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D-13451/10 618A



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

027139

5000
 45000
 46410
 66410

9-12/12/10 MTK 2114465/-

That the document is admitted to registration. The signature sheet/sheet's and the endorsement sheet/sheet's attached with this document are part of this document.

Registrar - II
 North 24 Parganas
 Barasat

24 NOV 2010

Stamp No 1 (A)
 North 24 Parganas
 24-12-10

Sale
 23
 1928500

DEED OF CONVEYANCE

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

BETWEEN

AHIMUDDIN MOLLA son of MOKTAR ALI residing at Vill &, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH), by Faith - Muslim, by Occupation - Cultivator, 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.

46410/- + 45000/-

Contd...2

2114465
 A 2057
 175
 2232

Stamp
 has been
 as per bank
 bank Draft No
 26/12/10

26.12.10
 691938, 691939

Mohammed
 16

26.12.10

VIC NO 03352
 250
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 270

1664 16/11/07 5000

শ্রী ...
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C. @ Chomden
Advertiser
@ mm-s.com
14 Nov 2007
600000

শ্রী ... মিতা দত্ত



Execution for Registration of ...
on the ... day of ... 2007
... of the Sadar Registration
Office at Barasat by ...
... of the Executant / Claimant

আব্দুল হান্নান - (স্বাক্ষর)

[Signature]

Registrar 24 P
North 24 Parganas
U.P.S.

North 24 Parganas
District - North 24 Parganas
West Bengal

আব্দুল হান্নান - (স্বাক্ষর)

24 DEC 2007

Maulana
S/O M. ...
P. S. R. ...
Business

Registrar 24 P
North 24 Parganas
U.P.S.

[Signature]

Registrar 24 P
North 24 Parganas
U.P.S.

24 DEC 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 AHIMUDDIN MOLLA the Vendor herein, is the recorded owner of agricultural land measuring 07.67 Satak out of 191 Satak in R.S.DAG NO. 883, 2.33 Satak out of 37 Satak in R.S.DAG NO. 904, 02 Satak out of 39 Satak in R.S.DAG NO. 910, 3.67 Satak out of 69 Satak in R.S.DAG NO. 936, 04 Satak out of 71 Satak in R.S.DAG NO. 945, 1.33 Satak out of 28 Satak in R.S.DAG NO. 996, 01 Satak out of 17 Satak in R.S.DAG NO. 998, 10.33 Satak out of 183 Satak in R.S.DAG NO. 1036, 7.67 Satak out of 143 Satak in R.S.DAG NO. 1037, 0.30 Satak out of 09 Satak in R.S.DAG NO. 1073, 02 Satak out of 35 Satak in R.S.DAG NO. 1077, 12.33 Satak out of 226 Satak in R.S.DAG NO. 1102, & 01 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e. in total 55.63 Satak under L.R. KHATIAN NO.932 situated at Mouza GENRAGARI, J.L. No. 37 under Rajarhat P.S., North 24- Paraganas.

AND WHEREAS one ACHHIRAN NECHHA BIBI daughter of LATE MOKTAR ALI KARIGAR had been the recorded owner of agricultural land measuring 05 Satak out of 191 Satak in R.S.DAG NO. 883, 01 Satak out of 37 Satak in R.S.DAG NO. 904, 01 Satak out of 39 Satak in R.S.DAG NO. 910, 02 Satak out of 69 Satak in R.S.DAG NO. 936, 02 Satak out of 71 Satak in R.S.DAG NO. 945, 00 Satak out of 28 Satak in R.S.DAG NO. 996, 00 Satak out of 17 Satak in R.S.DAG NO. 998, 05 Satak out of 183 Satak in R.S.DAG NO. 1036, 04 Satak out of 143 Satak in R.S.DAG NO. 1037, 00 Satak out of 09 Satak in R.S.DAG NO. 1073, 01 Satak out of 35 Satak in R.S.DAG NO. 1077, 06 Satak out of 226 Satak in R.S.DAG NO. 1102, & 00 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e. in total 27 Satak under LR KHATIAN NO.934 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S., North 24- paraganas.

AND WHEREAS ACHHIRAN NECHHA BIBI transferred 27 Satak of the above mentioned property by way of a gift deed bearing no.6787 dated 5.12.2006 copied in Book No. I, Vol. No.6, Pages 145 to 153 for the year 2006 duly registered at A.D.S.R., BIDHAN NAGAR to AHIMUDDIN MOLLA & MUJIT ALI, and accordingly both of them became the owners of the said property by way of this gift and are well entitled to transfer the same to anyone in anyway. And Accordingly AHIMUDDIN MOLLA, the vendor herein, became the owner of 1/2 of the said property i.e 13.50 Satak in different dags and is well entitled to transfer the same to anyone in anyway.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 34.165 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs.19,28,000/- (Rupees : NINETEEN LAKHS TWENTY EIGHT 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.19,28,000/- (Rupees : NINETEEN LAKHS TWENTY EIGHT THOUSANDS 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 anyway 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 and parcel of land measuring an area of 5.085 Satak in R.S.DAG NO. 883, 1.415 Satak in R.S.DAG NO. 904, 1.25 Satak in R.S.DAG NO. 910, 2.335 Satak in R.S.DAG NO. 936, 2.50 Satak in R.S.DAG NO. 945, 0.665 Satak in R.S.DAG NO. 996, 0.50 Satak in R.S.DAG NO. 998, 6.415 Satak in R.S.DAG NO. 1036, 4.835 Satak in R.S.DAG NO. 1037, 0.15 Satak in R.S.DAG NO. 1073, 1.25 Satak in R.S.DAG NO. 1077, 7.665 Satak in R.S.DAG NO. 1102 & 0.50 Satak in R.S.DAG NO. 1197 i.e. in total 34.565 Satak under L.R. KHATIAN NO.937 & KRI- KHATIAN NO.536 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) *Under Patharghata Gram Panchayat*

Handwritten note: - 18/11/2017 - 2/11/2017 -



[Handwritten signature]

Secretary to Government
North 24-Parganas
G.P.O. - 1

24 DEC 2007

[Faint, illegible text]






DISTRICT NORTH 24 PARGANAS

OFFICE OF THE






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

(1)
Name : Ahmeduddin Molla 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.

আহমেদুদ্দিন মোল্লা

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.

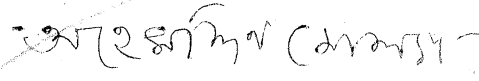
Signature of the Presentant/Executant/Claimant/Attorney/
Principal/Gurdian/Testator (Tick the appropriate status)

MEMO OF CONSIDERATION

Paid by SWAN LAKE COMMERCIAL PVT. LTD., by cheque no. 236463 & 236464 dated 24.12.2006 drawn on ABN AMRO BANK each amounting to Rs.9,64,000/- i.e in total Rs.19,28,000 /- (Rupees : NINETEEN LAKHS TWENTY EIGHT THOUSANDS Only)

WITNESSES :

1. Manjari
Pathy Ghale
2. ~~Manjari Ghose~~
Saswati



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. Manjari
Pathy Ghale
2. ~~Manjari Ghose~~
Saswati


SIGNATURE OF THE VENDOR


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



[Handwritten signature]

সি. এ. এ. এ. (সি)
North 24-Parganas
C. A. E. - 24
24 DEC 2007

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 46
Page from 3603 to 3611
being No 13451 for the year 2010.



MR

(Dinabandhu Roy) 26-November-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 13451 of 2010
(Serial No. 16310 of 2007)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Deficit stamp duty

Deficit stamp duty Rs. 9333/- is paid, by the draft number 210076, Draft Date 23/11/2010, Bank Name State Bank of India, SWASTHYA BAHWAN, received on 24/11/2010

Payment of Fees:

Amount By Cash

Rs. 2057/-, on 24/11/2010

(Under Article : A(1) = 2057/- on 24/11/2010)

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II