

07597

E06163

INDIA NON JUDICIAL

ONE THOUSAND RUPEES

Rs. 1000

WEST BENGAL

776688

s/s 5 (1) of W.B.L.R. Act, 1938
duly Stamp under the Indian
Stamp Act 1899 Subsequently
cancelled under the L.A. No. 23
Date 10.10

Stamp duty of Rs. 35000
has been realised on 6.11.06
as per Banker's Cheque /
Bank Draft No. 071695
Date 3.11.06 of Mobingate

1792000
45000/- + 4600/-
2/8/07
593935, 593938

46
D. & P. No.
North 24 Parganas
6.11.06

10912-
2-8-07
2297

DEED OF CONVEYANCE

THIS INDENTURE made on this 3rd day of November, Two Thousand and Six

BETWEEN

1. BIPUL CHANDRA MONDAL, 2. BHOOT NATH MONDAL, 3. PRABIR MONDAL, 4. SUBIR MONDAL all sons of LATE JOGENDRA NATH MONDAL all residing at VIII - GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) by religion Hindu by occupation businessman 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

7-8-07
90-260
90-207
270

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North 24 Parganas
D. & P. No.
2-11-06

M/V 1792000

02 AUG 2007 A 10912



157600-
911
06
250
20
270
157600-
270

1887
10/10/06
M. G. S. S. S. S. S.
10000
1887-10000
16 OCT 2006
560000



1887-10000
Total 10000 Rs

3rd day of Nov 2006
of the State of Karnataka
P. S. - Rajarhale
Distt - RAJASHAHMIRI

- ① Biful Mandal
- ② Bhoost Mandal
- ③ P. S. Rajarhale
- ④ Menara Mandal
- ⑤ S. S. S. S. S. S.

3553
3.11.06

All - Genrajare
P. S. - Rajarhale
Distt - RAJASHAHMIRI
H/ BUSINESS



3554
3555
Rajiv Anul

Rajiv Biswas
P. S. - Rajarhale
Distt - RAJASHAHMIRI
H/ BUSINESS

3.11.06

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पश्चिम बंगाल WEST BENGAL

776689

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 JOGENDRA NATH MONDAL son of LATE RASHBEHARI MONDAL had been the recorded owner of agricultural land measuring an area of 04 satak out of 11 satak in R.S.DAG NO: 672, 02 satak out of 20 satak in R.S.DAG NO: 674, 04 satak out of 21 satak in R.S.DAG NO: 688, 03 satak out of 31 satak in R.S.DAG NO: 772, 05 satak out of 17 satak in R.S.DAG NO: 774, 11 satak out of 96 satak in R.S.DAG NO: 792, 17 satak out of 52 satak in R.S.DAG NO: 794, 16 Satak out of 32 Satak in R.S.DAG NO: 799, 04 satak out of 33 satak in R.S.DAG NO: 1222 and 07 Satak out of 20 Satak comprised in R.S. Dag No: 1229 i.e. 73 Satak in total under I.R.Khatian No.- 545 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS JOGENDRA NATH MONDAL died leaving behind his wife SUBODH BALA MONDAL, four sons namely BIPUL CHANDRA MONDAL, BHOOT NATH MONDAL, PRABIR MONDAL, SUBIR MONDAL & five daughters namely PADMA BALA NASKAR, GANGA DASI NASKAR, BIJOI BALA NASKAR, RUPDASI MONDAL, ALOKA MONDAL and accordingly all of them became the absolute owner of the said property by way of inheritance and are in full possession of the said land and are well entitled to transfer the same land to anyone.

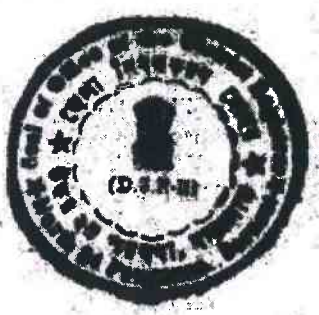
AND WHEREAS ALOKA MONDAL transferred her share to her four brothers BIPUL CHANDRA MONDAL & 3 OTHERS, the vendors herein, by way of a sale deed bearing no. 5236 dated 13.02.2006 copied in Book No. 1, Vol. No. 314, Pages 157 to 172 for the year 2006 duly registered at A.D.S.R., BIDHAN NAGAR and accordingly the vendors became the owners of their sister share and are now well entitled to transfer the same to anyone in anyway.

Contd.



15/10/06
L.L.C. P. Pvt. Ltd.
Khalis Sady
Hansel
24 Parganas

16 OCT 2006
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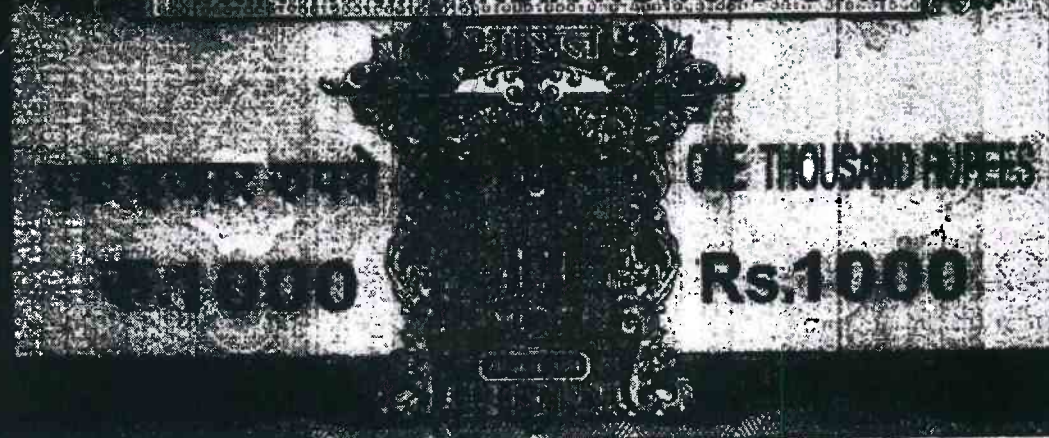
3556
স্বাক্ষর

3-11-06

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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AND WHEREAS SUBODH BALA MONDAL, PADMA BALA NASKAR, GANGA DASI NASKAR, BIJOLI BALA NASKAR also transferred their share to BIPUL CHANDRA MONDAL & 3 OTHERS, the vendors herein, by way of a sale deed bearing no. 5718 dated 16.03.2005 copied in Book No. 1, Vol. No. 348, Pages 1 to 12 for the year 2005 duly registered at A.D.S.R., BIDHAN NAGAR and accordingly the vendors became the owners of their sister share and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS BIPUL CHANDRA MONDAL & 3 OTHERS, the vendors herein, are the absolute owner of the 65.70 Satak of land in different dag nos. as mentioned in the schedule below 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 65.70 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 8,00,000/- (Rupees Eight Lakhs) 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. 8,00,000/- (Rupees Eight Lakhs) 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 of 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



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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 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.



19/10/06

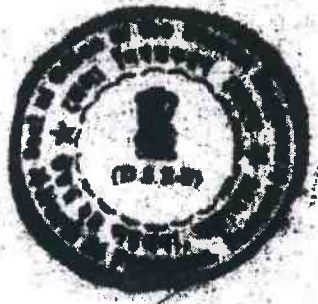
1800

Handwritten notes and signatures at the top of the document, including "1800" and "19/10/06".

Handwritten text in Odia script, possibly identifying the parties or the nature of the document.

Large handwritten signature or stamp in the upper right quadrant.

Printed text in Odia script, including a date "16 OCT 2006" and a numerical value "560000".



Handwritten text and a date "3-11-06" below the circular stamp.



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पश्चिम बंगाल WEST BENGAL

776692

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali Land measuring an area of 03.60 SATAK in R. S. Dag No. 672, 01.80 SATAK in R. S. Dag No. 674, 03.60 SATAK in R. S. Dag No. 688, 02.70 SATAK in R. S. Dag No. 772, 04.50 SATAK in R. S. Dag No. 774, 09.90 SATAK in R. S. Dag No. 792, 15.30 SATAK in R. S. Dag No. 794, 14.40 Satak in R.S.DAG NO. 799, 03.60 SATAK in R.S.DAG NO. 1222 & 06.30 SATAK in R. S. Dag No. 1229 i.e. in total 65.70 satak under Khatian No. - KRI - 545 within the limit of Patharghata Panchayat under 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 SHIMMER LAND COMMERCIAL PVT. LTD., by different cheques bearing nos. 349686, 349687, 349688, 349689 dated 03.11.06 drawn on INDIAN BANK each amounting Rs. 2,00,000/- i.e. in total Rs. 8,00,000/- (Rupees : EIGHT LAKHS ONLY)

WITNESSES :

1. *Handwritten signature*

2. *Handwritten signature*

Handwritten signatures and text in Bengali script

SIGNATURE OF THE VENDORS

Contd...6



1801

19/10/06

S.L. & Co. Pvt. Ltd.

1000/-

Handwritten notes and signatures

16 OCT 2006

16 OCT 2006

560000



Registrar of Companies, West Bengal

3-11-06





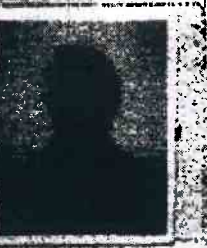
Handprints

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



Handprints

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



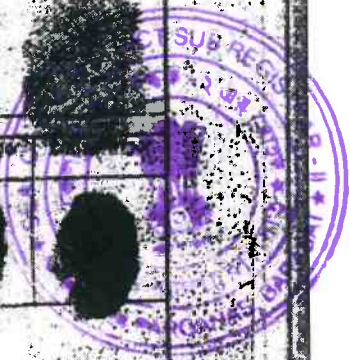
Handprints

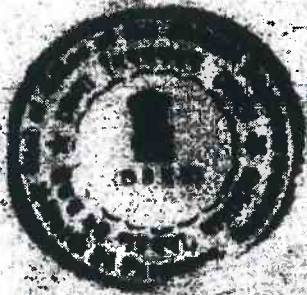
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb



Handprints

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





Handwritten signature or mark

RECEIVED

3/11/06



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

স্বাক্ষর করিলেন

WITNESSES :

1. স্বাক্ষর করিলেন
স্বাক্ষর করিলেন
2. স্বাক্ষর করিলেন
স্বাক্ষর করিলেন

স্বাক্ষর করিলেন

স্বাক্ষর করিলেন

স্বাক্ষর করিলেন

SIGNATURE OF THE VENDORS

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





16

Registrar of Companies
North - 2 Parganas

3.11.06



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 2075 to 2089
being No 06163 for the year 2007.



(X) 26-November-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal



Checked by

Digitally signed by GAUTAM RAY CHAUDHURY
Date: 2016.03.04 14:25:04 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

Certified to be a True Copy

District Sub Registrar-II
North 24 Parganas, Barasat
23-07-2021