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201614

539
5000Rs.



Admissible under Rule 21 & 21A
 Sec 5 (1) of W. B. L. R. Act, 1958
 July Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No.
 Date Paid 10-00

Registered at
 North 24 Parganas

22 FEB 2017

DEED OF CONVEYANCE

THIS INDENTURE made on this 16th day of February, Two Thousand and Seven

BETWEEN

1. NEEL KANTA MONDAL son of LATE BHOOTNATH MONDAL, 2. GOPAL MONDAL son of LATE SANTOSH MONDAL both residing at Vill & P.O. - PATHARGHATA, P.S. -, DIST., 24 - PARAGANAS (NORTH), 3. JAYANTA MONDAL son of LATE MANIMOHAN MONDAL residing at Vill - JAMALPARA, P.O. - KASHINATHPUR, P.S. - RAJARHAT, DIST., 24 - PARAGANAS (NORTH), 4. BHAGABATI NASKAR wife of NRIPEN NASKAR residing at Vill & P.O. - KRISHNAPUR., P.S. - RAJARHAT, DIST., 24 - PARAGANAS (NORTH) & 5. SUSHMA MONDAL wife ANUKUL CHANDRA MONDAL residing at Vill - TEGHORIA, P.O. - HATIYARA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) all by faith Hindu, by occupation Cultivators & 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**

Contd... 2

1870/11/370
 22-2-07
 3637 A 1870
 (10)

District Sub-Registrar
 North 24 Parganas, Baranagar
 22-2-07

37000
 8500
 20/2/07
 59260
 21/2/07
 22/2/07
 2189-00
 28-00
 4000
 2221-00

270
 1870/11/370

PROCEED

541 5-2-07

ক্রমিক নং 341 তারিখ
জিলা 7 No. Udayan Pally, Rajarhat
গ্রাম
মুলা ৫৫০০ টাকা ০০ পয়সা
ভেদার ডি
আমতারা এ, ডি, এ, আর, অফিস
উত্তর ২৪ পরগণা

Handwritten signature and notes: JHD, Rajarhat, and a signature.

29 JAN 2007



166000

মোট মূল্য
স্ট্রেকারী অফিস - বারানাসাত
ভেদার - শ্রী গোবিন্দ প্রসাদ মিত্র

Presented for Registration at...
on the... day of Feb 2007
Office at Baranasi by...
of the Executors / Claimants

Handwritten signature: Sri Animesh...

16 FEB 2007

Handwritten list of names: Nilkanth Mondal, Bhootnath Mondal, Gopal Mondal, Jayant Mondal, S. K. Mondal, S. K. Mondal, Sushma Mondal, Anukul Choudhary, Pashanta Rajarhat, and others.

606

Handwritten signature: Sri Animesh...

607

Handwritten signature: Jayant Mondal

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Handwritten signature: Jayant Mondal

Handwritten signature: Raju Zistroy

Handwritten text: S. Subhakar... P.S. ... District - North 24 Parganas ... Caste - Hindu/Muslim/Christian

Handwritten signature

16 FEB 2007

AND

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 BHOOT NATH MONDAL son of LATE RAJ KRISHNA MONDAL had been the recorded owner of agricultural land measuring an area of 08 Satak out of 32 Satak in R.S.DAG NO. 939 & 11 Satak out of 33 Satak in R.S DAG NO. 942 i.e in total 19 Satak under L.R. Khatian No. 471 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS BHOOT NATH MONDAL died leaving behind his only son namely NEEL KANTA MONDAL and six daughters namely CHARUBALA NASKAR, BRIHASPATI SARDAR, DURGA BALA MONDAL, BHAGABATI NASKAR, SUSHMA MONDAL & ICHHAMOTI MONDAL and accordingly all of them became the absolute owners of the said property by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS DURGA BALA MONDAL died leaving behind his only son namely GOPAL MONDAL and accordingly he became the absolute owner of his mothers property by way of inheritance and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS ICHHAMOTI MONDAL died leaving behind his only son namely JAYANTA MONDAL and accordingly he became the absolute owner of his mothers property by way of inheritance and is now well entitled to transfer the same to anyone in anyway

AND WHEREAS NEEL KANTA MONDAL & 4 OTHERS, the vendors herein, are the absolute owners of 5/7th share 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 lands measuring an area of 13.58 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs.2,00,000 /- (Rupees TWO 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.2,00,000/- (Rupees TWO 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



609

पु.नि.स. (अ.व.स.)



610

पु.नि.स. (अ.व.स.)



Registered with
Serial 24 Department

16 FEB 2007

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पु.नि.स. (अ.व.स.)

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.

Contd...4



[Handwritten Signature]
Registrar Jhansi
District 24 Bargaon

16 FEB 2007

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 5.72 Satak in R.S.DAG NO. 939 & 7.86 Satak in R.S.DAG NO. 942 **i.e in total 13.58 Satak** under L.R. Khatian No. 471 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 Rs2,00,000/- (Rupees TWO LAKHS ONLY)

WITNESSES :

1. *Handwritten signature*

Handwritten signature

2. *Sub of Mandal*
Handwritten signature

Handwritten signature
Jyantee Mandal.
Handwritten signature
Handwritten signature

SIGNATURE OF THE VENDORS

Contd...5



Registered with the
Electoral Register

16 FEB 2007

DISTRICT NORTH 24 PA

AS

OFFICE OF THE

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



(1) Name: সুস্মিতা সেন 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.

সুস্মিতা সেন
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)

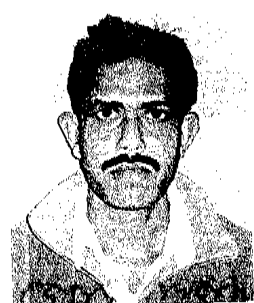
SPECIMEN FORM FOR LATENT FINGERPRINTS



10/10/50

10/10/50

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



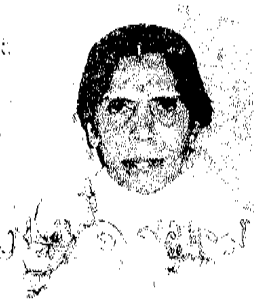
10/10/50

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



10/10/50

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



10/10/50

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

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. *Handwritten Bengali text*
2. *Handwritten Bengali text*

Handwritten signatures and names in Bengali script

SIGNATURE OF THE VENDORS

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



Registered with the
Karnataka State Government

16 FEB 2007



16 FEB 2007

Book No.
Volume No.
Page No.
Year the year 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6811 to 6824
being No 01614 for the year 2007.



(X) 22-June-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal