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পশ্চিমবঙ্গ পশ্চিম बंगाल WEST BENGAL

16108

admissible under Rule 21 & am.
w/s of the Indian Stamp Act 1958
fully stamp under the Indian
Stamp Act 1899. Subsequently
amended Schedule I.A. No.
Stamp Paid. 23

[Handwritten signature]

Registered at 10
Barh 24-Parganas

12 NOV 2009 19 MAR 2008

DEED OF CONVEYANCE

THIS INDENTURE made on this 19th Day of March, Two Thousand and Eight

BETWEEN

1. KANAN BALA MONDAL wife of LATE NISHIKANTA MONDAL, 2. SANDHYA MONDAL wife of PARIMAL MONDAL all residing at Vill - GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH), 3. SAVITRI MONDAL wife of LATE MAHADEV MONDAL residing at Vill - JAYNAGAR, P.O. - POLERHAT, P.S. - KASHIPUR, DIST. 24 - PARAGANAS (SOUTH), 4. ASTABALA MONDAL wife of KARTIK BAIDYA residing at Vill - KULBERIA, P.O. - BEONTA, P.S. - KLC, DIST. 24 - PARAGANAS (SOUTH) all by faith Hindu, by occupation Cultivators & Housewives hereinafter called the 'VENDORS' (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.

Stamp duty of ₹ 26160/-
has been realized on 12.6.08 Contd...2
as per Banker's Cheque
Bank Draft No. 601346
Date 12/6/08 *[Signature]*

12-6-08

5000
26160
31160

A-6842/-
E 7
H 28
M 4
6881/-

Sale
23

623000/-

6842
E 7
H 28
M 4
6881

1101

21-219
110

A N D

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 NISHIKANTA MONDAL son of LATE UMESH MONDAL, had been the recorded owner of agricultural land measuring 20 Satak out of 20 Satak in R.S. & L.R.DAG NO. 671 under R.S. KHATIAN NO.146 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S., North 24- paraganas.

AND WHEREAS NISHIKANTA MONDAL died leaving behind his wife KANANBALA MONDAL, three sons namely KANUPADA MONDAL, BHANUPADA MONDAL, BABLU MONDAL & three daughters namely SANDHYA MONDAL, SAVITRI MONDAL, ASTABALA BAIDYA and accordingly all of them became the owners of the said lands by way of inheritance and are now well entitled to transfer the same to anyone in anyway. And Accordingly KANANBALA MONDAL, SANDHYA MONDAL, SAVITRI MONDAL & ASTABALA BAIDYA, the vendors herein, became the owners 11.42 Satak in R.S.& L.R.DAG NO. 671 by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS at the time of recent L.R. Settlement KANANBALA MONDAL, KANUPADA MONDAL, BHANUPADA MONDAL, BABLU MONDAL mutated their names at the office of the B.L. & L.R.O. under L.R. KHATIAN NOS. 137, 140, 430 & 469 though the daughters are also the owners of their ancestral property under the Hindu Succession Act, 1956.

AND WHEREAS KANANBALA MONDAL & 3 OTHERS, the vendors herein, are the absolute owners & occupiers of the said land and enjoy a good and marketable title on the said land which they propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 11.42 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs.6,23,000/- (Rupees : SIX LAKHS TWENTY THREE THOUSANDS 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.6,23,000/- (Rupees : SIX LAKHS TWENTY THREE THOUSANDS 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



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ଅଧ୍ୟକ୍ଷଙ୍କ ଦ୍ଵାରା
ପଠାଯାଇଥିବା

1721

କର୍ମଚାରୀଙ୍କ ସଂଖ୍ୟା - ୧୫୫
ମାସିକ ଖର୍ଚ୍ଚ - ୨୭୫୦୦/-
ମାସିକ ଖର୍ଚ୍ଚ - ୨୭୫୦୦/-



Registrar of Companies
Cuttack - Pargana

19 MAR 2008

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 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 **11.42 Satak** in R.S.DAG NO. 671 under R.S. KHATIAN NO.146 , L.R. KHATIAN NO.137, 140, 430 & 469 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. & L.R. DAG NO. 671

ON THE NORTH : R.S.DAG NO.669
ON THE SOUTH : R.S.DAG NO.1005
ON THE EAST : R.S.DAG NO. 672 & 673
ON THE WEST : R.S.DAG NO. 908 & 909

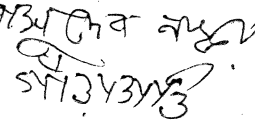
MEMO OF CONSIDERATION




Paid by **BLUE ORCHID PROJECTS PRIVATE LIMITED.**, by different cheques dated 27.02.2008 each amounting Rs.1,55,750/- (Rupees : ONE LAKH FIFTY FIVE THOUSAND SEVEN HUNDRED AND FIFTY ONLY) i.e. in total Rs.6,23,000 /- (Rupees : SIX LAKHS TWENTY THREE THOUSANDS ONLY)

NAME OF VENDORS	DATE	CHE. NO.	BANK	AMOUNT (RS.)
KANANBALA MONDAL	19/03/2008	257103	ABN AMRO	1,55,750/
SANDHYA MONDAL	19/03/2008	257104	ABN AMRO	1,55,750/
SAVITRI MONDAL	19/03/2008	257105	ABN AMRO	1,55,750/
ASTABALA BAIDYA	19/03/2008	257106	ABN AMRO	1,55,750/

TOTAL- Rs.6,23,000 /-

WITNESSES :

1. Sri Nironjoy Haldar
Vid. Kanthalberda
2. 

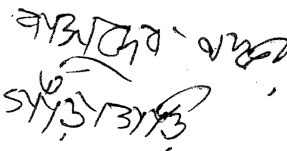







SIGNATURE OF THE VENDORS

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.

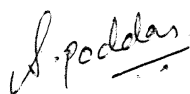
This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

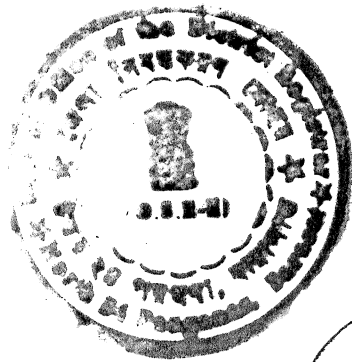
WITNESSES :

1. Sri Nironjoy Haldar
2. 

SIGNATURE OF THE VENDORS





[Handwritten signature]

Magistrate w/s I
North 24-Parganas
L. B. B. - 24

19 MAR 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 3374 to 3381
being No 06622 for the year 2009.



mr

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