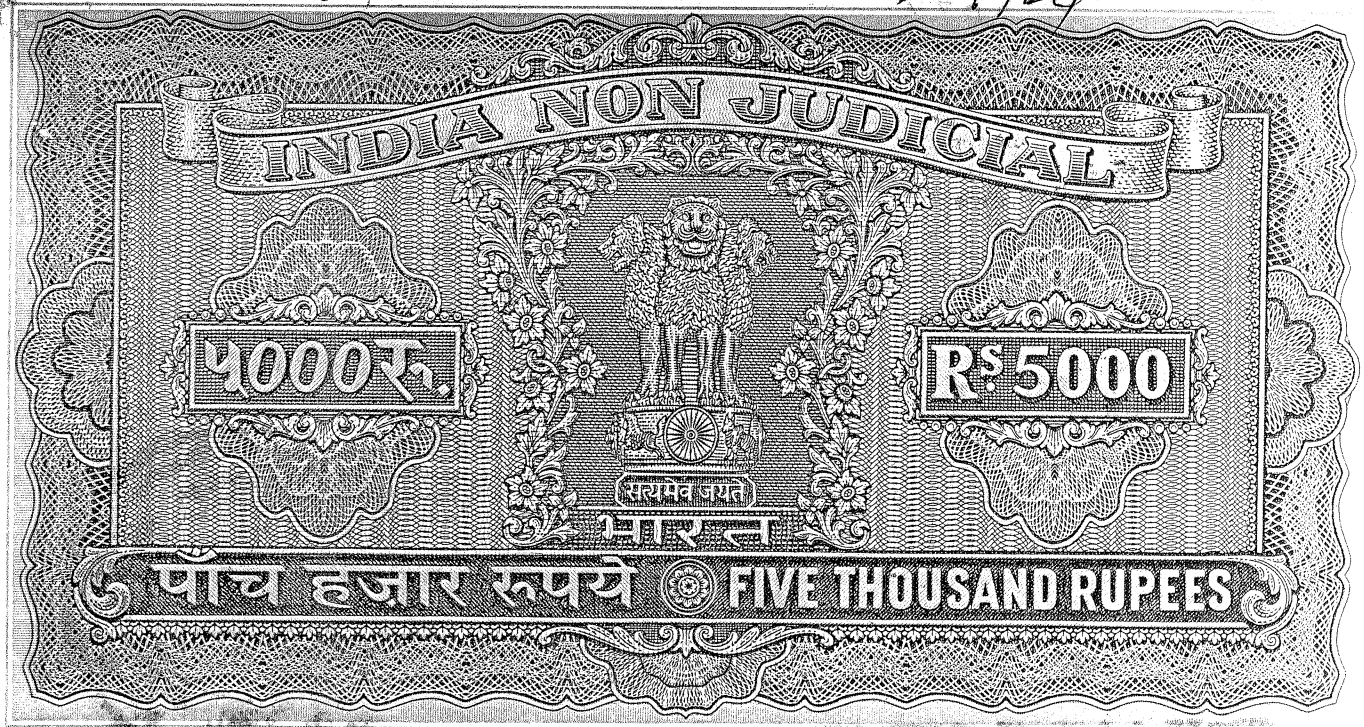


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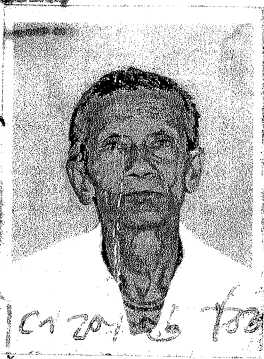
207724

5000Rs.



5-5000  
R.D. 5000  
10/11/06

admissible under Rule 21 & also  
s/s 5 (1) of W.B.L.R. Act. 1938  
July Stamp under the Indian  
Stamp Act 1899 Subsequently  
amended Schedule I.A. No  
23



Stamp duty of Rs. 5000/-  
has been released on 15-11-06  
per Banker's Cheque /  
Bank Draft No. 071775  
Date 14-11-06 of Mohipote

General North 24-Parganas  
(R.R.L.-24)  
14-11-06

04 OCT 2006

Handwritten signatures and notes in Hindi/English.

D. R. R. H  
General North 24-Parganas  
15-11-06

RS 2011/01  
27

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 14<sup>th</sup> day of November, Two Thousand and Six

BETWEEN

NILKANTA BISWAS son of LATE CHANDICHARAN BISWAS residing at Vill -  
GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 -  
PARAGANAS (NORTH) by faith Hindu by occupation cultivator 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.

A 2189  
H 28  
M 4  
2221

A=2189/-  
H=28/-  
M=4/-  
2221/-  
201250/-  
201200/-  
270/-

Rev. 491000/-

Stamp duty Rs. 1360/- + 13190/-  
released on 4.10.07  
per Banker's Cheque 584200/- 594700/-  
Bank Draft No. 26849  
Date 4.10.07  
Mohipote

491000

A 3201

Contd...2


201250  
20  
270

Visit case no 1640  
dt 14/11/06

4.10.07



3201/-  
4.10.7  
3050

  
4.10.7

: 2 :

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 NILKANTA BISWAS, the vendor herein, is the recorded owner of agricultural land measuring an area of 08 Satak out of 23 Satak in R.S.DAG NO. 699, 03 Satak out of 30 Satak in R.S.DAG NO. 944 & 07 Satak out of 16 Satak in R.S.DAG NO. 1220 i.e in total 18 Satak under KRI. Khatian No. 357 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS NILKANTA BISWAS, 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 18 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs.2,00,000 /- (Rupees TWO LAKH ) 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.2,00,000 /- (Rupees TWO LAKH) 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

Contd...3



26

Registrar n/s Y (A)  
North 24-Parganas  
A. R. S. S.

~~04 OCT 2007~~

14.11.06

: 3 :

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 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

Contd...4



Registrar of Companies  
North 24-Parganas  
4 R. S. R. - 23

~~04 OCT 2007~~

14.11.06

: 4 :

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 08 Satak in R.S.DAG NO. 699, 03 Satak in R.S.DAG NO. 944 & 07 Satak in R.S.DAG NO. 1220 i.e in total 18 Satak under KRI. Khatian No. 357 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 lands are bounded as under : -

R.S.DAG NO. 699

ON THE NORTH : R.S.DAG NO. 653  
ON THE SOUTH : R.S.DAG NO. 1012  
ON THE EAST : PART OF R.S.DAG NO. 699  
ON THE WEST : R.S.DAG NO. 696 & 698

Contd...5



*Handwritten signature*

Registrar a/s T (B)  
North 24-Parganas  
C. B. S. S. - 7.

~~04 OCT 2007~~  
14 11 06



: 5 :

R.S.DAG NO. 944

ON THE NORTH : R.S.DAG NO. 939

ON THE SOUTH : R.S.DAG NO. 943

ON THE EAST : PART OF R.S.DAG NO. 944

ON THE WEST : R.S.DAG NO. 942

R.S.DAG NO. 1220

ON THE NORTH : R.S.DAG NO. 1219

ON THE SOUTH : R.S.DAG NO. 1221

ON THE EAST : PART OF R.S.DAG NO. 1220

ON THE WEST : PART OF R.S.DAG NO. 1220

**MEMO OF CONSIDERATION**

Paid by **SHIMMER LAND COMMERCIAL PVT. LTD.** by cheque no. 352712 dated 14.11.06 drawn on INDIAN BANK amounting Rs.2,00,000/- (Rupees: TWO LAKHS ONLY)

WITNESSES :

1. *Mr. Abul Khyar*  
*Bhanghar*
2. *Subhas Biswas*

*[Handwritten signatures]*

*with - cross copy*  
*P.O - Pathar mata*  
*P.S - Ratan nar*

SIGNATURE OF THE VENDOR

Contd...6



16

Registrar a/s T (R)  
North 24-Parganas

04 OCT 2007

14.11.06






# DISTRICT NORTH 24 PARGANAS

OFFICE OF THE





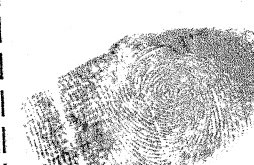
Photo of the presentant should be pasted  
in the front page of the document

(1)  
Name : ..... Status - Presentant

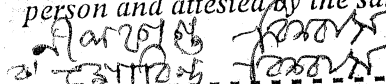
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LITTLE	RING	MIDDLE	FORE	THUMB
				

## RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE
				

All the above fingerprints are of the abovenamed  
person and attested by the said person.

  
.....  
Signature of the Presentant

(2)  
Name : .....  
Status : Presentant/ Executant/Claimant/Attorney/  
Principal/Gurdian/Testator(✓)

## LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

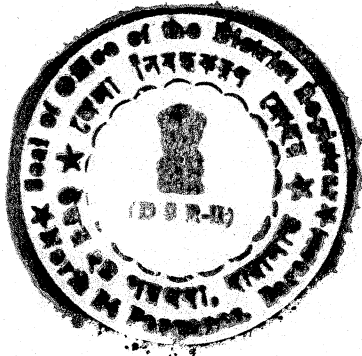
LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed  
person and attested by the said person.

.....  
Signature of the Presentant/Executant/Claimant/Attorney/  
Principal/Gurdian/Testator (Tick the appropriate status)



*[Handwritten signature]*

REGISTRAR u/s I (A)  
North 24-Parganas  
(D.S.R.-10)

~~04 OCT 2007~~

14.11.06

: 6 :

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. M. H. Abdul Kader

Bhanganu

2. Subhas Dasgupta

and more names

Saswati Poddar

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

SIGNATURE OF THE VENDOR



26

Magistrate u/s I (a)  
North 24-Parganas  
(A. R. P. - 5)

04 OCT 2007  
14.11.08



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 4133 to 4147  
being No 07724 for the year 2007.



(X) 29-January-2008  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal