

083651

Page 150

5000Rs



Admissible under Rule 21 & 22
 s/s 5 (1) of W. B. L. R. Act. 1953
 duly Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. Method Stamp duty
 Fees Paid. 10.00

2500
 as per Banker's Certificate
 Bank Draft no. 071118
 of 25/11/08 of 25000/-
 of 25/11/08

29371/-
 218
 99

Registrar u/s 1 (2)
 North 24 Parganas
 (D. S. R. H.)

D. S. R. H.
 North 24 Parganas
 27/11/08

124
 7 JAN 2008

DEED OF CONVEYANCE

A 1639
 H 2800
 mb 400
 1671

THIS INDENTURE made on this 24th day of November, Two Thousand and Six

BETWEEN

1. SUSHILA BAG wife of GOPAL CHANDRA BAG 2. MEENA BAR daughter of LATENAGENDRA NATH BOR both residing at Vill - NO. 262 ANANDAPUR DUTTABAD ROAD, P.S. - BIDHANNAGAR (SOUTH), DIST. 24 - PARAGANAS (NORTH) 3. RITA BAG wife of ROBIN BAG residing at Vill - NO. 226 DUTTABAD BAGPARA, P.S. - BIDHANNAGAR, DIST. 24 - PARAGANAS (NORTH) by faith Hindu by occupation Housewives 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

417000
 13350/-
 7.1.08
 691500/-
 417000
 25000
 29371/-
 270000
 812250
 amt 120
 270
 7/1/08
 VIG. Copy No. 1692
 27/11/08

676

নাম ও তারিখ	06/11/06
স্বত্বের নাম	Shikhar Land Commercial Pvt. Ltd
পাঠানো	Khalidya, Haroa
উপস্থিত	
কোম্পানী	
বাসসাত সারব্রেজিষ্ট্রী অফিস	
১৩ পরগণা	
স্টেজারি অফিস বাসসাত	
ভেণার এ. স্বপন কুমার বসু	

Shikhar Land Commercial Pvt. Ltd
Khalidya, Haroa

২০০ মিমি
২০১ মিমি
২,০০ মিমি



presented for Registration at
on the 24th day of Nov
at the Office of the Registrar
of the District, North 24 Parganas
West Bengal, India

Sushila Bag
Siloopal Ch Bag
Meena Bag
Bolt Bag
Rita Bag
Wco Bag
Zidhan Bag
Himansu

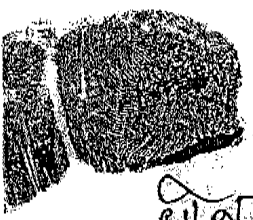


3780

শ্রীমতী বসু

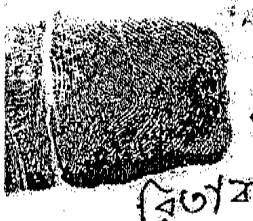
Registrar of the District
North 24 Parganas
(D. S. R.)

124 NOV 2006



3781

শ্রীমতী বসু



3782

বিতা বসু

Uttam Biswas
Sri Anantal Biswas
Geayagan
Rajshat
Bisni

Registrar of the District
North 24 Parganas
(D. S. R.)

124 NOV 2006

Uttam Biswas
Sri Anantal Biswas
Geayagan
Rajshat
Bisni

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 HAZRA PADA BISWAS son of LATE UPENDRA NATH BISWAS had been the recorded owner of agricultural land measuring an area of 08.50 Satak out of 83 Satak in R.S.DAG NO. 1001 under KRI. Khatian No.102 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS HAZRA PADA BISWAS transferred 4.25 Satak of the above mentioned land in R.S.DAG NO. 1001 by way of a sale deed bearing no. 38 dated 4.8.2004 copied in Book No. I, Vol. No. 3, Pages 154 to 167 for the year 2005 duly registered at A.D.S.R., BIDHANNAGAR to SUSHILA BAG, one of the vendor herein, and accordingly the vendor became the absolute owner of the said property by way of this purchase and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS HAZRA PADA BISWAS transferred 4.25 Satak of the above mentioned land in R.S.DAG NO. 1001 by way of a sale deed bearing no. 26 dated 4.8.2004 copied in Book No. I, Vol. No. 2, Pages 221 to 234 for the year 2005 duly registered at A.D.S.R., BIDHANNAGAR to MEENA BAR, another vendor herein, and accordingly the vendor became the absolute owner of the said property by way of this purchase and is now well entitled to transfer the same to anyone in anyway.

WHEREAS one PHANI BHUSHAN NASKAR son of KHELARAM NASKAR had been the recorded owner of agricultural land measuring an area of 04 Satak out of 20 Satak in R.S.DAG NO. 698 under KRI. Khatian No.418 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS PHANI BHUSHAN NASKAR transferred the above mentioned 04 satak of land in R.S.DAG NO. 698 by way of a sale deed bearing no. 5124 dated 16.08.2005 copied in Book No. I, Vol. No. 13, Pages 67 to 75 for the year 2005 duly registered at A.D.S.R., BIDHANNAGAR to RITA BAG, another vendor herein, and accordingly the vendor became the absolute owner of the said property by way of this purchase and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS SUSHILA BAG & 2 OTHERS, the vendors herein, are the absolute owners of the said land 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 12.50 Satak situated in different dags as mentioned below in the schedule more fully and particularly described in Schedule - I hereunder written, for a price of Rs.1,50,000 /- (Rupees : One Lakh Fifty Thousand) only and on the terms and conditions hereunder.



[Signature]
Registrar u/s 7 (2)
North 24 Parganas
(D. S. R.H)

24 NOV 2006

[Faint, illegible text, possibly a stamp or signature]

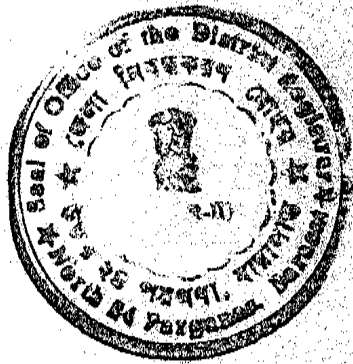
NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs.1,50,000 /- (Rupees : One Lakh Fifty Thousand)only paid by the purchaser to the vendor before the execution of this present (the receipt of which the vendor doth hereby acknowledge) 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 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.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 04 Satak in R.S.DAG NO. 698 & 08.50 Satak in R.S.DAG NO. 1001 i.e in total 12.50 Satak under KRI. Khatian No.102 & 418 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).

Contd...4



[Handwritten signature]

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

24 NOV 2006

: 4 :

The Plot of lands are bounded as under :-

R.S.DAG NO. 698

ON THE NORTH : R.S.DAG NO. 1012

ON THE SOUTH : R.S.DAG NO. 696

ON THE EAST : PART OF R.S.DAG NO. 698

ON THE WEST : PART OF R.S.DAG NO. 698

R.S.DAG NO. 1001

ON THE NORTH : R.S.DAG NO. 999

ON THE SOUTH : R.S.DAG NO. 909

ON THE EAST : PART OF R.S.DAG NO. 1001

ON THE WEST : PART OF R.S.DAG NO. 1001

MEMO OF CONSIDERATION

Paid by SHIMMER LAND COMMERCIAL PVT. LTD. by cash an amount of
Rs.1,50,000/- (Rupees : One Lakh Fifty Thousand)

WITNESSES :

1. *Uttam Biswas*
Debaripara
2. *Sudip Mondal*
Arasbari

শ্রীমতী

স্বাক্ষর

স্বাক্ষর

SIGNATURE OF THE VENDORS

Contd...5



[Signature]
Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-H)

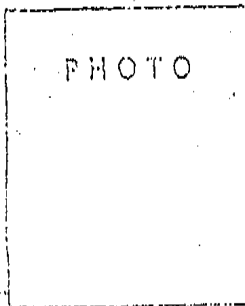
12 4 NOV 2006

SPECIMEN FORM FOR TEN FINGERPRINTS



স্বপ্না

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



৭

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



১২

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



১৩

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

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. *Uttam Dasgupta*
Baragani
2. *Sudip Mondal*
Baragani

শ্রী সুনীল কান্ত

সুনীল কান্ত

স্বাক্ষর

SIGNATURE OF THE VENDORS

Saswati Poddar

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 3326 to 3338
being No 00150 for the year 2008.



(X) 31-March-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal