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201759544 5000Rs.



Admissible under Rule 31 & also  
 a/c 5.11 of W. B. L. R. Act, 1988  
 duly stamp under the Indian  
 Stamp Act 1899 Subsequently  
 amended Schedule I.A. No. 3

Registration fee of Rs. 16000  
 has been received on 21/2/07  
 as per  
 Bank Entry 592618  
 Date 21/2/07

4609-00  
 H# 2800  
 4000  
 4649-00

Registered at  
 North 24 Parganas

27 FEB 2007

21/2/07  
 62481  
 27.2.07  
 336

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 20<sup>th</sup> day of February, Two Thousand and Seven

BETWEEN

1. BABLU NASKAR 2. TAPAS NASKAR 3. SUBRATA NASKAR all sons of LATE RABINDRA NATH NASKAR 4. PRAMILA BALA NASKAR wife of LATE RABINDRA NATH NASKAR all residing at VILL & P.O.- RAGHUNATHPUR, P.S.- RAJARHAT, DIST.- 24 PARGANAS (NORTH). & 5. UMA MONDAL wife of PRADIP MONDAL residing at VILL & P.O.- BEONTA, P.S.- I.K.L.C. DIST.- 24 PARGANAS (SOUTH). 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**.

Sub-Registration  
 North 24 Parganas, Baran  
 27.2.07

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 Visit (Anand) 29/1/07  
 2/2/07

883

17/1/07

সংস্থিত এং  
কোম্পা S. L. C Pvt Ltd  
গ্রাম Udayampally, Kollam  
মূল্য ৫০০০ টাকা  
ভেদার শ্রী  
আমদানি এ. ডি. এ. এ. অফিস

27 DEC 2006

ক্রয়ের তারিখ

মোট মূল্য

ক্রয়কারী অফিস - বারাসাত

151000

ভেদার - শ্রী গোবিন্দ প্রসাদ সিং



Registered for Registration at  
on the... 20th Feb 2007  
Office at Present by  
Name of the Applicant / Claimant

Balulu Narayan

Registered at  
North 24 Parganas

673

20 FEB 2007

Balulu Narayan

674

Subrata Narayan

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Subrata Narayan

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Uma Mandat

677

Uma Mandat

Shyamal Jain

S/o vaet prash...

RD-8 Registrar  
Govt. Business

Shyamal Jain  
S/o vaet prash...  
District - North 24 Parganas  
by Cause - Hindu / Muslim / Christian

20 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 NANI BALA NASKAR wife of LATE AKHIL NASKAR alias AMIYA NASKAR had been the recorded owner of agricultural land measuring an area of 08 Satak out of 08 Satak in R.S.DAG NO. 430, 12 Satak out of 12 Satak in R.S.DAG NO. 431, 04 Satak out of 115 Satak in R.S.DAG NO. 680, 40 Satak out of 40 Satak in R.S.DAG NO. 815, 62 Satak out of 62 Satak in R.S.DAG NO. 1121, 37 Satak out of 37 Satak in R.S.DAG NO. 1150 & 43 Satak out of 43 Satak in R.S.DAG NO. 1163 i.e in total 206 Satak under KRI. Khatian No. 332 & 334 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS NANIBALA NASKAR died leaving behind his four sons namely DULAL NASKAR, SHYAM NASKAR, NIRAPADA NASKAR, ROBIN NASKAR & three daughters namely NIRMALA NASKAR, KALOMONI MONDAL, BHILA MONDAL and accordingly all of them became the owners of the said property by way of inheritance and are now well entitled to transfer the same to anyone in anyway

AND WHEREAS ROBIN NASKAR is the recorded owner of land measuring 06.71 Satak out of 47 Satak in R.S.DAG NO. 1131 under L.R.KHATIAN NO. 854 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS ROBIN NASKAR died leaving behind his wife PRAMILA BALA NASKAR, three sons namely BABLU NASKAR, TAPAS NASKAR, SUBRATA NASKAR & only daughter namely URMILA MONDAL and accordingly all of them became the owners of the said property of ROBIN NASKAR by way of inheritance and are now well entitled to transfer the same to anyone in anyway

AND WHEREAS BABLU NASKAR & 4 OTHERS, the vendors herein, are the absolute owners of 36.21 Satak comprised in different dag nos. as mentioned in the schedule hereunder and enjoys 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 land measuring an area of 36.21 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 4,20,000/- (Rupees FOUR LAKHS TWENTY 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 4,20,000/- (Rupees FOUR LAKHS TWENTY 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

Contd... 3



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Registrar u/s 7 (b)

20 FEB 2007

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 time\$ 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 of 1.16 Satak in R.S.DAG NO. 430, 1.73 Satak in R.S.DAG NO. 431, 0.57 Satak in R.S.DAG NO. 680, 5.72 Satak in R.S.DAG NO. 815, 8.86 Satak in R.S.DAG NO. 1121, 5.30 Satak in R.S.DAG NO. 1150, 6.16 Satak in R.S.DAG NO. 1163 & 6.71 Satak in R.S.DAG NO. 1181 **i.e in total 36.21 Satak** under KRI. Khatian No. 332, 334 & 854 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





Registered with the  
Registrar of Companies

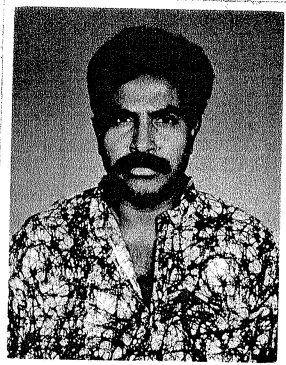
120 FEB 2013

SPECIMEN FORM FOR TEN FINGERPRINTS



Bablu Narkar

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



Jyoti Narankar

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



Subrah Narkar

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



Disha D. D. D.

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

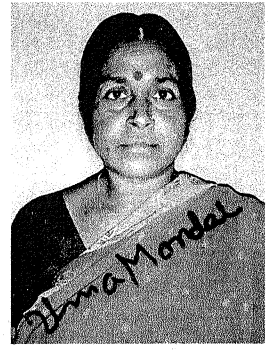




# DISTRICT NORTH 24 PARGA

OFFICE OF THE

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



(1)

Name : Uma 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)



**MEMO OF CONSIDERATION**

Paid by **SWAN LAKE COMMERCIAL PVT. LTD.**, by cheque nos. as mentioned below in total amounting Rs. 4,20,000/- (Rupees FOUR LAKHS TWENTY THOUSANDS ONLY).

SL. NO.	NAME	BANK	CHEQUE NO.	AMOUNT
1	BABLU NASKAR	INDIAN BANK	11214	84000.00
2	TAPAS NASKAR	INDIAN BANK	11215	84000.00
3	SUBRATA NASKAR	INDIAN BANK	11216	84000.00
4	PRAMILA BALA NASKAR	INDIAN BANK	11217	84000.00
5	UMA MONDAL	INDIAN BANK	11218	84000.00

WITNESSES :

1. Shyamal Gain  
RD-8 Raghunathpur

2. Chandan Chatterjee  
Vill. Gashi nathpur

1. Bablu Naskar  
2. Tapas Naskar  
3. Subrata Naskar  
4. প্রমিলা বলা নসকার  
5. Uma Mondal

SIGNATURE OF THE VENDORS

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. Shyamal Gain  
RD-8 Raghunathpur

2. Chandan Chatterjee  
Vill. Gashi nathpur

1. Bablu Naskar  
2. Tapas Naskar  
3. Subrata Naskar  
4. প্রমিলা বলা নসকার  
5. Uma Mondal

SIGNATURE OF THE VENDORS

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



Registered a/s 1 (A)  
Notary at Patna

20 FEB 2007



Book No. ....  
Volume No. ....  
Page No. ....  
Serial No. ....  
A. Year 2007

LD  
Registered a/s 1 (A)  
Notary at Patna

SECRET

CONFIDENTIAL



CONFIDENTIAL

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 9436 to 9443  
being No 01759 for the year 2007.



(X) 02-July-2007  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal