

02174

IL 6620 (631)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

admissible under Rule 21 & sec
4/s 5 (1) of W. B. L. R. Act. 1908
duly Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No. _____
Taxes Paid. 23

5000
M47000
M 11285
63285

47000/- + 11280/-
has been realised on 19.2.08
as per Banker's Cheque 1695992
Bank Draft No. 695993
Date 4/2/08

Magistrate a/s I (N)
North 24-Parganas
(L.A. & L.S.)

04 FEB 2008

DEED OF CONVEYANCE

Sale 23

THIS INDENTURE made on this 4TH Day of February, Two Thousand and Eight

BETWEEN

KANAN KUMAR BISWAS son of LATE AKSHAY KUMAR BISWAS residing at
Vill - KESHTOPUR, RABINDRAPALLY, P.O. - PRAFULLAKANAN, P.S. -
RAJARHAT, DIST. 24 - PARAGANAS (NORTH) by faith Hindu, by occupation
Cultivator hereinafter called the 'VENDOR' (which expression shall unless excluded
by or repugnant to the subject or context be deemed to mean and include his heirs,
representative, executors, administrators and assigns) of the **ONE PART**.

12.65.500/-
13915
27
+ 28
no 4
13954 8

A 13915/-
E 7
H 28
m(6) 4
13954/-

Contd...2

VIC 10-00 339
2014 2/2/08
90 2/08
26/07

ok/ol

4/12/10
31/1/2008

S. Padder
Advocate



Karan Kumar Biswas

4th Floor, Fish Market

Office at Baranagar, Karan Kumar Biswas

Shri Atishay Kumar Biswas

North 24 Parganas
District - North 24 Parganas
by e-mail: Karan Kumar Biswas



756

04 FEB 2008

Debasis Biswas

Shri Padas Biswas
North 24 Parganas

Debasis Biswas

Krisnapada Biswas

Baranagar, Patharghata

Kol - 135

04 FEB 2008

AND

BLUE ORCHID PROJECTS PRIVATE LIMITED being a Company incorporated under the Companies Act, 1956 and having its registered office situated at FLAT N/5, CLUSTER VIII, PURBACHAL HOUSING ESTATE, SALT LAKE, KOLKATA-700097 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS one KANAN KUMAR BISWAS, the vendor herein, is the recorded owner of agricultural land measuring 14.50 Satak out of 29 Satak in R.S.DAG NO. 906, 3.33 Satak out of 30 Satak in R.S.DAG NO. 944, 0.72 Satak out of 13 Satak in R.S.DAG NO. 984 & 2.33 Satak out of 28 Satak in R.S.DAG NO. 1039 i.e. in total 20.88 Satak under L.R. KHATIAN NO.136 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S., North 24- paraganas.

AND WHEREAS KANAN KUMAR BISWAS, the vendor herein, is the absolute owner of the said land and enjoy a good and marketable title on the said land which he proposes to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 20.88 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs.12, 65,500 /- (Rupees : TWELVE LAKHS SIXTY FIVE THOUSAND FIVE HUNDRED ONLY) and on the terms and conditions hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs.12, 65,500 /- (Rupees : TWELVE LAKHS SIXTY FIVE THOUSAND FIVE HUNDRED ONLY) paid by the purchaser to the vendors before the execution of this present (the receipt of which the vendor doth hereby acknowledge) the vendor doth hereby grant convey and transfer unto the purchaser all that piece or parcel of the said plot of agricultural land more fully described in Schedule I with all sewers, drains, common fences, rights, liberties, privileges, easements and appurtenances whatsoever to the land hereditaments belonging or in anywise or usually held or enjoyed herewith or reputed to belong or to be appurtenant thereto AND ALL THAT ESTATE right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH All deeds pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit TO HAVE AND TO HOLD the said land hereditaments and premises hereby granted or expressed on to be unto and to the use of the purchaser absolutely and forever but subject to the payment of the said fixed annual rent and the vendor doth hereby covenant the purchaser that notwithstanding any act deed or things by the vendor does 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 expressed to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner of condition use trust or otherwise whatsoever or after defeat encumber or make void the same and subject only to the payment of the said fixed annual rent and NOTWITHSTANDING any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power to grant the said land hereditaments and premises hereby granted or expressed to be unto and to the use of the purchaser in manner aforesaid and the purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said land hereditaments and premises and received the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person lawfully or equitably claiming from under or in trust for it and that free and clear freely and clearly and

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Registrar of Companies
North 24 Parganas
U. R. S. S.
04 FEB 2008

absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it AND FURTHER that the vendor and all person or persons lawfully or equitably claiming any estate part thereof from under or in trust for the vendor shall and will from time to time and at all times hereafter at the request and costs of the purchaser do and execute or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said land hereditaments and premises and every part thereof unto and to use of the purchaser in manner aforesaid as shall or may be reasonably required.

The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area 14.50 Satak in R.S.DAG NO. 906, 3.33 Satak in R.S.DAG NO. 944, 0.72 Satak in R.S.DAG NO. 984 & 2.33 Satak in R.S.DAG NO. 1039 i.e. in total **20.88 Satak** under L.R. KHATIAN NO.136 under Patharghata panchayat within the limit of Rajarhat Police Station, Additional Sub Registration Office Bidhan Nagar and according to the settlement records of rights finally published the plot is comprised at paraganas Kalikata Mouza – GENRAGARI, J. L. No.37, TOUZI NO. 10 in the district of 24 – Paraganas (north).

The Plot of land is bounded as under :-

- R.S.DAG NO. 906
- ON THE NORTH : R.S.DAG NO. 907
- ON THE SOUTH : R.S.DAG NO. 905
- ON THE EAST : R.S.DAG NO. 917
- ON THE WEST : R.S.DAG NO. 904
- R.S.DAG NO. 944
- ON THE NORTH : R.S.DAG NO. 935 & 939
- ON THE SOUTH : R.S.DAG NO. 943
- ON THE EAST : PATHARGHATA MOUZA
- ON THE WEST : R.S.DAG NO. 942
- R.S.DAG NO. 984
- ON THE NORTH : R.S.DAG NO. 985 & 1042
- ON THE SOUTH : R.S.DAG NO. 983
- ON THE EAST : R.S.DAG NO. 1043
- ON THE WEST : R.S.DAG NO. 986

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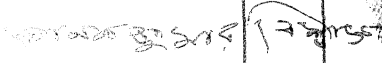

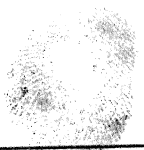


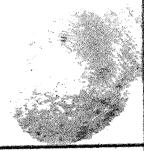
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Signature (mirrored)
North 24-Parganas
C. R. R. - 23
04 FEB 2008

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UNDER RULE 44A OF THE I.R. ACT 1908 N.B - L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

		LITTLE	RING	MIDDLE	FORE	THUMB
						
		THUMB	FORE	MIDDLE	RING	LITTLE
						
		LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
		LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
		LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE

R.S.DAG NO. 1039

ON THE NORTH : R.S.DAG NO. 990 & 1028
ON THE SOUTH : R.S.DAG NO. 985 & 1040
ON THE EAST : R.S.DAG NO. 1041 & 1042
ON THE WEST : R.S.DAG NO 989

MEMO OF CONSIDERATION

Paid by **BLUE ORCHID PROJECTS PRIVATE LIMITED.**, by cheque no.224024 & 224025 dated 4.02.2008 drawn on ABN AMRO BANK each amounting to Rs.6,32,750 /- (Rupees : SIX LAKHS THIRTY TWO THOUSAND SEVEN HUNDRED FIFTY ONLY) i.e. in total **Rs.12, 65,500 /-** (Rupees : **TWELVE LAKHS SIXTY FIVE THOUSAND FIVE HUNDRED ONLY**)

WITNESSES :

1. *Debasis Biswas*
Garagori

2. *Dibakar Biswas*
Krishnapur

Debasis Biswas
Garagori

SIGNATURE OF THE VENDOR

IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES :

1. *Debasis Biswas*
Garagori

2. *Dibakar Biswas*
Krishnapur

Debasis Biswas
Garagori

SIGNATURE OF THE VENDOR

S. Poddar



[Handwritten signature]

Registrar s/s Y (A)
North 24-Parganas
C.B. & R. S.

04 FEB 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 3360 to 3366
being No 06620 for the year 2009.



DR

(Dinabandhu Roy) 05-April-2010
DISTRICT-SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal