0118 9 (523) 200377 5000Rs. 523

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 of the W.B. 8 (1) of W.B.I.R. Act 1961 duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 23 Fees Paid 10.00

29.1.07

Registrar u/s Y (2) 15 JAN 2007
North 24 Parganas
(N. S. Roy)
Total stamp duty of Rs. 20000
has been realised on 31/1/07
as per Bank's Challan
Bank Draft No. 592427
Date 29/1/07 Malusgate

Sub Registrar
North 24 Parganas
31/1/07

DEED OF CONVEYANCE

THIS INDENTURE made on this 29th January, Two Thousand and Seven

BETWEEN

JUBBAR ALI MOLLA alias JUBBAR ALI son of LATE MOHAR ALI residing at Vill – GENRAGARI, P.O. – PATHARGHATA, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) 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

17/1/07

878

ক্রমিক নং ..... তারিখ .....

ক্রেতা S. L. C. Pvt. Ltd

গ্রাম Udayanpally, Kol-57

মূল্য ৫৩০০ টাকা ০০ পয়সা

ভেণ্ডার শ্রী

আমডাঙ্গা এ, ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ .....

মোট মূল্য ..... 20 DEC 2006

ট্রেজারী অফিস — বারাসাত 170000

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

Presented for Registration at ..... on the 29th day of Jan 2007 at ..... of the Sadar Registration Office at Barasat by Jubbar Ali Molla

Jubbar Ali Molla
S/o Lt. Mohar Ali
District — North 24-Parganas
Caste — Hindu / Muslim / Christian

Jubbar Ali Molla
S/o Lt. Mohar Ali
District — North 24-Parganas
Caste — Hindu / Muslim / Christian

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

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29 JAN 2007

Raju Biswas
S/o Subhankar Biswas
District — North 24-Parganas
Caste — Hindu / Muslim / Christian

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

29 JAN 2007

A N D

SWAN LAKE COMMERCIAL PVT. LTD., being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 7, UDAYAN PALLY, CD – 162, P.O. – ASHWINI NAGAR, P.S. – RAJARHAT, KOLKATA – 700 051 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 MOHAR ALI son of LATE ELAI MONDAL had been the recorded owner of agricultural land measuring an area of 02 Satak out of 13 Satak in R.S.DAG NO. 875, 10 Satak out of 10 Satak in R.S.DAG NO. 891, 03 Satak out of 23 Satak in R.S.DAG NO. 919, 19 Satak out of 19 Satak in R.S.DAG NO. 938, 62 Satak out of 62 Satak in R.S.DAG NO. 978, 31 Satak out of 64 Satak in R.S.DAG NO. 1005, 16 Satak out of 65 Satak in R.S.DAG NO. 1026, 03 Satak out of 18 Satak in R.S.DAG NO. 1045 & 03 Satak out of 17 Satak in R.S.DAG NO. 1225 under L.R.KHATIAN NO. 540 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS MOHAR ALI died leaving behind his five sons namely JIYAD ALI MOLLA, YAAD ALI MOLLA, JOHAR ALI MOLLA, JUBBAR ALI MOLLA alias JUBBAR ALI, JOBED ALI MOLLA and two daughters FULJAN BIBI, DULJAN BIBI and accordingly all of them became the owners of the said property by way of inheritance as per Muslim Law of Faraz and are now well entitled to transfer the same to anyone in anyway. And accordingly JUBBAR ALI MOLLA alias JUBBAR ALI, the vendor herein, became the owner of 00.34 Satak in R.S.DAG NO. 875, 01.66 Satak in R.S.DAG NO. 891, 00.50 Satak in R.S.DAG NO. 919, 03.16 Satak in R.S.DAG NO. 938, 10.34 Satak in R.S.DAG NO. 978, 05.16 Satak in R.S.DAG NO. 1005, 02.66 Satak in R.S.DAG NO. 1026, 00.50 Satak in R.S.DAG NO. 1045 & 00.50 Satak in R.S.DAG NO. 1225 i.e. in total 24.82 Satak and accordingly she is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS one GHOSA BIBI wife of LATE MOHAR ALI had been the recorded owner of agricultural land measuring an area of 11 Satak out of 13 Satak in R.S.DAG NO. 875, 20 Satak out of 23 Satak in R.S.DAG NO. 919, 15 Satak out of 18 Satak in R.S.DAG NO. 1045 & 14 Satak out of 17 Satak in R.S.DAG NO. 1225 under L.R.KHATIAN NO. 184 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS GHOSA BIBI died leaving behind her five sons namely JIYAD ALI MOLLA, YAAD ALI MOLLA, JOHAR ALI MOLLA, JUBBAR ALI MOLLA, JOBED ALI MOLLA and two daughters FULJAN BIBI, DULJAN BIBI and accordingly all of them became the owners of the said property by way of inheritance as per Muslim Law of Faraz and are now well entitled to transfer the same to anyone in anyway. And accordingly JUBBAR ALI MOLLA alias JUBBAR ALI, the vendor herein, became the owner of 01.57 Satak in R.S.DAG NO. 875, 02.86 Satak in R.S.DAG NO. 919, 02.14 Satak in R.S.DAG NO. 1045 & 02.00 Satak in R.S.DAG NO. 1225 i.e. in total 08.57 Satak and accordingly she is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS JUBBAR ALI MOLLA alias JUBBAR ALI, the vendor herein, is the recorded owner of agricultural land measuring an area of 00.60 Satak out of 17 Satak in R.S.DAG NO. 855, 01.20 Satak out of 06 Satak in R.S.DAG NO. 861 & 06.20 Satak out of 31 Satak in R.S.DAG NO. 863 under L.R.KHATIAN NO. 265 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS JUBBAR ALI MOLLA alias JUBBAR ALI, the vendor herein, is the absolute owner of the said lands 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.

Contd…3

Secretary c/o Y.G.

29 JAN 2007

AND WHEREAS the vendor have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 41.39 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 5,00,000/- (Rupees FIVE 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. 5,00,000/- (Rupees FIVE LAKHS) 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 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.

Contd...4

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 00.60 Satak in R.S.DAG NO. 855, 01.20 Satak in R.S.DAG NO. 861, 06.20 Satak in R.S.DAG NO. 863, 01.91 Satak in R.S.DAG NO. 875, 01.66 Satak in R.S.DAG NO. 891, 03.36 Satak in R.S.DAG NO. 919, 03.16 Satak in R.S.DAG NO. 938, 10.34 Satak in R.S.DAG NO. 978, 05.16 Satak in R.S.DAG NO. 1005, 02.66 Satak in R.S.DAG NO. 1026, 02.64 Satak in R.S.DAG NO. 1045 & 02.50 Satak in R.S.DAG NO. 1225 **i.e. in total 41.39 Satak** under L.R.KHATIAN NO. 184, 265 & 540 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 land are bounded as under : -

R.S.DAG NO. 855 :

ON THE NORTH : R.S.DAG NO. 853

ON THE SOUTH : R.S.DAG NO 856

ON THE EAST : PART OF R.S.DAG NO. 855

ON THE WEST : PART OF R.S.DAG NO. 855

R.S.DAG NO. 861 :

ON THE NORTH : R.S.DAG NO. 856

ON THE SOUTH : MOUZA PATHARGHATA

ON THE EAST : PART OF R.S.DAG NO. 861

ON THE WEST : PART OF R.S.DAG NO. 961

R.S.DAG NO. 863 :

ON THE NORTH : R.S.DAG NO. 853

ON THE SOUTH : R.S.DAG NO 879

ON THE EAST : PART OF R.S.DAG NO. 863

ON THE WEST : PART OF R.S.DAG NO. 863

R.S.DAG NO. 875 :

ON THE NORTH : R.S.DAG NO. 874

ON THE SOUTH : R.S.DAG NO 883

ON THE EAST : PART OF R.S.DAG NO. 875

ON THE WEST : PART OF R.S.DAG NO. 875

Contd…5

R.S.DAG NO. 891 :

ON THE NORTH	:	R.S.DAG NO. 892 & 895
ON THE SOUTH	:	R.S.DAG NO 888
ON THE EAST	:	PART OF R.S.DAG NO. 891
ON THE WEST	:	PART OF R.S.DAG NO. 891

R.S.DAG NO. 919:

ON THE NORTH	:	R.S.DAG NO. 918
ON THE SOUTH	:	R.S.DAG NO 920
ON THE EAST	:	PART OF R.S.DAG NO. 919
ON THE WEST	:	PART OF R.S.DAG NO. 919

R.S.DAG NO. 938 :

ON THE NORTH	:	R.S.DAG NO. 739
ON THE SOUTH	:	R.S.DAG NO 736
ON THE EAST	:	PART OF R.S.DAG NO. 738
ON THE WEST	:	PART OF R.S.DAG NO. 738

R.S.DAG NO. 978 :

ON THE NORTH	:	R.S.DAG NO. 955 & 979
ON THE SOUTH	:	R.S.DAG NO 977
ON THE EAST	:	PART OF R.S.DAG NO. 978
ON THE WEST	:	PART OF R.S.DAG NO. 978

R.S.DAG NO. 1005 :

ON THE NORTH	:	R.S.DAG NO. 680
ON THE SOUTH	:	R.S.DAG NO 1004
ON THE EAST	:	PART OF R.S.DAG NO. 1005
ON THE WEST	:	PART OF R.S.DAG NO. 1005

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R.S.DAG NO. 1026 :

ON THE NORTH	:	R.S.DAG NO. 1022 & 1023
ON THE SOUTH	:	R.S.DAG NO 1031 & 1033
ON THE EAST	:	PART OF R.S.DAG NO. 1026
ON THE WEST	:	PART OF R.S.DAG NO. 1026

R.S.DAG NO. 1045 :

ON THE NORTH	:	R.S.DAG NO. 1044
ON THE SOUTH	:	R.S.DAG NO 1048
ON THE EAST	:	PART OF R.S.DAG NO. 1045
ON THE WEST	:	PART OF R.S.DAG NO. 1045

R.S.DAG NO. 1225 :

ON THE NORTH	:	R.S.DAG NO. 1223 & 1224
ON THE SOUTH	:	MOUZA PATHARGHATA
ON THE EAST	:	PART OF R.S.DAG NO. 1225
ON THE WEST	:	PART OF R.S.DAG NO. 1225

MEMO OF CONSIDERATION

Paid by **SWAN LAKE COMMERCIAL PVT. LTD.,** by cash an amount of Rs. 5,00,000/- (Rupees : FIVE LAKHS ONLY)

WITNESSES :

1. রাজু বিশ্বাস
কাঁকিনারা পুকুর
পিতৃঃ অনিল গোস্বামী
পাঃ+থানা পাটুলি

2.

হুমায়ুন আলী আহমেদ
ওরফে হুমায়ুন আলী

SIGNATURE OF THE VENDOR

Contd…7

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1) জুবায়ার আলি মোল্লা

Name : জুবায়ার আলি 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.

জুবায়ার আলি মোল্লা

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)*

Office of the District Registrar
জেলা নিবন্ধকের দপ্তর
North 24 Parganas

Registrar u/s 7 (B)
North 24 Pargana
(B. S. Bhi)

29 JAN 2007

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.

2.

SIGNATURE OF THE VENDOR

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

Registrar u/s 7 (1)
North 24 Parganas

29 MAR 2007

Seal of Office of the District Registrar

Book No.....
Volume No.....
Page.....to.....
being No.....
for the year 2006

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 7751 to 7767
being No 00377 for the year 2008.

(X) 10-April-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal