भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

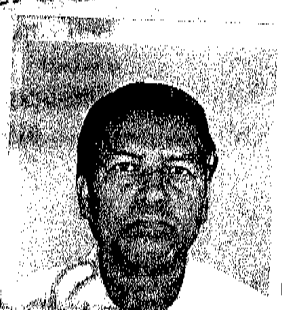
रु.1000 Rs.1000

सत्यमेव जयते

INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

774660



DEED OF CONVEYANCE

THIS INDENTURE made on this 7th day of November, Two Thousand and Six

BETWEEN

GOBINDA NASKAR alias GANDHI NASKAR son of LATE JEEVAN NASKAR by faith Hindu by occupation cultivator residing at 7/2 ARJUNPUR P.O. – ARJUNPUR, P.S. – RAJARHAT, KOLKATA – 700 059, DIST. 24 – PARAGANAS (NORTH) 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**.

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3643 26/9/06

S.L.C.P.Ltd

Khulisandy

PS- Hanskhali

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আমার নিকট ..... মূল্যের টাকা এক লেখায় না থাকিবার জন্য নিম্ন বাম প্রদান করিলাম।

21 SEP 2006

3643-3647

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Tr 5000

7-56 P.M

Presented for Registration at 7-45 A.M.

on the 7th day of Nov 2006

at ..... of the Sadar Registration

Office at Barasat by Gokenda

Name of the Executant / Claimant Naskar

alise Gandhi Naskar

Gokenda Naskar

alise Gandhi Naskar

S/o Late Jeevan

Naskar

P.S. 7/2 Arjunpur

District — North 24-Parganas

P.S. Rajarhat

Kol- 59

Hindu/Muslim/Christian

Hindu

Cultivator

সোবিন্দ নস্কর

ওরফে গান্ধী নস্কর

Registrar of Deeds

North 24-Parganas

(R.A.R.A.)

সোবিন্দ নস্কর

ওরফে গান্ধী নস্কর

Aswini Naskar

c/o- Gandhi Naskar

Block - A

AS-7/2, Arjunpur

District — North 24-Parganas

Kol- 5

by Caste - Hindu/Muslim/Christian

Business

Aswini Naskar

c/o Gandhi Naskar

BLOCK - 'A' AS - 7/2, Arjunpur, Kolkata - 59

OCC- Business

Registrar of Deeds

North 24-Parganas

(R.A.R.A.)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

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एक हजार रुपये ONE THOUSAND RUPEES

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INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 774661

AND

SHIMMER LAND COMMERCIAL PVT. LTD., 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 GOBINDA NASKAR alias GANDHI NASKAR, the vendor herein, is the recorded owner of agricultural land measuring an area of 01 Satak out of 13 Satak in R.S.DAG NO. 336, 04.50 satak out of 09 satak in R.S.DAG NO. 886, 07.50 Satak out of 15 Satak in R.S.DAG NO. 923, 05 Satak out of 10 Satak in R.S.DAG NO. 929, 12.37 Satak out of 33 satak in R.S.DAG NO. 959, 05.50 Satak out of 11 satak in R.S.DAG NO. 1053, 05 Satak out of 10 Satak in R.S.DAG NO. 1054, 09.50 Satak out of 19 Satak in R.S.DAG NO. 1097 & 04 Satak out of 14 Satak in R.S.DAG NO. 1209 **i.e. 54.37 Satak in total** under KRI. Khatian No. KRI 190 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS GOBINDA NASKAR alias GANDHI NASKAR, the vendor herein, is the absolute owner of the said land and enjoy a good and marketable title on the said land which he propose 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 54.37 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 6,60,000/- (Rupees Six Lakhs Sixty Thousands) only and on the terms and conditions hereunder.

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3644 26/9/06

S.L.C.P. (TCL)

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21 SEP 2006

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Registrar u/s 7 (3)
North 24-Parganas
(R.S.R.-II)
7.11.06

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 774662

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 6,60,000/- (Rupees Six Lakhs 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 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 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 inheritence 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 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

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3645 26/9/06

S.L.C.P. (Th)
Khalisendy
P.S- Hasnabad

21 SEP 2006

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Registrar u/s 7 (B)
North 24-Parganas
(D.S.R.-II)
7.12.06

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

774663

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 Land measuring an area of 01 Satak in R.S.DAG NO. 336, 04.50 satak in R.S.DAG NO. 886, 07.50 Satak in R.S.DAG NO. 923, 05 Satak in R.S.DAG NO. 929, 12.37 Satak in R.S.DAG NO. 959, 05.50 Satak in R.S.DAG NO. 1053, 05 Satak in R.S.DAG NO. 1054, 09.50 Satak in R.S.DAG NO. 1097 & 04 Satak in R.S.DAG NO. 1209 **i.e. 54.37 Satak in total** under KRI. Khatian No. KRI 190within 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).

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S.L.C.P. Ltd.
Khalisgaday
PS - Haora

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21 SEP 2006

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Registrar u/s 7 (4)
North 24-Parganas
(D.S.R.-II)

7-11-06

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

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सत्यमेव जयते

INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

774664

The Plot of land is bounded as under :-

R.S.DAG NO. 336 :

ON THE NORTH	:	R. S. DAG NO. 332
ON THE SOUTH	:	R. S. DAG NO. 371
ON THE EAST	:	PART OF R. S. DAG NO. 336
ON THE WEST	:	PART OF R. S. DAG NO. 336

R.S.DAG NO. 886 :

ON THE NORTH	:	R. S. DAG NO. 887
ON THE SOUTH	:	R. S. DAG NO. 883
ON THE EAST	:	PART OF R. S. DAG NO. 886
ON THE WEST	:	R. S. DAG NO. 885

R.S.DAG NO. 923 :

ON THE NORTH	:	R. S. DAG NO. 922
ON THE SOUTH	:	R. S. DAG NO. 933
ON THE EAST	:	PART R. S. DAG NO. 923
ON THE WEST	:	R. S. DAG NO. 924

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3647 25/9/06

S. L. C. Pvt. Ltd.

Khaldsardy

PS- Haroa

21 SEP 2006

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Registrar u/s I (B)
North 24-Parganas
(R.L.R.O.)
7/11/06

R.S.DAG NO. 929 :

ON THE NORTH	:	R. S. DAG NO. 928
ON THE SOUTH	:	R. S. DAG NO. 930
ON THE EAST	:	PART OF R. S. DAG NO. 929
ON THE WEST	:	R. S. DAG NO. 896

R.S.DAG NO. 959 :

ON THE NORTH	:	R. S. DAG NO. 958
ON THE SOUTH	:	MOUZA PATHARGHATA
ON THE EAST	:	PART R. S. DAG NO. 959
ON THE WEST	:	MOUZA PATHARGHATA

R.S.DAG NO. 1053 :

ON THE NORTH	:	R. S. DAG NO. 1054
ON THE SOUTH	:	R. S. DAG NO. 1052
ON THE EAST	:	PART OF R. S. DAG NO. 1053
ON THE WEST	:	PART OF R. S. DAG NO. 1053

R.S.DAG NO. 1054 :

ON THE NORTH	:	R. S. DAG NO. 1048
ON THE SOUTH	:	R. S. DAG NO. 1053
ON THE EAST	:	PART R. S. DAG NO. 1054
ON THE WEST	:	R. S. DAG NO. 1055

R.S.DAG NO. 1097 :

ON THE NORTH	:	R. S. DAG NO. 1098
ON THE SOUTH	:	R. S. DAG NO. 1094
ON THE EAST	:	PART OF R. S. DAG NO. 1097
ON THE WEST	:	R. S. DAG NO. 1102

Contd…7

Seal of Office of the District Registrar
North 24 Parganas

Registrar u/s 1 (1)
North 24-Parganas
(D.S.R.-II)
7.11.06

FINGER PRINT'S FORM

DISTRICT & A.D.S.R. REGISTRAR OFFICE

PHOTO

Name : গোবিন্দ নস্কর
ওরফে লক্ষ্মী নস্কর

	Little	Ring	Middle	Fore	Thumb
LEFT HAND					

	Thumb	Fore	Middle	Ring	Little
RIRHT HAND					

গোবিন্দ নস্কর
ওরফে লক্ষ্মী নস্কর

PHOTO

Name : .....

	Little	Ring	Middle	Fore	Thumb
LEFT HAND					

	Thumb	Fore	Middle	Ring	Little
RIRHT HAND					

PHOTO

Name : .....

	Little	Ring	Middle	Fore	Thumb
LEFT HAND					

	Thumb	Fore	Middle	Ring	Little
RIRHT HAND					

Registrar u/s 7
North 24-Parganas
7-11-06

R.S.DAG NO. 1209 :

ON THE NORTH	:	R. S. DAG NO. 1200
ON THE SOUTH	:	R. S. DAG NO. 1218
ON THE EAST	:	PART OF R. S. DAG NO. 1209
ON THE WEST	:	R. S. DAG NO. 1208

MEMO OF CONSIDERATION

Paid by **SHIMMER LAND COMMERCIAL PVT. LTD.** by cheque no. 349694 dated 06.11.06 drawn on INDIAN BANK amounting Rs. 6,60,000/- (RUPEES SIX LAKHS SIXTY THOUSANDS ONLY)

WITNESSES :

1. Aswini Naskar গোবিন্দ নস্কর
Arjunpur, kol-59 ভবেশ সাঁপুই নস্কর

2. Md. Zakir Hossain
Patharghata.

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

গোবিন্দ নস্কর
ভবেশ সাঁপুই নস্কর

WITNESSES :

1. Aswini Naskar
Arjunpur. kol-59

2. Md. Zakir Hossain
Patharghata.

SIGNATURE OF THE VENDOR

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

Seal of Office of the District Registrar
North 24-Parganas

Registrar R/S I (P)
North 24-Parganas
(D.R.R.-II)
7-11-06

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 2151 to 2167
being No 06169 for the year 2007.

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