5000Rs.

INDIA NON JUDICIAL

५००० रु.

Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 of the W.B.L.R. Act. Stamp under the Indian Act 1899 Subsequently included Schedule I-A No.

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

22-1-07

24/1/07

Bank Draft

Date 22/1/07

14 JAN 2008

DEED OF CONVEYANCE

THIS INDENTURE made on this 22nd day of January, Two Thousand and Seven

BETWEEN

BINA MONDAL wife of DULAL MONDAL residing at Vill & P.O. – RADAMPUKUR, 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

1067 15/12/06

তারিখ

Shimmer Land Commercial Pvt. Ltd.
Khalisady & Haroa

6000 টাকা ৫০ পয়সা

শ্রী

বিভাগীয় এ, ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা

- 7 DEC 2006

ট্রেজারী অফিস — বারাসাত

190000

শ্রী গোবিন্দ প্রসাদ মিত্র

Presented for Registration at ...
on the 22nd January 2007
at ... Sadar Registration
Office at Barasat
... of the Ex... / Talpass

বিনা মণ্ডল
স্বামী কুলাল মণ্ডল

North 24 Parganas
(D. S. R-II)

2581 22 JAN 2007

Bina Mondal
W/o Dulal Mondal
Kadambpukur
P.S. Rajarhat
District - North 24 Parganas
Caste - Hindu/Muslim/Christian
Profession - Housewife

বিনা মণ্ডল
স্বামী কুলাল মণ্ডল

Sukumar Mondal
S/o Late Dulal Chandra Mondal
Kadambpukur
P.S. Rajarhat
District - North 24 Parganas
Caste - Hindu/Muslim/Christian
Profession - Service

সুকুমার মণ্ডল

পিতা - ৺ দুলাল চন্দ্র মণ্ডল
গ্রাম - কদম্বপুকুর পাড়া
বিধাননগর (উ) ২৪ পরগণা
পেশা - চাকরি

North 24 Parganas
(D. S. R-II)
22 JAN 2007

1919/-
14. 1. 8
190

14. 1. 8

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 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 **i.e. in total 23 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 BINA MONDAL became the owner of 11.50 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 she 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 11.50 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 1,40,000/- (Rupees ONE LAKH FORTY 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. 1,40,000/- (Rupees ONE LAKH FORTY 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,

Contd…3

Registrar u/s 7 (1)
North 24 Parganas
(D. S. P.)

22 JAN 2007

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 **i.e. in total 11.50 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).

Contd…4

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1)
Name : Bina Mondal ..... 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

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)

Seal of Office of the District Registrar
North 24 Parganas Barasat

Registrar u/s 7 (1)
North 24 Parganas
(D. S. R-II)

22 JAN 2007

MEMO OF CONSIDERATION

Paid by **SHIMMER LAND COMMERCIAL PVT. LTD.** by cheque no. 352732 dated 22.01.07 drawn on INDIAN BANK amounting Rs. 1,40,000/- (Rupees : ONE LAKH FORTY THOUSANDS ONLY)

WITNESSES :

1. মুহম্মদ মণ্ডল
রহিম সুন্দর

2. তেরোর মণ্ডল,
রহিম সুন্দর

বিনা মণ্ডল
১। মুহম্মদ মণ্ডল

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. মুহম্মদ মণ্ডল
রহিম সুন্দর

2. তেরোর মণ্ডল,
রহিম সুন্দর,

বিনা মণ্ডল
১। মুহম্মদ মণ্ডল

SIGNATURE OF THE VENDOR

S. Podder

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

Registrar u/s 7 (1)
North 24 Parganas
(D. S. R-II)

22 JAN 2007

Registrar u/s 7 (1)
North 24 Parganas
(D. S. R-II)

Book No.....
Volume No.....
Page.....
Being No.....

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 6998 to 7008
being No 00332 for the year 2008.

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