भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

0 8 JUN 2007

DEED OF CONVEYANCE

THIS INDENTURE made on this 18th day of October, Two Thousand and Six

BETWEEN

KALOMANI MONDAL wife of ANIL MONDAL residing at Vill & P.O. PATHARGHATA, P.S. – RAJARHAT, DIST. 24 -- PARAGANAS (NORTH) 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

3648 26/9/06

S. L. C. P. LTD.

Khaldandy

1000

8000

আমার নিকট 5000 মূল্যের

এক কেতায় বা পাকিয়ার ৩৫ নিম্ন

কে প্রদান করিলাম।

3648-3652

Rs 5000

Kalomani Mandal

W/O Rasul Mandal

Pathghara

P.S. Rajarhat

District

Presented for Registration at A.E./P.R.

on the 18th October 06

Under Registration

Office at Barasat by Kalomani Mandal

of the Executant / Claimants

3327

4-Parganas

18-10-06

6 JUN 2007

Angana Mandal

W/O Madhab Mandal

Raghunath Pur

Rajarhat

6 JUN 2007

18-42

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 774656

AND

SHIMMER LAND COMMERCIAL PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at VILL.& P.O – KHALISADY, P.S. – HAROA, DIST. – 24 – PARAGANAS (NORTH) 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 NANI BALA NASKAR wife of LATE AKHIL NASAKR alias AMIYA NASKAR had been the recorded owner of agricultural land measuring an area of 08 Satak out of 08 Satak in R.S.DAG NO. 430, 04 Satak out of 115 Satak in R.S.DAG NO. 680, 40 Satak out of 40 Satak in R.S.DAG NO. 815 & 43 Satak out of 43 Satak in R.S.DAG NO. 1163 under KRI. Khatian No. 334 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS NANIBALA NASKAR died leaving behind his four sons namely DULAL NASKAR, SHYAM NASKAR, NIRAPADA NASKAR, ROBIN NASKAR & three daughters namely NIRMALA NASKAR, KALOMONI MONDAL, BHILA NASKAR alias MONDAL 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 KALOMANI MONDAL, one of the vendor herein, became the owner of 13.57 Satak of land in different dag nos. as mentioned hereunder in the schedule.

AND WHEREAS NIRMALA NASKAR & OTHER, the vendors herein, are the absolute owners of the said lands and enjoys a good and marketable title on the said land which they propose to transfer onto the purchaser herein for good and valuable consideration.

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S.L.C. P. Ltd.
Kholisady
P.S. Hanoara

1000

Registrar
North 24-Parganas
18-10-06

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 774657

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 13.57 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 1,60,000/- (Rupees ONE LAKH SIXTY 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. 1,60,000/- (Rupees ONE LAKH SIXTY THOUSANDS ONLY) paid by the purchaser to the vendor 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

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S.L.C.P. (Td)

Khalisadi

P.S. Haroa

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Registrar 6/9/06

North 24-Parganas

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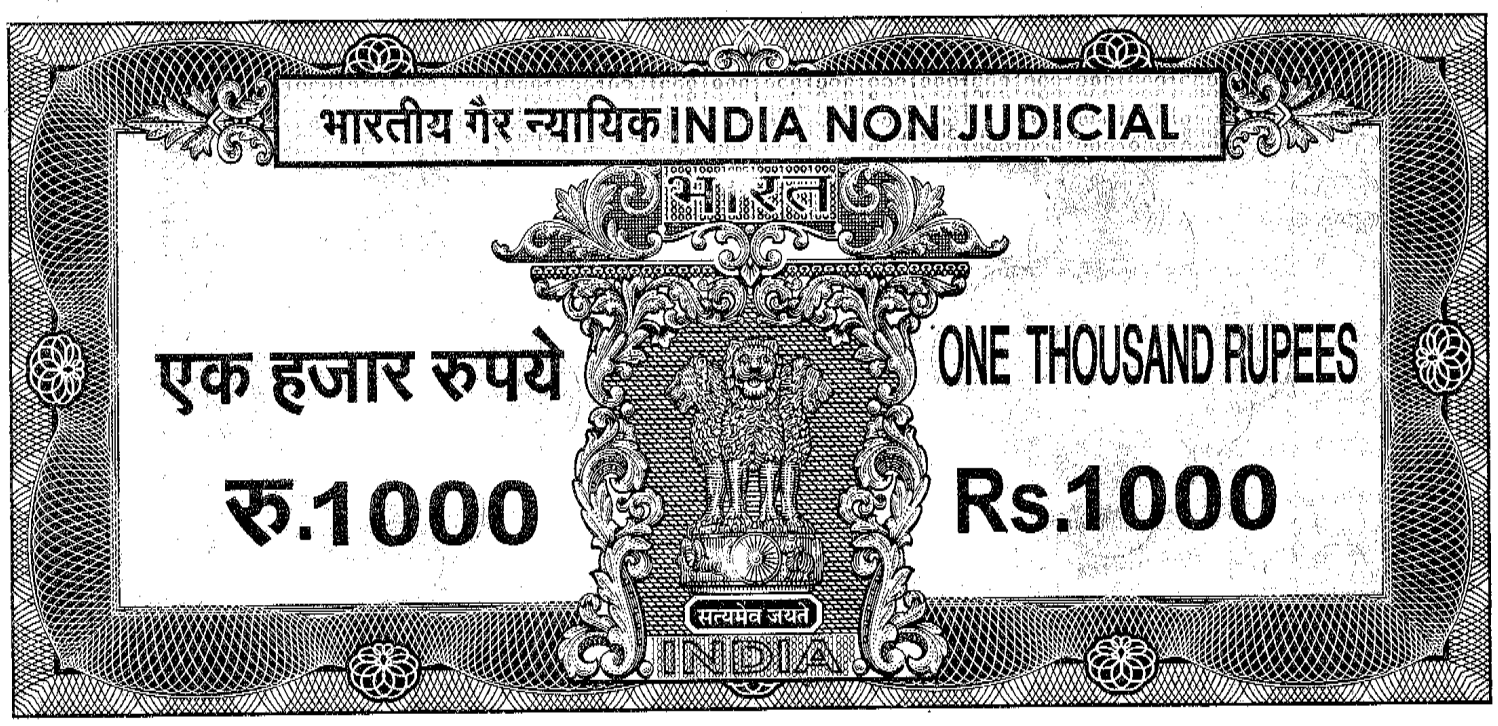
18-10-06



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 774658

payment of the said fixed annual rent and NOTWITHSTABNDING 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 of 01.14 Satak in R.S.DAG NO. 430, 00.58 Satak in R.S.DAG NO. 680, 05.71 Satak in R.S.DAG NO. 815 & 06.14 Satak in R.S.DAG NO. 1163 **i.e. 13.57 Satak in total** under Kri. Khatian No. – 334 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 paragana Kalikata Mouza – GENRAGARI, J. L. No. 37, TOUZI NO. 10 in the district of 24 – Paraganas (north).

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S. L. C. P. (Td.

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Registrar u/s 7 (2)
North 24-Pa[illegible]
& Ph. S. R. - [illegible]
18-10-06

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

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পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

774659

The Plot of lands are bounded as under : -

R.S.DAG NO. 430

ON THE NORTH	:	R.S.DAG NO. 29
ON THE SOUTH	:	R.S.DAG NO. 426
ON THE EAST	:	PART OF R.S.DAG NO. 430
ON THE WEST	:	PART OF R.S.DAG NO. 430

R.S.DAG NO. 680

ON THE NORTH	:	R.S.DAG NO. 682
ON THE SOUTH	:	R.S.DAG NO. 676 & 677
ON THE EAST	:	PART OF R.S.DAG NO. 680
ON THE WEST	:	PART OF R.S.DAG NO. 680

R.S.DAG NO. 815

ON THE NORTH	:	R.S.DAG NO. 819 & 818
ON THE SOUTH	:	R.S.DAG NO. 814
ON THE EAST	:	PART OF R.S.DAG NO. 815
ON THE WEST	:	R.S.DAG NO. 813

Contd…6

3652 26/9/06

S.L.C.P.(T.C.)

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PS- Haroa

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Registrar u/s 7 (2)
North 24-Parganas
(B.R.R.-II)
18-10-06

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

কালো মণি মন্ডল
স্ব: উত্তম মন্ডল.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Registrar u/s 7 (2)
North 24-Parganas
(Barasat)
18-10-06

R.S.DAG NO. 1163

ON THE NORTH	:	R.S.DAG NO. 1160
ON THE SOUTH	:	R.S.DAG NO. 1164 & 1165
ON THE EAST	:	PART OF R.S.DAG NO. 1163
ON THE WEST	:	PART OF R.S.DAG NO. 1163

MEMO OF CONSIDERATION

Paid by **SHIMMER LAND COMMERCIAL PVT. LTD.** by cheque no. 349677 dated 18.10.06 drawn on INDIAN BANK amounting Rs. 1,60,000/- (Rupees ONE LAKH SIXTY THOUSANDS ONLY)

WITNESSES :

1.

2.

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.

2.

SIGNATURE OF THE VENDOR

Saswati Poddar

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

Seal of Office of the District Registrar
জেলা নিবন্ধকের দপ্তর
North 24 Parganas

Registrar u/s 7 (2)
North 24 Parganas
(R.S.P. I)
18-10-00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 1696 to 1710
being No 04474 for the year 2007.

(X) 30-August-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal