02174 R 6620 (631)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

5000
M 47000
BD 11285
63285

47000/- + 11280/-

Stamp Duty Fee has been realised as per Banker's Cheque / Bank Draft No. 695992 695993 Bank 4/2/08

19.2.08

Chargeable under Rule 21 & sec. u/s 5 (1) of W. B. L. R. Act. 1955 duly Stamp under the Indian Stamp Act 1899 Subsequently ammended Schedule I.A. No. Fees Paid. 23

Registrar u/s 7 (2) North 24-Parganas (L.R. & R.-54)

04 FEB 2008

19.2.08

Sale 23

12.65.510/-
+ 13915
E 7
H 28
m 4
13954

DEED OF CONVEYANCE

12 NOV 2009

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**.

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

Contd...2

VIC M 00339
Zone A 4/2/08

64940
31/1/2008

S. Padder
Advocate

Kanan Kri. Biswas

Signature for Registration on ..... A.R./P.R.
on the 4th day of Feb. 2008
At the Sadar Registrar's
Office at Barasat by Kanan Kri. Biswas
one of the Executant / Claimant

S/o Late Krishna Pada Biswas
P.S. Lathighata P.O. Bagnan
District — North 24-Parganas
Caste — Hindu / Muslim / Christian

Registrar u/s 19
North 24-Parganas
(R.A.R.A. I)

756

04 FEB 2008

Debasis Biswas

S/o Sri Pada Biswas
P.S. Lathighata P.O. Bagnan
District — North 24-Parganas
Caste — Hindu / Muslim / Christian

135

Debasis Biswas
S/o Krishnapada Biswas
Lathighata
Kol — 135

Registrar u/s 19
North 24-Parganas
(R.A.R.A. I)

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, SALTLAKE, 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 possesses 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

Registrar of Y
North 24-Parganas
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

Registrar u/s 7 (A)
North 24-Parganas
(D. S. R. - III)
04 FEB 2008

UNDER RULE 44A OF THE I.R. ACT 1908 N.B - L.H. BOX - SMALL TO THUM 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 &1038

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 HUNDREDONLY)**

WITNESSES :

1. Debasis Biswas
Garagori

2. Dibakar Biswas
Krishna Pur

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

SIGNATURE OF THE VENDOR

S. podder

Drafted by: **SASWATI PODDAR, Adv.**
WB/236/01

Seal of Office of the District Registrar
Barrackpore, North 24 Parganas

Registrar u/s I (A)
North 24-Parganas
(B. A. R. - I)

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.

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