

671

Deed No 7-00391/10

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

33AA 60652

NO - 00391/10

687  
207  
M. 28/1/10



Rs. 10 + Rs. 10 = 20/-  
 Rs. 10 = 10/-  
 Rs. 10 = 10/-  
 Rs. 10 = 10/-

FEE PAID

Registration Fee	4.00
Stamp Duty	10.00
Notary Fee	8.00
Other Charges	10.00
Total	32.00

687 - 28 - 10  
 207 M

28-01-10

2-8  
 16-6-08  
 15- Koderma  
 High Court  
 218/2008  
 20000



8:35 PM  
 08  
 Subhas  
 Biswas

- 1) Sukhars Biswas
- 2) Nitya Gopal Biswas
- 3) Nanda Gopal Biswas
- 4) Panchab Gopal Biswas

District - North 24-Parganas  
 by Court - Hindu, Muslim, Christian  
 by Profession - H/Business

*[Signature]*  
 Debendra Nath  
 Biswas

Registrar s/o T  
 North 24-Parganas  
 6 B. R. T. B.

28 APR 2008  
 87-21-Monkatho Biswas  
 Allg - Gensegari po - Patharghata  
 P-8 Rajarhat Dist-29 P.S. 200  
 1-5 H/Business

Sukhar Biswas

2424

Sukhar Biswas

2425

87 B. Biswas  
 Gensegari  
 Rajarhat

District - North 24-Parganas  
 by Court - Hindu, Muslim, Christian  
 by Profession - H/Business

Nitya Gopal Biswas  
 2426

Nanda Gopal Biswas

Registrar s/o T  
 North 24-Parganas  
 28 APR 2008

P.T-05



05466

D-0039



पश्चिम बंगाल WEST BENGAL 10663/25 MAY 1960 900/ D 159599

ADMISSIBLE UNDER RULE 22 & 23  
 w/s 6 (1) of W B L R Act, 1958  
 fully valid under the Indian  
 Stamp Act 1899. Subsequently  
 amended Schedule LA. No. 3  
 Fee Paid 10.00

100/-  
 19000  
 32965  
 15000

97065  
 A - 21340  
 E - 72  
 H - 288  
 M(6) - 42

19000 / 10005455/8  
 32965 / 6000070015/56  
 15000 / 602230119/8  
 28 APR 2010  
 22 JAN 2010  
 19/5/08

DEED OF CONVEYANCE

A - 21340  
 E - 72  
 H - 288  
 M(6) - 42

21379

THIS INDENTURE made on this 28th day of April, Two Thousand and Eight

M/E - 100 - 1079

DE - 284 - 08

250/-  
 255/-  
 505/-

Handwritten notes and signatures in the bottom right corner.



2627

Ranchingopal Biswas

① Malati Naskar  
w/o - Haran Naskar  
P.O. - Shikharpur  
P.S. - Rajarhat  
Dist. - 24 Parganas

2628

Malati Naskar

H/H - wife

2629

Arati Ghosh

② Arati Ghosh  
w/o - Shamchu Ghosh  
P.O. - Tala Ghoshbaran Lane  
P.S. - Tala Kat - 30

2630

H/H - wife



Registrar w/s T  
North 24 Parganas  
Dist. - 24 Parganas

28 APR 2008

REGISTRATION NO. \_\_\_\_\_  
P.S. \_\_\_\_\_ P.O. \_\_\_\_\_  
District - North 24 Parganas  
By Const. Hindu, Muslim/Christian  
or Professional \_\_\_\_\_

Registrar w/s T  
North 24 Parganas  
Dist. - 24 Parganas

28 APR 2008

স্বাক্ষরিত  
কর্তৃপক্ষ  
কর্তৃপক্ষ  
কর্তৃপক্ষ  
কর্তৃপক্ষ

WHEREAS one BRAHMANI BALA BISWAS wife of DEBENDRA NATH BISWAS had been the recorded owner of agricultural land measuring an area of 30 Satak out of 47 Satak in R.S. & L.R. DAG NO. 1145 in total under L.R. Khatian No. 463 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS BRAHMANI BALA BISWAS died leaving behind her husband DEBENDRANATH BISWAS, her four sons namely NITYA GOPAL BISWAS, PANCHU GOPAL BISWAS, NAND GOPAL BISWAS, SUBHASH BISWAS and three daughters LATE RAJSHREE MONDAL, MALTI MONDAL, AARTI MONDAL and accordingly all of them became the owners of the said property by way of inheritance and are now well entitled to transfer the same to anyone in anyway. And accordingly NITYA GOPAL BISWAS & 6 OTHERS, the vendors herein, became the owners of 7/8<sup>th</sup> share of the said property i.e. 26.25 Satak by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS NITYA GOPAL BISWAS & 6 OTHERS, the vendors herein, are the absolute owners of the lands measuring 26.25 satak in total as mentioned in the schedule below comprised in different dags and enjoys a good and marketable title on the said land which he propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of lands measuring an area of 26.25 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 19,40,900/- (Rupees NINETEEN LAKHS FORTY THOUSANDS NINE HUNDRED 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. 19,40,900/- (Rupees NINETEEN LAKHS FORTY THOUSANDS NINE HUNDRED ONLY) paid by the purchaser to the vendors before the execution of this present (the receipt of which the vendor doth hereby



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540

Handwritten signature

Shri. Bala Prasad  
Barasat, Bihar

132000

6 JAN 2008

6 JAN 2008

SEAL OF COMMISSIONER



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, 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



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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 26.25 Satak in R.S. & L.R.DAG NO. 1145 under I.R. Khatian No. 463 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 lands are bounded as under :-**

**R.S. & I.R.DAG NO. 1145**

ON THE NORTH : R.S.DAG NO. 1146  
ON THE SOUTH : R.S.DAG NO. 1235  
ON THE EAST : PART OF R.S.DAG NO. 1145  
ON THE WEST : R.S.DAG NO. 1147





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:

বিশ্ববিদ্যালয়  
সিউর সার্ভিস  
কাজের জন্য

2. ভারতীয়  
সিউর সার্ভিস

Subhas Biswas  
Nityugopal Biswas

Nandagopal Biswas

Panchugopal Biswas

Malati Naskar

Arati Ghosh

গণেশ্বর রায়

SIGNATURE OF THE VENDORS


































### MEMO OF CONSIDERATION

Paid by SWAN LAKE COMMERCIAL PVT. LTD., by different cheques bearing nos. dated 28.04.2008 drawn on ABN AMRO BANK an amount of Rs. 19,40,900/- (Rupees NINETEEN LAKHS FORTY THOUSANDS NINE HUNDRED ONLY)





SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants							
								
		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)						

*Subhas Biswas*

*Nitya Gopal Biswas*

*Nand Lal Biswa*






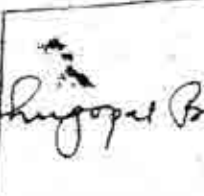











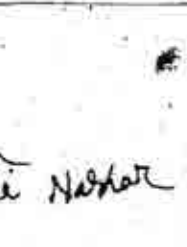















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SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants						
							
		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)					

*Ranvijay Prasad*

*Mabali Naser*

*Arati Ghosh*





DISTRICT NORTH 24 PARGANAS  
OFFICE OF THE

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

গেটওয়ান নামের বিবাহ



(1)  
Name : ..... Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

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

গেটওয়ান নামের বিবাহ  
SIGNATURE of the Presentant

(2)  
Name : .....  
Status - Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

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/Guardian/Testator  
(with any appropriate status)



NAME OF VENDORS	DATE	CHE. NO.	BANK	AMOUNT (RS.)
NITYAGOPAL BISWAS	28.04.2008	257537	ABN AMRO	2,77,272/-
PANCHU GOPAL BISWAS	28.04.2008	257538	ABN AMRO	2,77,272/-
NAND GOPAL BISWAS	28.04.2008	257539	ABN AMRO	2,77,272/-
SUBHASH BISWAS	28.04.2008	257540	ABN AMRO	2,77,271/-
MALTI NASKAR	28.04.2008	257541	ABN AMRO	2,77,271/-
AARTI GHOSH	28.04.2008	257542	ABN AMRO	2,77,271/-
DEBENDRANATH BISWAS	28.04.2008	257549	ABN AMRO	2,77,271/-

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:

স্বয়ং স্বাক্ষর

1.

2. স্বয়ং স্বাক্ষর  
স্বয়ং স্বাক্ষর

Subhas Biswas  
Nityagopal Biswas  
Nand gopal Biswas  
Panchugopal Biswas  
Malati Naskar  
Arati Ghosh  
Debendranath Biswas

SIGNATURE OF THE VENDORS

S. Poddar

Drafted by: SASWATI PODDAR, Adv.

WB/236/01



28.01.10



