

04503

L 6633 (657)



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

161591

Stamp Duty under Rule 27 & 28
of the West Bengal Act 1968
Stamp Duty under the Indian
Stamp Act 1898 subsequently
amended Schedule I A. No. 23

5000 -
1560
6560

Sale
23

131000/-

1560/-
has been received on 22.4.08
as per Banker's Certificate 287703
Bank Draft No. 287703
Date 9/4/08 of

A 1430 00
E 7
H 28
M(R) 4
mb 7
T469-08
31.3.08
12 March 2008

DEED OF CONVEYANCE

A 1430
E 7
H 28
M(R) 4

Ch 101

THIS INDENTURE made on this 31st day of March Two Thousand and Eight

NIC 000-08597
31/3/08
250-
67-
70

04/11/2008

31.3.08

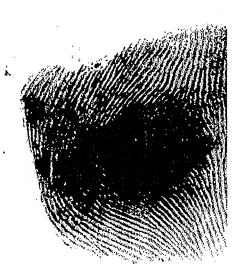
Handwritten notes and signatures at the top of the page, including a signature that appears to be "S. Poddar".

Case - Hindu/Muslim/Christian
District - North 24 Parganas N

4 S. O. No. 100/08

8/10/08 - P. Poddar

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Case - Hindu/Muslim/Christian
District - North 24 Parganas N

4 S. O. No. 100/08

8/10/08 - P. Poddar



476000
12 FEB 2008

Handwritten signature and text, including the name "S. Poddar" and "Advocate".

28/2/08 2008

BETWEEN

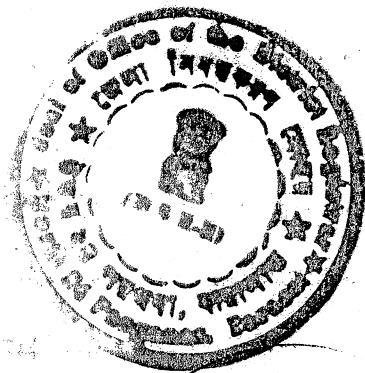
SAMAR DAS son of **NETAI CHANDRA DAS** residing at Rajendrapally P.O Jyanra ,
P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) by faith Hindu by occupation
Busines hereinafter called the '**VENDOR**' (which expression shall unless excluded by
or repugnant to the subject or context be deemed to mean and include his heirs,
representative, executors, administrators and assigns) of the **ONE PART**.

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 **UPENDRA NATH BISWAS** son of **GHANASHYAM BISWAS** was
the recorded owner of 34 satak Sali land out of 83 satak in L.R Dag No.1001 under L.R.
KHATIAN NO. 102 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S.,
North 24- paraganas.

AND WHEREAS **UPENDRA NATH BISWAS** transferred 34 satak in L.R Dag
No.1001 by way of a Settlement Deed bearing no. 1468 dated 26.02.1991 for the year
1977 duly registered at D.R., BARASAT, 24 PARGANAS (NORTH) to **HAZRA**
BISWAS & MOHINI BISWAS, and accordingly both of them became the absolute
owners of the said property by way of this settlement and are well entitled to transfer the
same to anyone in anyway



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Registrar u/s I (A)
North 24-Parganas
C.D. & D. - III

31.3.08

AND WHEREAS HAZRA BISWAS transferred. his undivided share i.e. 17 satak of the above mentioned land by way of a sale deed bearing no. 1660 dated 09.03.2004 copied in Book No. I, Vol. No. 93, Pages 150 to 163 for the year 2004 duly registered at A.D.S.R., BIDHANNAGAR to SUBRATA MONDAL and accordingly he became the absolute owners of the said property by way of this purchase and is well entitled to transfer the same to anyone in anyway

AND WHEREAS SUBRATA MONDAL transferred. his share i.e. 2.06 Satak of the above mentioned land by way of a sale deed bearing no. 597 dated 21.01.2008 copied in Book No. I, Vol. No. I, Pages 11329 to 11342 for the year 2004 duly registered at A.D.S.R., BIDHANNAGAR to SAMAR DAS, the vendor herein, and accordingly he became the absolute owner of the said property by way of this purchase and is well now entitled to transfer the same to anyone in anyway.

AND WHEREAS SAMAR DAS, the vendor herein, is the absolute owner & occupier of the said land measuring 2.06 Satak and enjoy a good and marketable title on the said lands 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 2.06 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs.1,31,000 /- (Rupees ONE LAKH THIRTY ONE 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.1,31,000 /- (Rupees ONE LAKH THIRTY ONE THOUSAND ONLY) paid by the purchaser to the vendors before the execution of this present (the receipt of which the vendor doth hereby admit and 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 hereunder written with the rights of all sewers, drains, common fences, rights, liberties,



[Handwritten signature]

Magistrate N/S I (A)
North 24-Parganas

31.3.08

privileges, easements , Quasi - 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 property or any part thereof **TOGETHER WITH** All deeds pattahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and property 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 property 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



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Registrar of Companies
North 24 Parganas
West Bengal
31.3.08

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 he is hereby executing this deed out of his 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 **2.06 Satak** in R.S.DAG NO. 1001. under L.R. Khatian Nos. 102 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).

The Plot of land is bounded as under : -

R.S.DAG NO. 1001

ON THE NORTH : R.S.DAG NO.1002
ON THE SOUTH : R.S.DAG NO. 1000
ON THE EAST : R.S.DAG NO. 992
ON THE WEST : R.S.DAG NO. 909 & 910



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Department of State

North Dakota

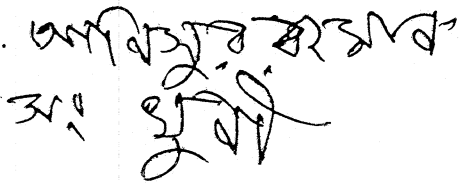
31 '3 '08

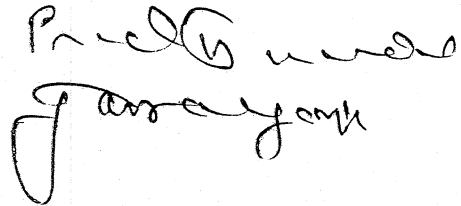
MEMO OF CONSIDERATION

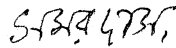
Paid by SWAN LAKE COMMERCIAL PVT. LTD., by cheque bearing no. 257512 drawn on ABN AMRO BANK dated 31.03.2008 amounting to **Rs.1,31,000 /-** (Rupees **ONE LAKH THIRTY ONE THOUSAND ONLY**).

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.

WITNESSES :

1. 

2. 



SIGNATURE OF THE VENDOR

OFFICE OF THE DISTRICT JUDGE

			শ্রী ১৬৬৩৩৩৩৩ ১৬৬৩৩৩৩৩ ১৬৬৩৩৩৩৩
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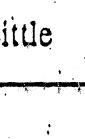
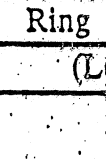
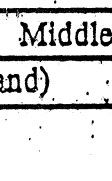
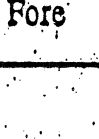
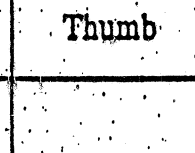
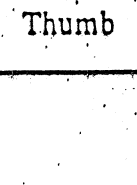
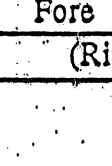
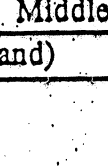
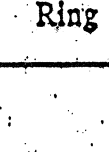
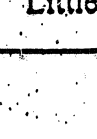
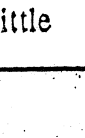
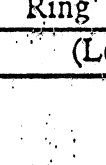
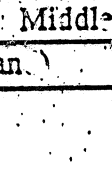
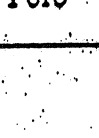
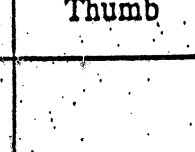
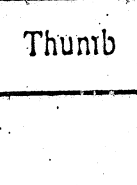
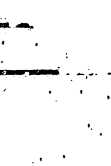
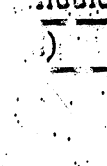
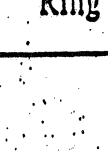
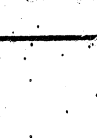
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North 24-Parganas
১৬৬৩-১৬৬৩
31-3-08

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(১৬৬৩)

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(১৬৬৩)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
	 333436					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						



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Registrar u/s I (A)
North 24-Parganas
A.R.R.-P.O.
31.3.08

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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. *Handwritten signature in Bengali script*

2. *Handwritten signature in Bengali script*

Handwritten signature

SIGNATURE OF THE VENDOR

S. poddar

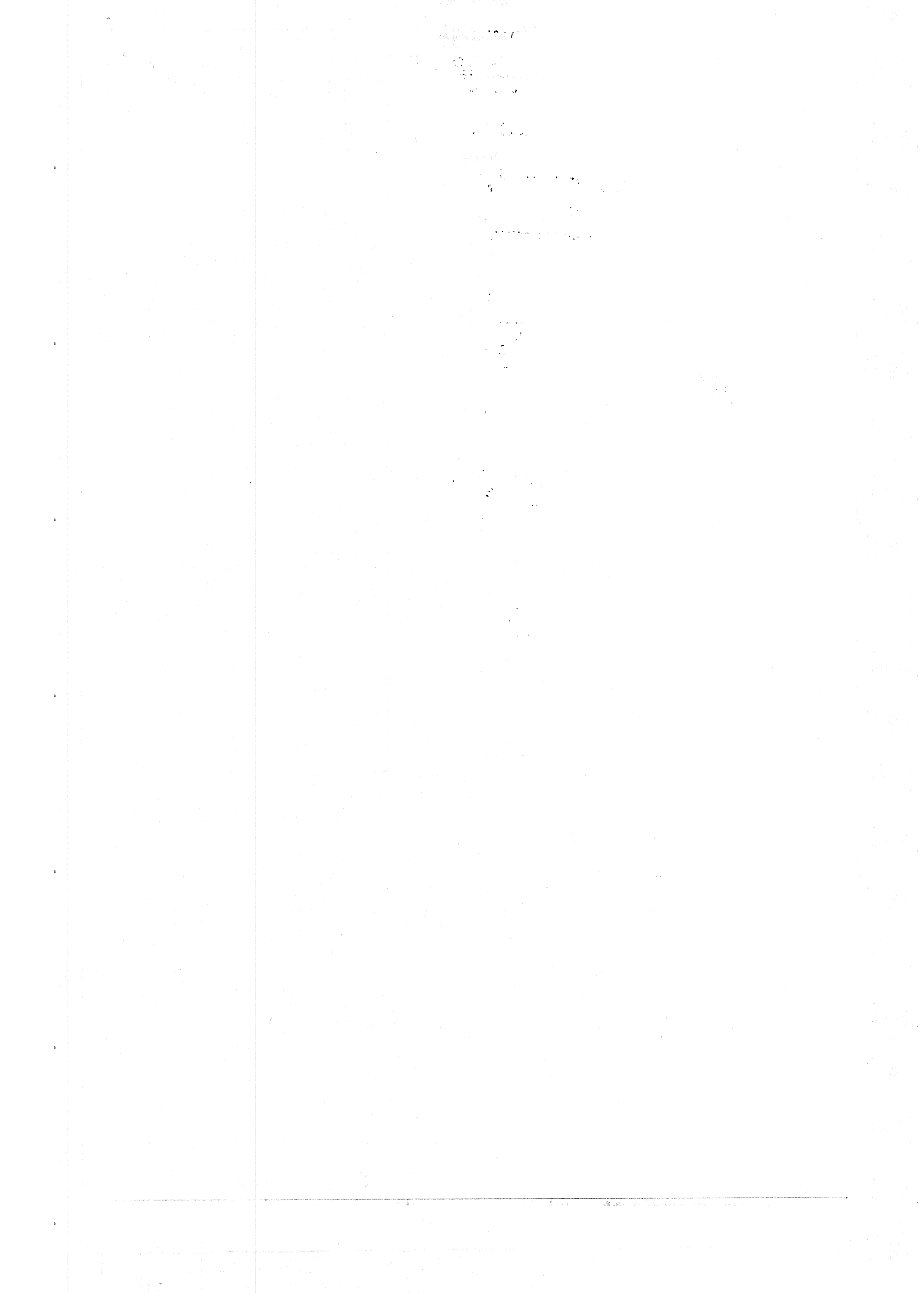
Drafted by : SASWATI PODDAR, Adv.

WB/236/01



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সংস্কৃত ১/৪ ১
North 24-Parganas
১৯৫১-৫২
31.3.08



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 3492 to 3501
being No 06633 for the year 2009.




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