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Admitted
M.V. - 13.27.660

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DEED OF CONVEYANCE

THIS INDENTURE made on this ...9/4... day of April Two Thousand and Eight.

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13.27.660

09/04/08



Dr. Lip Sun
also date before Sun
Kachok, Chimangee
101-136
Bureau

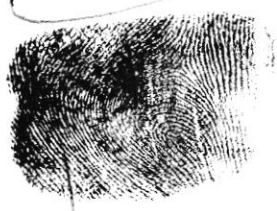
1. FBI SECURITIES PVT. LTD
Rafu Sallee
Aukhau Sinyetom



13688

Director

FOR LANDMARK PROJECTS (I) PVT. LTD
Shawm Linnam M



13697

ADULT REGISTRY OF ACCOUNTS
09/09/08

Shawm Linnam M



09/09/08

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1058
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B E T W E E N

M/S LANDMARK PROJECT (INDIA) PVT. LTD. a company registered under the Companies Act 1956, represented by Its Director, having its registered office at 32, Ezra Street Room No.253 Kolkata-700 001, hereinafter called the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include Its , Successors- in- interest , representatives, executors, administrators and assigns) of the **FIRST PART**

A N D

M/S SWAN LAKE COMMERCIAL PVT.LTD a company registered under the Companies Act 1956, represented by Its Director, having its registered office at 7, Udayan pally,CD-162 P.O Aswani nagar P.S. Rajarhat Kolkata-700 051 , hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include Its , Successors- in- interest , representatives, executors, administrators and assigns) of the **SECOND PART**

M/S IFB SECURITIES LTD a company registered under the Companies Act 1956, represented by Its Director, having its registered office at 12/20 Radha Bazar Lane, P.S. Lal Bazar, Kolkata-700 001 , hereinafter called the **CONFIRMING PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include Its , Successors- in- interest , representatives, executors, administrators and assigns) of the **THIRD PART**

WHEREAS Landmark Projects (India) Pvt Ltd, the Vendor herein is the recorded owner of the plots of land measuring an area of 39 Decimals in R.S. Dag Nos.1125/1240, L.R Khatian No.1073 in total **39 Decimals** of Sali Land, lying and situated in Mouza-Ganragari, J.L. No. 37, P.S.. Rajarhat, North24 Parganas.

AND WHEREAS M/S IFB SECURITIES LTD a company registered under the Companies Act 1956, represented by Its Director, having its registered office at 12/20 Radha Bazar Lane, P.S. Lal Bazar, Kolkata-700 001 hereinafter called the **CONFIRMING PARTY** had entered into an Agreement for Sale of a Plot land more fully described in Schedule hereunder written with **M/S LANDMARK PROJECT (INDIA) PVT. LTD.** a company registered under the Companies Act 1956, represented by Its Director, having its registered office at 32, Ezra Street Room No.253 Kolkata-700 001, hereinafter called the **VENDOR**.

AND WHEREAS the **CONFIRMING PARTY** herein have agreed with the Purchasers herein to waive their rights to purchase the said Plot of land and consented to join these presents as **CONFIRMING PARTY**

AND WHEREAS the Vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of **19.5 Decimals** of Sali land hereinafter called the "said plot", more fully and particularly described in Schedule hereunder written, for a price of **Rs 13, 27, 660/- (Rupees Thirteen lac Twenty Seven Thousand Six Hundred Sixty)**only and on the terms and conditions written hereunder.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties hereto and in consideration of the sum **Rs 13, 27, 660/- (Rupees Thirteen lac Twenty Seven Thousand Six Hundred Sixty)** only paid by the Purchaser to the Vendor before the execution of this present (the receipt of which the Vendor doth hereby admit and acknowledge) and of and from the same 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 below 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 of the Vendor into or upon the said land hereditaments and premises or any part thereof **TOGETHER WITH** All deeds pattans and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which now are or hereafter shall or may be in the possession or power or control of the Vendor or of any other person from whom the Vendor may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereditaments



Mississippi Department of Archives and History

and premises hereby granted or expressed or so 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 with the Purchaser that notwithstanding any act, deed or things, 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 so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition of 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 heriditaments and premises hereby granted or expressed so 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 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.

IN WITNESS WHEREOF, the Vendor doth hereby executing this deed out of her free will and in sound mind with full knowledge of the contents of this deed and is not subjected to any outside influence in the execution of this sale deed ,

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Sali Land, measuring an area of. comprising in 19.5 Decimals in R.S. Dag Nos.1125/1240, L.R Khatian No.1073 in total **19.5 Decimals** lying and situated in Mouza- Ganragari, J.L. No. 37, P.S.. Rajarhat, North 24 Parganas within the limit of Patharghata **Gram Panchayat** Additional Sub Registration Office. Bishnannagar (salt lake city) and according to the Settlement Records of Rights finally published.

The plot No.1125/1240 is butted and bounded as follows:

ON THE NORTH	: R.S. Dag No 802, 803
ON THE SOUTH	: Other Mouza
ON THE EAST	: R.S. Dag No 1125
ON THE WEST	: R.S. Dag No 1124

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MEMO OF CONSIDERATION

Received from the within named Purchaser, the within mentioned Sum of **Rs 13, 27, 660/-** (**Rupees Thirteen lac Twenty Seven Thousand Six Hundred Sixty**) only as per Memo below :-

By Cheque No. **257531** dated **09.04.08** drawn on ABN Amro Bank in favour of the Vendor, herein Rs. 11,20,213/-

By Cheque No. **257529** dated **09.04.08** drawn on ABN Amro Bank in favour of the Confirming Party, herein Rs. 2,07,447/-

Total Rs 13,27,660/-

Rupees Thirteen lac Twenty Seven Thousand Six Hundred Sixty only

Signed and delivered
in the presence of

1. *Dilip Sen*
Kaikhali, Chinnaroo
KC/1-136

for Landmark Projects (I) Pvt. Ltd.
Shyam Suman Moh 2
Director

Signature of Vendor

IFB SECURITIES PVT. LTD.

Rajju Sen
Authorized Signatory

Signature of Confirming Party

2. *Pronab Paul*
Sonarpur 24/98 (S)

Prepared, read over and explained
this Indenture of Conveyance to the
Vendor, in Bengali language.

Drafted by

S
Saswati Poddar
Advocate
W.B.236/701



1941. Society of Accountants A

SPECIMEN FORM FOR TEN FINGERPRINTS



Shyam Sundar M

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Rajiv Sarla

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-02063 of :2009
(Serial No. 03565, 2008)

On 09/04/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 1327660/-

Certified that the required stamp duty of this document is Rs 66403 /- and the Stamp duty paid as Impresive Rs- 100

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 19.30 hrs on :09/04/2008, at the Office of the A. R. A. - II KOLKATA by Shyam Sundar Misra, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 09/04/2008 by

1. Shyam Sundar Misra, Director, M/s. Landmark Project (India) Pvt. Ltd., 32, Ezra Street, Kolkata - 700001, profession : Business

2. Raju Sarkar, Authorised Signatory, M/s. I F B Securities Ltd., 12/20, Radha Bazar Lane, P. S- L: al Bazar, Kolkata - 1, profession : Business

Identified By Dilip Sen, son of Late Gopal Sen Kaikhali, Chiriamore Kolkata - 136 Thana: .. by caste Hindu, By Profession : Business.

Name of the Registering officer :.....
Designation : A. R. A. - II KOLKATA

On 10/04/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 14597/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- on: 10/04/2008

On 11/04/2008

Deficit stamp duty

Name of the Registering officer :.....
Designation : A. R. A. - II KOLKATA



[Ajoy Kr Radhan]
A. R. A. - II KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-II OF
KOLKATA

Govt. of West Bengal

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number :I-02063 of :2009
(Serial No. 03565, 2008)

Deficit stamp duty 1.Rs 45000/- is paid, by the draft number 695473, Draft Date 18/01/2008 Bank Name STATE BANK OF INDIA, KOLKATA, received on :11/04/2008. 2.Rs 21303/- is paid, by the draft number 696358, Draft Date 18/01/2008 Bank Name STATE BANK OF INDIA, KOLKATA, received on :11/04/2008.

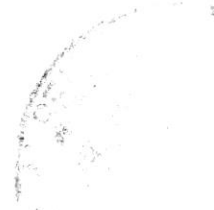
Name of the Registering officer :.....
Designation :A. R. A. - II KOLKATA

On 05/03/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23.5 of Indian Stamp Act 1899.

Name of the Registering officer :Ajoy Kr Pradhan
Designation :A. R. A. - II KOLKATA



[Ajoy Kr Pradhan]
A. R. A. - II KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-II OF
KOLKATA
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 837 to 845
being No 02063 for the year 2009.



(Ajoy Kr Pradhan) 07-March-2009
A. R. A. - II KOLKATA
Office of the A. R. A. - II KOLKATA
West Bengal