INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

DEED OF CONVEYANCE

DEED VALUED Rs. 7,48,500/-

THIS INDENTURE made on this 19th ay of November, Two Thousand and Seven

BETWEEN

SRI TARAK CHANDRA MONDAL son of Late Biswanath Mondal an Indian Citizen by faith, Hindu by occupation, business residing at Vill – Yugberia , P.O.+ P.S. Ghola , DIST. 24 – PARAGANAS (NORTH) hereinafter referred to as the **'VENDOR'** (which expression shall unless excluded by or repugnant to the subject or context be deem to mean and include his heirs, representative, executors, administrators and assigns) of the **ONE PART**.

Contd...2

884 17/1/07

দলিল নং ..... তারিখ .....

ক্রেতা S.L.E. Pvt Ltd.

গ্রাম Vidyampally, Kol-57

মূল্য ৫০০০ টাকা ০০ পয়সা

ভেন্ডার শ্রী

আদায়কারী এ.ডি.এল.আর. অফিস

উত্তর ২৪ পরগনা

কার্যারম্ভ তারিখ 27 DEC 2006

মোট মূল্য 151000

ট্রেজারী অফিস — বারাসাত

ভেন্ডার — শ্রী গোবিন্দ প্রসাদ মিশ্র

Presented for Registration at ..... A.D.R.

on the 19th day of NOV 2007

at the Sadar Registration

Office at Barasat by ...

on behalf of the Executant / Claimant.

Sd. ...

S/o ...

District — North 24-Parganas

by Caste — Hindu/Muslim/Christian

by Profession ...

Registrar u/s 19

North 24-Parganas

(B.A.R.-II)

6938

19 NOV 2007

Sd. ...

S/o ...

District — North 24-Parganas

by Caste — Hindu/Muslim/Christian

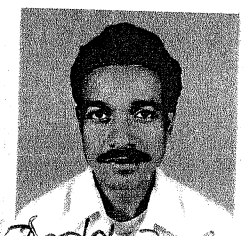
by Profession ...

Registrar u/s 19

North 24-Parganas

(B.A.R.-II)

19 NOV 2007



A N D

SWAN LAKE COMMERCIAL PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 7 Udayan Pally CD- 162,P.O.Aswani Nagar P.S. Rajarhat Kolkata – 700051 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 Tarak Chandra Mondal son of Late Biswanath Mondal is the recorded owner of agricultural land measuring an area of 23 Satak lying in R.S.DAG NO. 911 & 15 Satak in R.S.DAG NO. 917 total 38 Satak in both Dags under L.R Khatian No. 1112, situated at Mouza Ganragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS said Tarak Chandra Mondal, the vendor herein, is the absolute owner of the lands measuring 38 satak of total land out of which 19 satak as mentioned in the schedule below comprised in aforesaid two Dags and enjoys a good and marketable title on the said land which he proposes to transfer unto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plots of land measuring a total area of 19 Satak hereinafter called the "said plot", more fully and particularly described in Schedule hereunder written, for a price of **Rs. 7, 48,500/- (Rupees Seven lac Forty eight thousand Five hundred)** 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. 7,48,500/- (Rupees Seven lac Forty eight thousand Five hundred)** 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 he or any person may 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

Cont...3

Registrar u/s 5 (1)
North 24-Parganas
(D.S.P.-II)

19 NOV 2007

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 he is hereby executing this deed out of his free will and being not subjected to any outside influences in the manner of 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 and parcel of Shali land measuring an area of 11.5 Satak out of total 23 Satak in R.S.DAG NO. 911 and 7.5 Satak out of total 15 Satak in R.S.DAG NO. 917 **i.e. in total 19 Satak** under L.R. Khatian No. 1112 under **Patharghata Gram Panchayat** within the limit of **Rajarhat** Police Station, under the jurisdiction of Additional District Sub Registration Office at **Bidhan Nagar** and according to the settlement records of rights finally published the plots are comprised in paragana Kalikata, Mouza – GANRAGARI, J. L. No. 37, TOUZI NO. 10 in the district of 24 – Paraganas (north).

The Plot of lands are bounded as under: -

R.S. DAG NO. 911

ON THE NORTH	:	R.S.DAG NO. 910 & 1000
ON THE SOUTH	:	R.S.DAG NO. 913
ON THE EAST	:	R.S.DAG NO. 1000
ON THE WEST	:	R.S.DAG NO. 912

R.S. DAG NO. 917

ON THE NORTH	:	R.S.DAG NO. 710
ON THE SOUTH	:	R.S.DAG NO. 916
ON THE EAST	:	R.S.DAG NO. 912
ON THE WEST	:	R.S.DAG NO. 905 & 906

Contd…4

Seal of Office of the Block Development Officer, Barasat, North 24 Parganas

Sub-Registrar c/o I (B)
North 24-Parganas
(B.A.R.-II)

19 NOV 2007

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1)
Name : ..... **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

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

19 NOV 2007

MEMO OF CONSIDERATION

Paid by ~~SNOW FLOWER SALES PVT. LTD.~~ amounting in total Rs. 7,48,500/- (Rupees Seven lac Forty Eight Thousand Five Hundred) only by cheque as mentioned below:-

Cheque No. 236457 dated 19/11/07 for Rs 7,48,500/-
drawn on ABN AmroBank

Total Rupees Seven lac Forty Eight Thousand Five Hundred only.

IN WITNESS WHEREOF the Vendor to these presents hereto set and subscribed his hand and seal on the day, month and year first above written.

WITNESSES :

1.

2.

SIGNATURE OF THE VENDORS

Drafted by: **Md.Amjad Ali.**
Adv F.No.1234/6

[illegible] a/s I (R)
North 24-Parganas
(R.L.R.-II)

19 NOV 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 1185 to 1195
being No 08501 for the year 2007.

(X) 22-February-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

612

উত্তর ২৪-পরগনা খতিয়ান নং— ১১১২ [১৫০৭০৩৭]

গাড়াগাড়ি জে.এল. নং— ৩৭ থানা— রাজারহাট

০.০০ টাকা

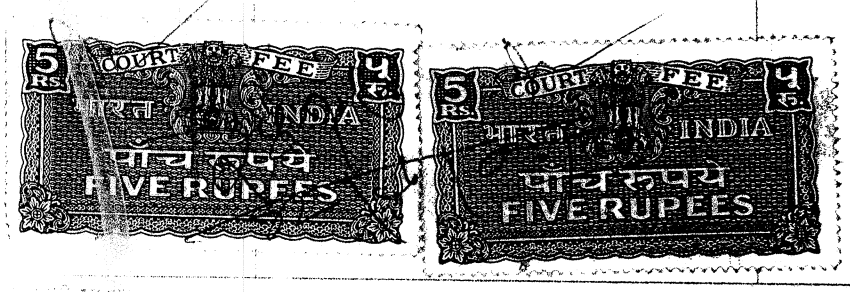
০.৩৮ একর (৩) মোট দাগের সংখ্যা — ২

	(৫) স্বত্ব	(৬) মন্তব্য
তারকচন্দ্র মন্ডল	রায়ত	
**** বিশ্বনাথ		
যুগবেড়িয়া, ঘোলা		

	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ	দাগের মধ্যে অত্র স্বত্বের অংশ	দাগের মধ্যে অত্র-স্বত্বের জমির অংশের পরিমাণ	
			একর		একর	হেক্টর
৯১১	শালি		০.২৩	১.০০০০	০.২৩	
৯১৭	শালি		০.১৫	১.০০০০	০.১৫	

12/6/07

12/6/07



দুই মাত্র ০.৩৮

Appl. Fee-Rs.10,Authentiaction Fee:1 x Rs.10=Rs.10,Total-Rs.20

C.Copy-3463

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12/06/2007

2626
6/3/07
22/3/07

REVENUE ASSESSMENT

) Application Fee Rs. 50/-
) Page Fee Rs. 50 x 2 100
No. 1) Rs. 150
Total Rs. 150 (one hundred & fifty only)

12/6/07