0 7889 80618 4405000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 of the W. B. L.R. Act 1954 u/s 5 (1) of W. B. L.R. Act 1954 duly Stamped under the Indian Stamp Act 1899 as subsequently amended Schedule

Fees Paid 10.00

Ar 35097
H 388
Mu 47
35417
723000

Receipt Stamp duty of Rs 11000/-
has been received on 14-11-06
as per Banker's Cheque / Bank Draft No 071765
Date 13-11-06 of Mohisgote

Sabita Naskar

Joint Sister Duty of Rs 20158/-
has been received on 2/8/07
as per Receipt No 593728
Bank Draft No
Date 1/8/07

B.R.P. - II
Barasat, North 24-Parganas
14-11-06

Sub-Registrar, Rajarhat, North 24-Parganas

DEED OF CONVEYANCE

THIS INDENTURE made on this 13th day of November, Two Thousand and Six

BETWEEN

SABITA NASKAR wife of RABINDRANATH NASKAR residing at Vill & P.O. – KADAMPUKUR, 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

Sub-Registrar u/s 7 (1)
North 24-Parganas
B.R.P. - II
02 AUG 2007

672

06/11/06

Shimmer Land Commercial Pvt. Ltd
Khalisady, Howra

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২,০০,০০৫

Saleha Naskar
W/o Rabindra Nath
Q.S. Kad
P.S. Rajarhat
District — North 24 Pargana
Date — 24 Hours
H/ wife

Pradip Naskar
Nepal Naskar
S/o
Q.S. Kad
P.S. Rajarhat
District — North 24 Pargana
Date — Business

North 24-Parganas

A N D

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 PALAN CHANDRA HATI son of LATE SRIKRISHNA HATI was the recorded owner of agricultural land measuring an area of 02 Satak out of 09 Satak in R.S.DAG NO. 361, 10 Satak out of 19 Satak in R.S.DAG NO. 362, 02 Satak out of 06 Satak in R.S.DAG NO. 365, 01 Satak out of 08 Satak in R.S.DAG NO. 367, 00 Satak out of 04 Satak in R.S.DAG NO. 368, 03 Satak out of 07 Satak in R.S.DAG NO. 720. 05 Satak out of 10 Satak in R.S.DAG NO. 878, 21 Satak out of 73 Satak in R.S.DAG NO. 934 & 09 Satak out of 18 Satak in R.S.DAG NO. 1011 **i.e. in total 53 Satak** under R.S.KHATIAN NO. 390 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS PALAN CHANDRA HATI died leaving behind his two daughters namely BINA MONDAL & SABITA NASKAR and accordingly both of them became the absolute owners of the said property by way of inheritance and are well entitled to transfer the same to anyone in anyway. And accordingly SABITA NASKAR became the owner of 26.50 Satak i.e. ½ share of the above mentioned property and is now well entitled to transfer the same to anyone anyway.

AND WHEREAS BINA MONDAL, the vendor herein, is the absolute owner of the said land and enjoys 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 26.50 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 3,20,000/- (Rupees THREE LAKHS TWENTY 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. 3,20,000/- (Rupees THREE LAKHS TWENTY 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,

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Registrar u/s 7 (B)
North 24-Parganas

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 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 purchase 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 Satak in R.S.DAG NO. 361, 05 Satak in R.S.DAG NO. 362, 01 Satak in R.S.DAG NO. 365, 0.5 Satak in R.S.DAG NO. 367, 00 Satak in R.S.DAG NO. 368, 1.50 Satak in R.S.DAG NO. 720, 2.50 Satak in R.S.DAG NO. 878, 10.50 Satak in R.S.DAG NO. 934 & 4.50 Satak in R.S.DAG NO. 1011 **i.e. in total 26.50 Satak** under L. R. KHATIAN NO. 390 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).

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MEMO OF CONSIDERATION

Paid by **SHIMMER LAND COMMERCIAL PVT. LTD.** by cheque no. 352710 dated 13.11.06 drawn on INDIAN BANK amounting Rs. 3,20,000/- (Rupees : THREE LAKHS TWENTY THOUSANDS ONLY)

WITNESSES :

1. Chandan Chatterjee
Vill. Kashinathpur

2. Pradip Kumar
Vill & P.O. Kadamgachhi

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. Chandan Chatterjee
Vill- Kashinathpur.

2. Pradip Kumar.

SIGNATURE OF THE VENDOR

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

Registrar u/s I (B)
North 24-Parganas
3.11.06

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 2140 to 2150
being No 06168 for the year 2007.

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