

16311

D-13452/10. (618)



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Stamp Act 1899
 Stamp duty under the Indian Stamp Act 1899
 1899 Act No. 26 of 1899

North 24 Parganas

24 DEC 2007

24 No

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**.

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ক্রেতার নাম
স্বাক্ষর
স্থাপন ভেদার স্বাক্ষর
বিধান নগর (সেন্ট্রাল সিটি) এ. ডি. এস. আর. ও.
মোট স্টাম্প ক্রয় তাং
চালান নং মোট কত টাকা খরিদ
ট্রেজারী বারাকপুর ভেদার

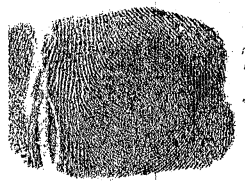
C. O. Chandra
Advocate
10000 C.M.O.S. Camp

14 NOV 2007
600000



presented for Registration at ... A.R./P.O.
on the ... day of ... 2007
of the Sadar Registration
Office at Barasat by ...
of the Executant / Claimant

আহমদ আলী কোম্পানী



Signature
Notary Public
North 24-Parganas
W.B.

24 DEC 2007

...
P. S. ... P. O. ...
District — North 24-Parganas
Caste — Hindu / Muslim / Christian

আহমদ আলী কোম্পানী

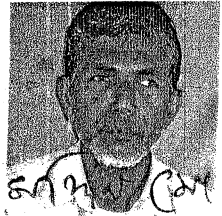
Mohd G' ali
S/O L. Misraj ali
Pathar ghata
P.S. Rajarhat
Business

...
P. S. ... P. O. ...
District — North 24-Parganas
Caste — Hindu / Muslim / Christian

Signature
Notary Public
North 24-Parganas
W.B.

24 DEC 2007

AND



SWAN LAKE COMMERCIAL PVT. LTD., being a Company incorp
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.19,27,000 /- (Rupees : NINETEEN LAKHS TWENTY SEVEN 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.19,27,000 /- (Rupees :
NINETEEN LAKHS TWENTY SEVEN 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
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 patta 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 possess 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 sayed 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. 919, 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, 4.335 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. 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 Bichan 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.

- (Signature) -








DISTRICT NORTH 24 PARGANAS

OFFICE OF THE






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

(1)
Name : Ahmedul Molla Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

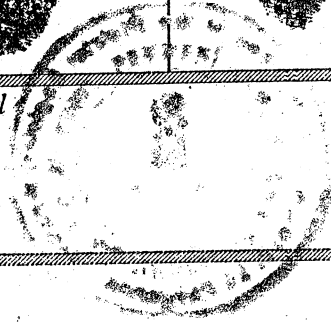
LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE
				

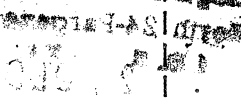
All the above fingerprints are of the abovenamed
person and attested by the said person.

আহমেদুল 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.

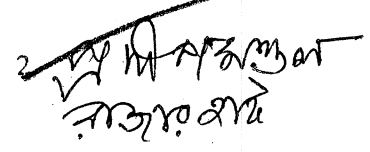
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Signature of the Presentant/Executant/Claimant/Attorney/
Principal/Gurdian/Testator (Tick the appropriate status)

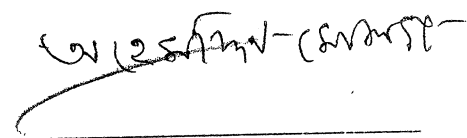
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MEMO OF CONSIDERATION

Paid by SWAN LAKE COMMERCIAL PVT. LTD., by cheque no.236467 & 236466 dated 24.12.2007 drawn on ABN AMRO BANK each amounting to Rs.9,63,500/- i.e in total Rs.19,27,000 /- (Rupees : NINETEEN LAKHS TWENTY SEVEN THOUSANDS Only)

WITNESSES :

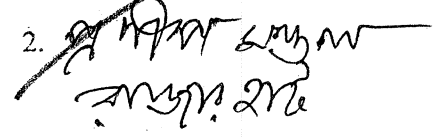
1. Malyali
Pathy ghata
2. 

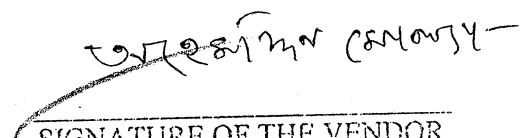

SIGNATURE OF THE VENDOR

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. Malyali
Pathy ghata
2. 


SIGNATURE OF THE VENDOR



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

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

Endorsement For Deed Number : I - 13452 of 2010
(Serial No. 16311 of 2007)

On 26/12/2007

Payment of Fees:

Amount By Cash

Rs. 21218/-, on 26/12/2007

(Under Article : A(1) = 21186/- ,H = 28/- ,M(b) = 4/- on 26/12/2007)

Deficit stamp duty

Deficit stamp duty

1. Rs. 45000/- is paid, by the draft number 694935, Draft Date 24/12/2007, Bank Name STATE BANK OF INDIA, Mohisgote, received on 26/12/2007
2. Rs. 46360/- is paid, by the draft number 694940, Draft Date 24/12/2007, Bank Name STATE BANK OF INDIA, Mohisgote, received on 26/12/2007

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 17.35 hrs on :26/12/2007, at the Private residence by Ahimuddin Molla, Executant.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 26/12/2007 by

1. Ahimuddin Molla, son of Moktar Ali, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Patharghata, By Caste Hindu, By Profession : Cultivation
Identified By M Ali, son of Lt Miraj Ali, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-, By Caste: Muslim, By Profession: Business.

(Girja Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 24/02/2010

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-2113772/-

Certified that the required stamp duty of this document is Rs.- 105689 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

On 24/11/2010

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

24/11/2010 18:13:00

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 13452 of 2010
(Serial No. 16311 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. 9349/- is paid, by the draft number 210075, 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
EndorsementPage 2 of 2

24/11/2010 18:13:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 46
Page from 3612 to 3620
being No 13452 for the year 2010.




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