01207 U

I-13670

625

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

007660

Admissible under Rule 21 & also u/s 5 (1) of W.B. Act 1954 duly stamped under the Indian Stamp Act 1899 as subsequently amended Schedule I.A. No. ____ Fees Paid

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

District Sub-Registrar-II
North 24 Parganas
Barasat
29 NOV 2010

Registrar of Assurances
North 24 Parganas
28 JAN 2008

DEED OF CONVEYANCE

THIS INDENTURE made on this 28th Day of January, Two Thousand and Eight

BETWEEN

CHANDI NASKAR son of LATE JIBAN NASKAR residing at Vill -- RAGHUNATHPUR, P.O. ARJUNPUR 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

Vendor Stamp duty of Rs 45000/- + 36660/-
has been received on 29.1.08
as per Banker's Cheque / 695701, 695702
Bank Draft No. ____
Date 28/1/08 of ____

Registrar of Assurances
North 24 Parganas
29.1.08

28 DEC 2007

No. 15117

NAME Chandra Chur Chanda Adv

ADD C.M.M.'s Court, Kolkata

AMT 5000/- (Five Thousand only)

Received for Registration at ..... A.D.R.O.

on the ..... day of 2008

Office at Barasat by ..... of the Sub-Registrar

Name of the Executant / Claimant

Registered u/s 7

North 24-Parganas

638

28 JAN 2008

Registered u/s 7

North 24-Parganas

28 JAN 2008

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 CHANDI NASKAR, the vendor herein, is the recorded owner of agricultural land measuring 00 Satak out of 13 Satak in R.S.DAG NO. 336, 01 Satak out of 06 Satak in R.S.DAG NO. 337, 05 Satak out of 09 Satak in R.S.DAG NO. 886, 08 Satak out of 15 Satak in R.S.DAG NO 923, 05 Satak out of 10 Satak in R.S.DAG NO. 929, 12 Satak out of 33 Satak in R.S.DAG NO. 959, 01 Satak out of 06 Satak in R.S.DAG NO.985, 06 Satak out of 11 Satak in R.S.DAG NO. 1053, 05 Satak out of 10 Satak in R.S.DAG NO. 1054, 09 Satak out of 19 Satak in R.S.DAG NO. 1097 & 03 Satak out of 14 Satak in R.S.DAG NO. 1200 i.e. in total 55 Satak under L.R. KHATIAN NO.220 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S., North 24- paraganas.

AND WHEREAS CHANDI 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 27.50 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 17,33,000 /- (Rupees : SEVENTEEN LAKHS THIRTY THREE THOUSAND 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 17,33,000 /- (Rupees : SEVENTEEN LAKHS THIRTY THREE THOUSAND 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 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

Registrar u/s 7 (1)
North 24-Parganas
I.R.S. No. - 94

28 JAN 2008

peacefully and quietly possesses and enjoy the said land hereditaments and premises and received the rents issues and profits thereof withou 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 00 0.35 tak in R.S.DAG NO. 336, 0.50 Satak in R.S.DAG NO. 337, 2.50 Satak in R.S.DAG NO. 886, 04 Satak in R.S.DAG NO 923, 2.50 Satak in R.S.DAG NO. 929, 06 Satak in R.S.DAG NO. 959, 0.50 Satak in R.S.DAG NO.985, 03 Satak in R.S.DAG NO. 1053 , 2.50 Satak in R.S.DAG NO. 1054, 4.50 Satak in R.S.DAG NO. 1097 & 1.50 Satak in R.S.DAG NO. 1209 **i.e. in total 27.50 Satak** under L.R. KHATIAN NO.220 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 nos. 462803 & 462804 dated 28.01.2008 drawn on INDIAN BANK each amounting to Rs.8,66,500 /- (Rupees : EIGHT LAKHS SIXTY SIX THOUSAND FIVE HUNDRED ONLY) **i.e. in total 17,33,000 /- (Rupees : SEVENTEEN LAKHS THIRTY THREE THOUSAND ONLY)**

WITNESSES :

1. Sujoy Biswas
Garagari

2. Uttam Biswas
Garagari

SIGNATURE OF THE VENDOR

Registrar u/s 7 (B)
North 24-Parganas
L.R.R.-II
28 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 - 13670 of 2010
(Serial No. 01207 of 2008)

On

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.-1773657/-

Certified that the required stamp duty of this document is Rs.- 88683 /- and the Stamp duty paid as Impresive Rs.- 5000/-

On 28/01/2008

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

Presented for registration at 14.52 hrs on :28/01/2008, at the Private residence by Chandi Naskar ,Executant.

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

Execution is admitted on 28/01/2008 by

1. Chandi Naskar, son of Lt Jiban Naskar , Raghunathpur, Thana:-Rajarhat, District:-North 24-Parganas WEST BENGAL, India, P.O. :-Rajarhat , By Caste Hindu, By Profession : Cultivation

   Identified By S Basu, son of J Basu, Rajarhahta, Thana:-Rajarhat, District:-North 24-Parganas WEST BENGAL, India, P.O. :-Rajarhat , By Caste: Hindu, By Profession: Professionals.

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 29/01/2008

Payment of Fees:

Amount By Cash

Rs. 19084/-, on 29/01/2008

(Under Article : A(1) = 19052/- ,H = 28/- ,M(b) = 4/- on 29/01/2008)

Deficit stamp duty

Deficit stamp duty

1. Rs. 36660/- is paid, by the draft number 695702, Draft Date 28/01/2008, Bank Name STATE BANK OF INDIA, Mohisgote, received on 29/01/2008
2. Rs. 45000/- is paid, by the draft number 695701, Draft Date 28/01/2008, Bank Name STATE BANK OF INDIA, Mohisgote, received on 29/01/2008

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 29/11/2010

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

Seal of the District Registrar, Barasat, North 24 Parganas

Distri[illegible]b-Registrar-II
No[illegible]

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

Endorsement For Deed Number : I - 13670 of 2010

(Serial No. 01207 of 2008)

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

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. 2033/- is paid, by the draft number 210079, Draft Date 23/11/2010, Bank Name State Bank of India, SWASTHYA BAHWAN, received on 29/11/2010

Payment of Fees:

Amount By Cash

Rs. 451/-, on 29/11/2010

(Under Article : A(1) = 451/- on 29/11/2010)

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

Seal of the District Registrar, Barasat, North 24 Parganas

Distri[illegible]-Registrar-II
No[illegible] Barasat

OFFICE OF THE II Barasat

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

(1)

Name Chandi Naskar 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.

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 the appropriate status).

Registrar A/R Y
North 24-Parganas
(B.I.E.E.)

28 JAN 2008

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 Cons ration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES :

1. Sudip Biswas
Garagari

2. Utham Biswas
Garagari

SIGNATURE OF THE VENDOR

A. podder

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

Seal of Office of the Sub-Registrar

North 24-Parganas

28 JAN 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 47
Page from 2233 to 2241
being No 13670 for the year 2010.

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