00 388. 5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 Stamp a/s 6 (1) of W.B.L.R. Act, 1965 duty Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I A No. Date

Which Stamp duty of Rs. 15000 has been realised on 15/1/07 as per Bank Draft 592286 Date 13/1/07

Registrar u/s 7 for North 24 Parganas

12.1.07

14 JAN 2008

DEED OF CONVEYANCE

THIS INDENTURE made on this 12th Day of January, Two Thousand and Seven

BETWEEN

AMRI BIBI wife of ALI AHAMMED residing at Vill – MARICHA, P.O. – CHAKBERALI, P.S. – BHANGORE, DIST. 24 – PARAGANAS (SOUTH) all by faith Hindu, by occupation Housewife all 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

1070 15/12/06

ক্রমিক নং ..... তারিখ .....

ক্রেতা Shimmer Land Commercial Pvt. Ltd.

গ্রাম Khalisadi, Harua

মূল্য 12000 টাকা 00 পয়সা

ভেণ্ডার শ্রী গোবিন্দ

আমডাঙ্গা এ, ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা –

ক্রয়ের তারিখ .....

মোট মূল্য .....

ট্রেজারী অফিস — বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

– 7 DEC 2006

190000

Presented for Registration at ..... on the 12th day of ..... 2006 at ..... Office at Barasat by ..... one of the Executant / Claimant.

Deputy S/o T (R) North 24 Parganas

S/o, W/o Ali Ahmad

of Chak Bania

P. S ..... P. O .....

District North 24 Parganas

By Caste - Hindu / Muslim / Christian

12 JAN 2007

93

Imran Ali Molla

S/o Khada Molla

P.O. Barasat

District North 24 Parganas

By Caste - Hindu / Muslim / Christian

Deputy S/o T (R) North 24 Parganas

12 JAN 2007

54391
13.8
192
14.1/8

AND

SHIMMER LAND COMMERCIAL PVT. L D., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at VILL. – KHALISADI, P.O. – HAROA, 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 AMRI BIBI, the vendor herein, is the recorded owner of agricultural land measuring 01 Satak out of 26 Satak in R.S.DAG NO. 713, 02 Satak out of 112 Satak in R.S.DAG NO. 790, 02 Satak out of 1 2 Satak in R.S.DAG NO. 791,04 Satak out of 191 Satak in R.S.DAG NO. 883, 00 Satak out of 37 Satak in R.S.DAG NO. 904, 00 Satak out of 39 Satak in R.S.DAG NO. 910, 02 Satak out of 69 Satak in R.S.DAG NO. 936, 00 Satak out of 28 Satak in R.S.DAG NO. 996, 00 Satak out of 17 Satak in R.S.DAG NO. 998, 07 Satak out of 114 Satak in R.S.DAG NO. 1014, 04 Satak out of 183 Satak in R.S.DAG NO. 1036, 03 Satak out of 143 Satak in R.S.DAG NO. 1037, 00 Satak out of 09 Satak in R.S.DAG NO. 1073, 00 Satak out of 35 Satak in R.S.DAG NO. 1077, 02 Satak out of 32 Satak in R.S.DAG NO. 1137, 02 Satak out of 24 Satak in R.S.DAG NO. 1159 & 00 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e in total 29 Satak under L.R. KHATIAN NO. 940 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S., North 24- paraganas.

AND WHEREAS AMRI BIBI, the vendor herein, is the absolute owner of the said land and enjoy a good and marketable title on the said land which she proposes 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 32.78 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 4,00,000/- (Rupees Four 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. 4,00,000/- (Rupees Four Lakhs only) paid by the purchaser to the vendors 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

Contd...3

Seal of office of the District Registrar
জেলা নিবন্ধকের দপ্তর
North 24 Parganas, Barasat

Registrar u/s 7 (B)
North 24 Parganas

12 JAN 2007

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 1.60 Satak in R.S.DAG NO. 713, 2.32 Satak in R.S.DAG NO. 790, 2.32 Satak in R.S.DAG NO. 791, 3.97 Satak in R.S.DAG NO. 883, 0.77 Satak in R.S.DAG NO. 904, 0.81 Satak in R.S.DAG NO. 910, 1.43 Satak in R.S.DAG NO. 936, 0.58 Satak in R.S.DAG NO. 996, 0.35 Satak in R.S.DAG NO. 998, 7.12 Satak out of 114 Satak in R.S.DAG NO. 1014, 3.80 Satak in R.S.DAG NO. 1036, 2.97 Satak out of 143 Satak in R.S.DAG NO. 1037, 0.18 Satak in R.S.DAG NO. 1073, 0.73 Satak in R.S.DAG NO. 1077, 02 Satak in R.S.DAG NO. 1137, 1.50 Satak in R.S.DAG NO. 1159 & 0.31 Satak in R.S.DAG NO. 1197 **i.e in total 32.78 Satak** under L.R. KHATIAN NO. 940 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

Seal of Office of the District Registrar
North 24 Parganas

Registrar u/s 7
North 24 Parganas

12 JAN 2007

MEMO OF CONSIDERATION

Paid by **SHIMMER LAND COMMERCIAL PVT. LTD.,.** by cheque no. 352725 dated 12.01.07 drawn on INDIAN BANK amounting Rs. 4,00,000/- (Rupees : FOUR LAKHS ONLY)

WITNESSES :

1. ইশরাত আরা বেগম
   নাম - [illegible]
2. আনার আলি
   [illegible]

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. ইশরাত আরা বেগম
   নাম [illegible]
2. আনার আলি
   [illegible]
   Saswati Podder

SIGNATURE OF THE VENDOR

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

Seal of Office of the District Registrar North 24 Parganas

Registrar u/s 7 (B)
North 24 Parganas

12 JAN 2007

Seal of Office of the District Registrar North 24 Parganas

Registrar u/s 7 (B)
North 24 Parganas

Book No.....
Volume No.....
Page..... to .....
Being No.....
On the year 2006.....

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1)
Name : Amin Bibi ..... Status – Presentant

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

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)*

Seal of Office of the District Registrar
North 24 Parganas

Registrar u/s 7 (2)
North 24 Parganas

12 JAN 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 7028 to 7038
being No 00334 for the year 2008.

(X) 08-April-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal