

01328

D-6619

628



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

056290

admissible under Rule 51 & sub-rule 5 (1) of W. B. L. R. Act, 1938  
 duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 23  
 Stamp Paid. 23

A 20592/-  
 E-7  
 H-28  
 20631/-

47000/- + 41660/-  
 31.1.08

695835, 695836

Registry a/s 7  
 North 24-Parganas

31/1/08

31.1.08

30 JAN 2008

11 2 NOV 2009

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 30<sup>th</sup> Day of January, Two Thousand and Eight

BETWEEN

NILKANTA BISWAS son of LATE CHANDI BISWAS residing at Vill - GENRAGARI, P.O. - PATHARGHATA, 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

11000-00283  
 30/1/08  
 250/-  
 270/-

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1704

25-1-08

ক্রমিক নং তারিখ

ক্রেতা

ক্রয়

মূল্য 3000 টাকা 00 পয়সা

জোতার খ্রী

আমদানি ও. ডি. এম. সী. অফিস

উজুর ২৪ পরগণা

ক্রয়ের তারিখ

মোট মূল্য

স্টেশনারী অফিস — বারাসাত

ভেজার - শ্রী গোবিন্দ প্রসাদ মিত্র

14 JAN 2008

140000



Submitted for Registration at... A.R.P. No. 30... Office at Barasat by Nili Kant...

Nili Kant Biswas, Sd/- Lt. Chandu Biswas, P.S. Parthoghata, District - North 24 Parganas, Religion - Hindu, Hindu/Christian, etc.

নীল কান্ত মিত্র, ব. জোতারী মিত্র

North 24 Parganas, I.R. & L.

30 JAN 2008

695

নীল কান্ত মিত্র, ব. জোতারী মিত্র

Gobinda Biswas, Sd/- Lt. Dharendra Nath Biswas, Jamnaganj, P.O. Parthoghata, District - North 24 Parganas, Religion - Hindu, Hindu/Christian, etc.

North 24 Parganas, I.R. & L.

30 JAN 2008

জোতারী মিত্র, শ্রী হরেন্দ্র নাথ মিত্র, গৌড়চাঁদ, পান্ডা রাস্তা, জেলা - হাট, গাজার

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 NILKANTA BISWAS, the vendor herein, is the recorded owner of agricultural land measuring 00 Satak out of 09 Satak in R.S.DAG NO. 473, 01 Satak out of 13 Satak in R.S.DAG NO.984, 11 Satak out of 36 Satak in R.S.DAG NO. 1107, 06 Satak out of 08 Satak in R.S.DAG NO. 1212 & 11 Satak out of 173 Satak in R.S.DAG NO. 1218 i.e. in total 30 Satak under L.R. KHATIAN NO.357 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S., North 24-paraganas.

AND WHEREAS NILKANTA BISWAS, 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 30 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs.18,73,000/- (Rupees : EIGHTEEN LAKHS SEVENTY 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 Rs.18,73,000/- (Rupees : EIGHTEEN LAKHS SEVENTY 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 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



*[Handwritten signature]*

REGISTERED W/S I  
North 14-Perquimans  
C. B. A. - 11

30 JAN 2008

OFFICE OF THE DISTRICT ATTORNEY

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.

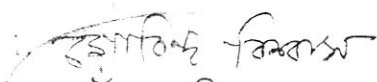

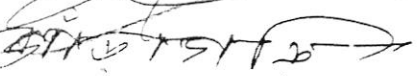
### SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 00 Satak in R.S.DAG NO. 473. 01 Satak in R.S.DAG NO.984. 12 Satak in R.S. DAG NO. 1107 , 06 Satak in R.S.DAG NO. 1212 & 11 Satak in R.S.DAG NO. 1218 i.e. ~~in total 30 Satak~~ under L.R. KHATIAN NO.357 under Patiharghata panchayat within the limit of Rajarhar 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 ).

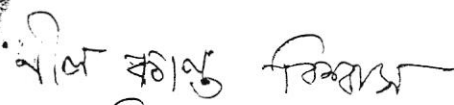
### MEMO OF CONSIDERATION

Paid by SWAN LAKE COMMERCIAL PVT. LTD., by cheque no.236478 & 236479 dated 30.01.2008 drawn on ABN AMRO BANK each amounting to Rs.9,36,500 - (Rupees : NINE LAKHS THIRTY SIX THOUSAND FIVE HUNDRED ONLY) i.e. in total Rs.18,73,000 /- (Rupees : EIGHTEEN LAKHS SEVENTY THREE THOUSAND ONLY)

WITNESSES :

1.   
2.   




  
ब. गोगारिन्दा विद्याप्र

SIGNATURE OF THE VENDOR



*[Handwritten signature]*

**Registrar of Companies  
North 24 Parganas  
C.A.R.-U**

**30 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 Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES :

1. হোসাইন মিয়া  
সাক্ষী
2. মুহাম্মদ মাহমুদ  
সাক্ষী



মুহাম্মদ মাহমুদ মিয়া  
ব. হোসাইন মিয়া

SIGNATURE OF THE VENDOR

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



Signature of S. I. [illegible]  
North 24-Parganas  
[illegible]

30 JAN 2008



DISTRICT NORTH 24 PARGANAS  
OFFICE OF THE



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

Name সিমান্বয় ব্রহ্ম

Status - Presentent সিমান্বয় ব্রহ্ম

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.

সিমান্বয় ব্রহ্ম  
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/Execu. ant/



*[Handwritten signature]*  
Secretary to Government  
North 24-Parganas  
District

30 JAN 2008



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 3353 to 3359  
being No 06619 for the year 2009.



*[Handwritten signature]*

(Dinabandhu Roy) 05-April-2010  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal