भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 027141

Chargeable under Rule 21 & sec. 5 (1) of W.B.L.R. Act 1958 Duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No..... Fees Paid.

Registrar of Sub-Registrar North 24-Parganas

DEED OF CONVEYANCE

THIS INDENTURE made on this 24th Day of December, Two Thousand and Seven

BETWEEN

MADHAV CHANDRA NASKAR son of LATE NEPAL NASKAR residing at Vill- GENRAGARI, P.O. – PATHARGHATA, P.S. – RAJARHAT, DIST.. 24 – PARAGANAS (NORTH) by ~~faith Hindu~~, by occupation Cultivator all 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

1666 16/11/07

নং তাং মূল্য 5000

ক্রেতার নাম.....

পিতা.....

ষ্টাম্প ভেন্ডার স্বাক্ষর.....

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও.

মোট ষ্ট্যাম্প ক্রয় তাং.....

চালান নং.....মোট কত টাকা 600000

ট্রেজারী বারাকপুর ভেন্ডার মিতা দত্ত

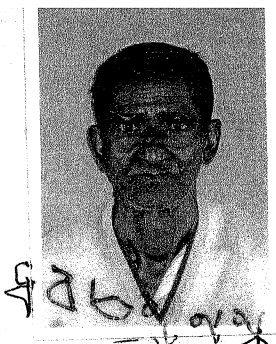
14 NOV 2007

Presented for Registration at ... A.D.R. ...
on the ... of the Sadar Registration
Office at Barasat by ...
... of the Executant / Claimant.

District — North 24-Parganas
Caste — Hindu / Muslim / Christian

District — North 24-Parganas
Caste — Hindu / Muslim / Christian

Additional D.S.R.
North 24-Parganas



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 MADHAV CHANDRA NASKAR, the vendor herein, is the recorded owner of agricultural land measuring 23.50 Satak out of 47 Satak in R.S.DAG NO.1131, under KRI. KHATIAN NO.518 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S., North 24- paraganas.

AND WHEREAS MADHAV CHANDRA NASKAR, the vendor herein, is the absolute owner of the said land and enjoy a good and marketable title on the said land which he 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 23.50 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs.11,82,000 /- (Rupees : ELEVEN LAKHS EIGHTY TWO THOUSNADS 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.11,82,000 /- (Rupees : ELEVEN LAKHS EIGHTY TWO THOUSNADS ONLY). paid by the purchaser to the vendors 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

Registered u/s 1
North 24-Parganas

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 **23.50 Satak** in R.S.DAG NO.1131, under KRI. KHATIAN NO.518 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 is bounded as under : -

R.S.DAG NO. 1131

ON THE NORTH	:	R.S.DAG NO.1129 &1130
ON THE SOUTH	:	R.S.DAG NO.1135
ON THE EAST	:	R.S.DAG NO.1130 & 1132
ON THE WEST	:	R.S.DAG NO.1135 & 1136

MEMO OF CONSIDERATION

Paid by **SWAN LAKE COMMERCIAL PVT. LTD.** by Cheque bearing no.811346 & 811347 dated 24.12.2007 drawn on INDIAN BANK each amounting to Rs 5,91,000/- (Rupees FIVE LAKHS NINTY ONE THOUSNADS ONLY) **i.e. in total Rs.11,82,000 /- (Rupees : ELEVEN LAKHS EIGHTY TWO THOUSNADS ONLY).**

WITNESSES :

1. [illegible]

2. [illegible]

SIGNATURE OF THE VENDOR

Signature a/s Y
North 24-Parganas
24-12-07

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

S. Poddar

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

Seal of Office of the District Registrar
(D.S.R.-II)
24 Parganas, North

26

North 24-Parganas
(D.S.R.-II)
24-72

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1)
Name : শ্রী মাধবচন্দ্র নস্কর ..... 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.

শ্রীমাধবচন্দ্র নস্কর

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/Clai
Principal/Gurdian/Testator (Tick the a

Sd/-
Sub-Registrar
North 24-Parganas
(R.S.R.-II)
24.12.07

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 39
Page from 3130 to 3138
being No 11346 for the year 2010.

(Dinabandhu Roy) 01-October-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal