01162 / A8 D-14949 (624)

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL 007657

5000
BM 4710
9710

Stamp duty of Rs 47101
has been realised on 28.1.08
as per Banker's Cheque 695655
Bank Draft No
Date 24.1.08

Sale
23
194000

A 2123
E 7
H 28
M 4
21628

Admissible under Rule 21 & sec. s/s 5 (1) of W.B.L.R. Act, 1955 duly Stamped under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. Fees Paid

Sub-Registrar s/s 7 (B) North 24-Parganas
Certified that the document is admitted to registration with signature sheet/sheet's and the certificate sheet/sheet's attached with this document are the part of this document.
25 JAN 2008
District Sub-Registrar-II North 24-Parganas

28.1.08

DEED OF CONVEYANCE

23 DEC 2010

THIS INDENTURE made on this 24th Day of January, Two Thousand and Eight

BETWEEN

SANAT KUMAR MUKHERJEE son of SRIHARI SADHAN MUKHERJEE residing at Vill & P.O. – KASHINATHJPUR , P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) all by faith Hindu, 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**.

Contd...2

M/V 194924
A 11
W 175/186

VI(00)-00231
25/1/08

28 DEC 2007

15120

Chandra chur Chanda Adv
C. M. M's Court Kolkata
sum Five Thousand of

1C- sum

Executed for Registration on ..... A.D.
on the ..... day of .....
at ..... of the Sadar Registration
Office at Barasat by .....
one of the Executant / Claimant

Sanat Kumar Mukherjee

567

Registrar u/s 18
North 24-Parganas
(B.R.R.O.)

Sanat Kumar Mukherjee

25 JAN 2008

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

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

Chandan Chatterjee
S/o Late Sujoya Chatterjee
Vill+Po- Kashi Nath pur
P.S- Rajarhat
Dist- 24 Parganas (N)
Occ - Business

Registrar u/s 18
North 24-Parganas
(B.R.R.O.)

25 JAN 2008

AND

SWAN LAKE COMMERCIAL PVT. LTD., being a Company inco
Companies Act, 1956 and having its registered office situated at 7, U
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 HARICHARAN MUKHERJEE, had been the recorded owner of agricultural land measuring 02 Satak out of 24 Satak in R.S.DAG NO. 1126 & 02 Satak out of 25 Satak in R.S.DAG NO. 1127 i.e. in total 04 Satak under L.R. KHATIAN NO.731 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S., North 24-paraganas.

AND WHEREAS HARICHARAN MUKHERJEE transferred the above mentioned land by way of a sale deed bearing no. 1644 dated 30.11.1979 copied in Book No. I, Vol. No. 133, Pages 248 to 251 for the year 1979 duly registered at S.R., COSSIPUR, DUM DUM to SANAT KUMAR MUKHERJEE the vendor herein, and accordingly the vendor became the absolute owner of the said property by way of this purchase and is now well entitled to transfer the same to anyone in anyway

AND WHEREAS SANAT KUMAR MUKHERJEE, the vendor herein, is the absolute owner of the said land and enjoy a good and marketable title on the said land which he propòses 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 04 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs 1,94,000. /- (Rupees : ONE LAKH NINETY FOUR 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 1,94,000. /- (Rupees : ONE LAKH NINETY FOUR 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 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

Seal of Office of the District Registrar

Registrar u/s 17 (1)
North 24-Parganas
I.R.R.S.

25 JAN 2008

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 of Shali measuring an area of 02 Satak in R.S.DAG NO. 1126 & 02 Satak in R.S.DAG NO. 1127 **i.e. in total 04 Satak** under L.R. KHATIAN NO.731 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).

MEMO OF CONSIDERATION

Paid by **SWAN LAKE COMMERCIAL PVT. LTD.** by cheque no. 462802 dated 25.01.2008 drawn on INDIAN BANK amounting **Rs 1,94,000. /- (Rupees : ONE LAKH NINETY FOUR THOUSANDS ONLY)**

WITNESSES :

1. Prodip Mondal
Genragari.

2. Chandan Chatterjee
Vill + Po - Kashinathpur

Sanat Kumar Mukherjee

SIGNATURE OF THE VENDOR

L.R. 1126 L.R. 1127 S - 16

Seal of Office of the District Registrar

Registrar u/s 17 (1)
North 24-Parganas
(R. S. R. & R.)

25 JAN 2008

Government Of West Bengal

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

Endorsement For Deed Number : I - 14949 of 2010
(Serial No. 01162 of 2008)

On 24/01/2008

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

Presented for registration at 16.43 hrs on :24/01/2008, at the Private residence by Sanat Kumar Mukherjee ,Executant.

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

Execution is admitted on 24/01/2008 by

1. Sanat Kumar Mukherjee, son of Srihari Sadhan Mukherjee , Kashinathpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kashinathpur , By Caste Hindu, By Profession : Cultivation

Identified By Chandan ., son of Late S ., Kashinathpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Kashinathpur , By Caste: Hindu, By Profession: Business.

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 28/01/2008

Payment of Fees:

Amount By Cash

Rs. 2155/-, on 28/01/2008

(Under Article : A(1) = 2123/- ,H = 28/- ,M(b) = 4/- on 28/01/2008)

Deficit stamp duty

Deficit stamp duty Rs. 4710/- is paid, by the draft number 695655, Draft Date 24/01/2008, Bank Name State Bank Of India, Mohisgote, received on 28/01/2008

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 26/06/2009

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.-194924/-

Certified that the required stamp duty of this document is Rs.- 9746 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 15/02/2010

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

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

Seal of the District Registrar, Barasat, North 24 Parganas

Distr ..Registrar-II
Nor.. ..Pgs. Barasat

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE II-Barasat.

(Photo of the presentant should be pasted in the front page of the document.)

(1)

Name Sanat Kumar Mukherjee. Status - Presentent

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Sanat Kumar Mukherji

Signature of the presentant

(2)

Name .....

Status - Presentent/Executant/Claimant/Attorney/Principal/Gurdian/Testator (✓)

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

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 appropriate status).

North 24-Parganas
25 JAN 2008

Government Of West Bengal

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

Endorsement For Deed Number : I - 14949 of 2010

(Serial No. 01162 of 2008)

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. 56/- is paid, by the draft number 210667, Draft Date 22/12/2010, Bank Name State Bank of India, SWASTHYA BAHWAN, received on 23/12/2010

Payment of Fees:

Amount By Cash

Rs. 11/-, on 23/12/2010

(Under Article : A(1) = 11/- on 23/12/2010)

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

Seal of the District Registrar, Baarasat, North 24 Parganas

Distr --Registrar-II
No ' /gs. Barasat

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. Pradip Mondal
Gobragari

2. Chandan Chatterjee
Vill+Po - Kashinagar

Sanat Kumar Mukhopadhyay

SIGNATURE OF THE VENDOR

S Poddar

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

Seal of Office of the District Registrar
North 24 Parganas, Barasat

Additional D.S.R. I
South 24-Parganas

25 JAN 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 51
Page from 3102 to 3110
being No 14949 for the year 2010.

(Dinabandhu Roy) 29-December-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal