01941 201354 534

5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 of the W. B. L. R. Act, 1965 read under the heading "Miscellaneous" Schedule, I.A. No. 23

Registered u/s 17 of North 24 Parganas (R. R. R. I)

14 FEB 2007

45000+23000

14/2/07

592556 dt 14/2/07

592555 dt 14/2/07

Mahir Gale

14/2/07

A 16049-00
H 28-00
MB 4-00
1608-

DEED OF CONVEYANCE

THIS INDENTURE made on this 13th day of February, Two Thousand and Seven

BETWEEN

SUDHARANI MONDAL wife of LATE ANIL MONDAL residing at Vill – MADHLA RAGHUNATHPUR, P.O. – RAGHUNATHPUR, P.S. – DANKUNI , DIST. – HOOGHLY 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

237/07
13/2/07

538 5-2-07

ক্রমিক নং ..... তারিখ .....

ক্রেতা S. W. P.E. Ltd

গ্রাম 7 No. Udayampally, Rajarhat

মূল্য ৫৫০০০ টাকা ৪৩ পয়সা

ভেণ্ডার শ্রী .....

আমডাঙ্গা এ, ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ ..... 29 JAN 2007

মোট মূল্য 16 5000

ট্রেজারী অফিস — বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

Office at Barasat

North 24 Parganas

(D.R.S.)

549 13 FEB 2007

Sudha Rani Mandal

Nripendra Nath Mandal

Bijoy Nath Mandal

Nripen Mandal
S/o Phanindra Nath Mandal
Malancha Gate, Porkiagheria
P.S- Rajarhat, Kol-104
Business

North 24 Parganas

113 FEB 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 AKSHAY BISWAS son of LATE JAYNARAYAN BISWAS had been the recorded owner of agricultural land measuring an area of 21 Satak out of 63 Satak in R.S.DAG NO. 280, 06 Satak out of 26 Satak in R.S.DAG NO. 372, 07 Satak out of 14 Satak in R.S.DAG NO. 391, 10 Satak out of 19 Satak in R.S.DAG NO. 398, 03 Satak out of 07 Satak in R.S.DAG NO. 410, 12 Satak out of 23 Satak in R.S.DAG NO. 412, 26 Satak out of 51 Satak in R.S.DAG NO 419, 06 Satak out of 25 Satak in R.S.DAG NO. 426, 26 Satak out of 51 Satak in R.S.DAG NO. 444, 14 Satak out of 28 Satak in R.S.DAG NO. 449, 31 Satak out of 61 Satak in R.S.DAG NO. 453, 46 Satak out of 93 Satak in R.S.DAG NO. 633, 68 Satak out of 201 Satak in R.S.DAG NO. 638, 11 Satak out of 21 Satak in R.S.DAG NO. 644, 30 Satak out of 59 Satak in R.S.DAG NO. 653, 12 Satak out of 115 Satak in R.S.DAG NO. 680, 18 Satak out of 36 Satak in R.S.DAG NO. 723, 07 Satak out of 14 Satak in R.S.DAG NO. 806, 32 Satak out of 63 Satak in R.S.DAG NO. 814, 05 Satak out of 09 Satak in R.S.DAG NO. 912, 25 satak out of 49 satak in R.S.DAG NO. 994 & 13 Satak out of 26 Satak in R.S.DAG NO. 995 i.e. in total 429 satak of land under L.R. Khatian No. 34 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 -- Paraganas (N).

AND WHEREAS AKSHAY BISWAS died leaving behind his wife SMT. GOSTHOBALA BISWAS, three sons namely PANNALAL BISWAS, KANAI LAL BISWAS, SUDHANGSHU BISWAS, and five daughters namely RENUKA SARDAR, SUDHA RANI MONDAL, SAVITRI MONDAL, KALPANA PRAMANIK, SATYABALA MONDAL who all became the owners of the said property by way of inheritance and are well entitled to transfer the same to any one in anyway.

AND WHEREAS after the death of AKSHAY BISWAS, his three sons and wife mutated their names under L. R. Khatian Nos. 775, 776, 777 & 778 excluding their sisters' names though by way of inheritance they have equal share in the above mentioned land situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS GOSHTO BALA BISWAS wife of AKSHAY BISWAS, also died intestate leaving behind her three sons and five daughters and accordingly all of them became the owner of their mother's share and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS SUDHARANI MONDAL, the vendor herein, became the absolute owner of 1/8th share of total property of AKSHAY BISWAS & GOSHTO BALA BISWAS i.e..53 62 Satak in different dags as mentioned in the schedule below and enjoys 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 53.62 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 14,60,000/- (Rupees Fourteen Lakhs Sixty Thousands) only and on the terms and conditions hereunder

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Registrar u/s Y (B)
24 Parganas
13 FEB 2007

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 14,60,000/- (Rupees Fourteen Lakhs Sixty 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 ,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 2.62 Satak in R.S.DAG NO. 280, 0.75 Satak in R.S.DAG NO. 372, 0.88 Satak in R.S.DAG NO. 391, 1.25 Satak in R.S.DAG NO. 398, 0.37 Satak in R.S.DAG NO. 410, 1.50 Satak in R.S.DAG NO. 412, 3.25 Satak in R.S.DAG NO. 419, 0.75 Satak in R.S.DAG NO. 426, 3.25 Satak in R.S.DAG NO. 444, 1.75 Satak in R.S.DAG NO. 449, 3.88 Satak in R.S.DAG NO. 453, 5.75 Satak in R.S.DAG NO. 633, 08.50 Satak in R.S.DAG NO. 638, 1.37 Satak in R.S.DAG NO. 644, 3.75 Satak in R.S.DAG NO. 653, 1.50 Satak in R.S.DAG NO. 680, 2.25 Satak in R.S.DAG NO. 723, 0.88 Satak in R.S.DAG NO. 806, 04 Satak in R.S.DAG NO. 814, 0.62 Satak in R.S.DAG NO. 912, 3.13 satak in R.S.DAG NO. 994 & 1.62 Satak in

Contd...4

13 FEB 2007

R.S.DAG NO. 995 **i.e. in total 53.62 satak** of land under L.R. Khatian No. 34, 775, 776,777 & 778 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).

MEMO OF CONSIDERATION

Paid by **SWAN LAKE COMMERCIAL PVT. LTD.** by cash an amount of Rs. 14,60,000/- (Rupees : FOURTEEN LAKHS SIXTY THOUSANDS ONLY)

WITNESSES :

1. সুবীর বিশ্বাস
সল্টলেক, কল্কাতা-৭০০০৯১
পশ্চিমবঙ্গ ২০২.

2. Nripendra Das
Mahisbagan
P.O-Krishnapur

সুবীরা বিশ্বাস

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. সুবীর বিশ্বাস

2. Nripendra Das.

সুবীরা বিশ্বাস

SIGNATURE OF THE VENDOR

S. Poddar

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

13 FEB 2001

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1) Name Sudha rani 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.

সুধা রানী মণ্ডল

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 17 (2)
North 24 Parganas
(D. S. B-II)

13 FEB 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 2364 to 2370
being No 01354 for the year 2007.

Seal of the District Sub Registrar- II of North 24 Parganas, District-North 24 Parganas

(X) 19-June-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal