

1899

F-6630

6630



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

3871

5000  
49835

admissible under Rule 11 & rule  
4/s 5 (1) of W.E.L.R. Act 1980  
fully stamp under the Indian  
Stamp Act 1899 Subsequently  
amended Schedule LA. No. 23  
Stamp Paid

A 10956  
E 7  
H 28  
MB 9  
10995

North 24-Parganas  
G.D. & S.D.

12 FEB 2008

12 FEB 2009

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 12 Day of February, Two Thousand and Eight

BETWEEN

MANGLA DASI MONDAL wife of MONMOTHO MONDAL residing at Vill - JAULGACHI, P.O. - GOBINDOPUR, P.S. - BHANGORE, DIST. 24 - PARAGANAS (SOUTH) by faith Hindu, by occupation Housewife 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.

Contd...2

5000  
996500

10956  
28

44835/-  
13.2.08  
285027  
13.2.08

NOTARY PUBLIC  
13.2.08

2080

2001

712/2001

Saswati Poddar

Barakat

70012001

7-30P

81212001

202001

7-30P



12th day of Feb 2008

of the Sudar Registrar

at Barakat By Munirul Haque

of the Registrar / Chaitanya

Munirul Haque

Tajul Haque

Bhargava

North 24 Parganas

Hindu / Muslim / Christian

Signature

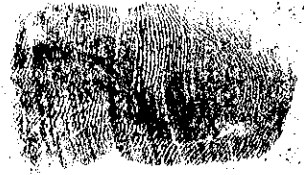
Signature

North 24 Parganas

10. E. N. 23

946

112 FEB 2008



Signature

Signature

(Signature)

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

North 24 Parganas

Hindu / Muslim / Christian

North 24 Parganas

10. E. N. 23

12 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, SALLAKE, 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 MONMOTHO HATI, had been the recorded owner of agricultural land measuring 10 Satak out of 10 Satak in R.S.DAG NO. 721, 58 Satak out of 58 Satak in R.S.DAG NO. 932, 04 Satak out of 04 Satak in R.S.DAG NO. 950, 12 Satak out of 24 Satak in R.S.DAG NO. 1010 & 10 Satak out of 10 Satak in R.S.DAG NO. 1079 i.e. in total 94 Satak under L.R. KHATIAN NO.495 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S., North 24- paraganas.

AND WHEREAS MONMOTHO HATI died leaving behind his four sons namely HARAN CHANDRA HATI, PARAN CHANDRA HATI, BADAL CHANDRA HATI, KARTIK CHANDRA HATI & two daughters namely MANGALA DASI MONDAL & PADMA RANI NASKAR and accordingly all of them became the owners of the said lands by way of inheritance and are well entitled to transfer the same to anyone in anyway. And Accordingly MANGALA DASI MONDAL, the vendor herein, became the owner of 1/6<sup>th</sup> share i.e. 15.66 Satak of the said property of her father MONMOTHO HATI and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS MANGALA DASI MONDAL, 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 15.66 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs.,9,96,500 /- (Rupees : NINE LAKHS NINTY SIX 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.,9,96,500 /- (Rupees : NINE LAKHS NINTY SIX 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



Registry a/s 7  
Bolta 24-Pargana  
L. A. L. L.

12 FEB 2008

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 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.

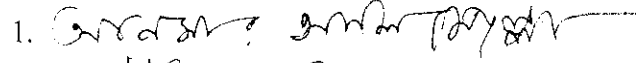
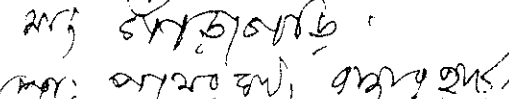
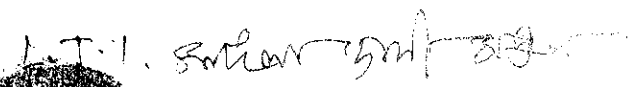



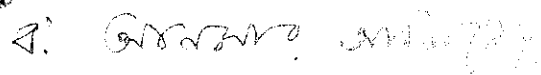
### SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area 1.67 Satak in R.S.DAG NO. 721, 9.66 Satak in R.S.DAG NO. 932, 0.67 Satak in R.S.DAG NO. 950, 02 Satak in R.S.DAG NO. 1010 & 1.66 Satak in R.S.DAG NO. 1079 i.e. in total **15.66 Satak** under L.R. KHATIAN NO.495 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 ).

### MEMO OF CONSIDERATION

Paid by **BLUE ORCHID PROJECTS PRIVATE LIMITED.**, by cheque no. 224032 dated 12.02.2008 drawn on ABN AMRO BANK amounting to **Rs.,9,96,500 /- (Rupees : NINE LAKHS NINTY SIX THOUSAND FIVE HUNDRED ONLY)**

WITNESSES :

1.   
  
  
 2.   
  
  


SIGNATURE OF THE VENDOR

সংস্কৃতিক উন্নয়ন প্রকল্পের অধীনে  
সংস্কৃতিক উন্নয়ন প্রকল্পের অধীনে  
কর্মসূচী

সি.ই.ই.ই.



*(Handwritten signature)*

সি.ই.ই.ই.  
North 24-Parganas  
উপায়ুক্ত

12 FEB 2008

DISTRICT NORTH 24 PARGANAS  
OFFICE OF THE

Photo of the presentant should be pasted  
in the front page of the document



L.T. 1  
স্বাক্ষরিত করিয়া

(1)  
Name : ..... Status - Presentant

শ্রী সত্যজিৎ চন্দ্র মজুমদার

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said parson.

L.T. 1 স্বাক্ষরিত করিয়া  
শ্রী সত্যজিৎ চন্দ্র মজুমদার  
SIGNATURE of the Presentant

(2)  
Name : .....  
Status : Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed  
person and attested by the said person.

.....  
SIGNATURE of the Presentant/Executant/  
Claimant/Attorney/Principal/Guardian/Testator  
(Tick the appropriate status)




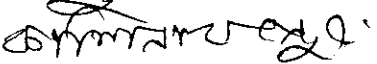


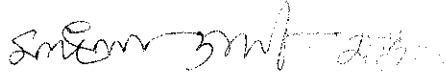




IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

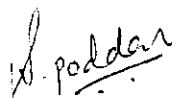
This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES :

1.   
SM: 
2.   


L.T-1   
 2! 

\_\_\_\_\_  
SIGNATURE OF THE VENDOR



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



Signature of S. Y. (S)  
North 24 Parganas  
I. A. R. S.

12 FEB 2008

Handwritten text, possibly a title or header, including the word "Lecture".

Main body of handwritten text, appearing to be a list or series of notes.

Handwritten text at the bottom left of the page.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 3463 to 3469  
being No 06630 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