaser that notwithstanding any Deed or things by the vendors or any of its predecessors and ancestors in title done, executed or knowingly suffered to the contrary the vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditament and premises hereby granted or expressed or intended so to be unto and to the use of the purchaser absolutely forever free from all encumbrances and every part thereof for a perfect and indefeasible estate equivalent thereto without any manner or condition uses, trust or other things whatsoever to alter, defeat encumber or make void and same AND that notwithstanding any such act, deed or things whatsoever as aforesaid the vendors hath now in itself, good right, full power, absolute authority to grant, convey, sell, transfer the said land hereditament and premises hereby granted or expressed so to be unto and to the use of the purchaser in manner aforesaid AND that the purchaser each of its successors, administrators, representatives and assigns shall and may at all times hereafter peaceably or equitably possess and enjoy the said land hereditament and premises and receive the rents, issues and profits and interest thereof without any lawful eviction, interruption, alien or

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CHANDERNAGORE
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14 JAN 2003

demand whatsoever from or by the Vendors or any person lawfully or equitably claiming from under or in trust for its AND free and clear and freely and clearly and absolutely acquite, exonerated, discharged by the vendors and well and effectively saved, kept, harmless or estate, right title and interest, liens, charges and encumbrances whatsoever created done, suffered occasioned or made by the Vendors or its predecessors and ancestors in title or any person or persons, lawfully or equitably claiming from under or in trust from them AND FURTHER the vendors and all person or persons having lawfully or equitably claiming any estate or interest in the said land hereditament and premises or any of them or any part thereof from under or in trust for the vendors its predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and executes or cause to be done or executed all such acts, and things, whatsoever for further better and more perfectly assuring the said land hereditament and premises and every part thereof unto and to be use of the purchaser in manne aforesaid as shall or may be reasonable required.

SCHEDULE OF THE PROPERTY ABOVE REFERED TO

ALL THAT piece and parcel of Sali Agricultural land measuring more or less 26 Satak situated within R.S. plot No. 6011, comprising to L.R. plot no. 4736 and the property measuring more or less 17 Sataks situated within R.S. plot no. 6011/6098, comprising to L.R. plot no. 4746, both are under L.R. Khatian No. 1108/1, J.L. No. 14, mouza Bighati, P.S. Bhadreswar, Dist - Hooghly along with private road measuring more or less 7 satak total an area of 50 satak and Rs. 8/- payable to the collector Hooghly through B.L. & L.R.O. Chandannagar as its present rent. The said property to butted and bounded with 'Red' border in the plan Annexed hereto and the purchaser had every liberty for free ingress and egress over the private passage as shown in the map and also has liberty for gas connection, sewerage connection, water connection and other similar connection over and or under the private passage. The said property



A. D. E. L.
RECEIVED
JAN 14 2003

situated outside 75 Mts. from the Mid of National Highway (Delhi Road)
as notified by the Government of West Bengal.

IN WITNESS WHEREOF the Vendors hereunto set and
subscribed their hands and seals on the day, month and year first above
written.

SIGNED SEALED & DELIVERED

Memo of consideration.

Received Rs. 4,50,000.00

(Four Lakh fifty thousand from the above name purchaser by :

In presence of :

Witnesses :-

1) Soumesh Roy
Mamjwree Housing Comp. (A-2/1)
Dindrapur, P.O. Hridaypur
P.S. - Barasat, 24 Pgs. (N)

2) Subhaind Dangupta
87B, Cossipore Road
Kolkata - 2.

1)

2)

3)

Signature of the Vendors

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Hogkesh
Adh
Sriepur Court



A. D. L. L.
GRANTERHAGORD
WEDNESDAY

14 JAN 2003



A. D. L. L.
GRANTERHAGORD
WEDNESDAY

19/2/03

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