0242

I-00415 673

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

D 162096

Chargeable under Sec. 3 & sch. 1/B of W.B.L.R. Act 1965 duly stamped under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 23 Fees Paid

DEED OF CONVEYANCE

Registered u/s 17 North 24-Parganas

22 JAN 2010

THIS INDENTURE made on this ..3rd.... day of June, Two Thousand and Eight

Deficit Stamp duty of Rs. 52010/-
has been realised on 27.2.09
as per Bankers Cheque
Bank Draft No. 629452
Date 26/2/09 of B.T. Rd (Kol)

D. S. R. - II
Barasat, North 24-Parganas
27.2.09

নং — 1810

বিক্রী দলিল —

তারিখ — 15/5/08

ক্রেতার নাম — Siddhartha Poddar

পাং —

মূল্য —

ক্রেতার —

জেলা — উত্তর ২৪ পরগনা

বারাসাত সাব-রেজিস্ট্রি

ফরের নং — 71101

মোট মূল্য —

Registration at ..... A.R. / P.R.

on the ..... day of 08

of the Sadar Registration

Office at Barasat by ..... Laxmi Bala Biswas

of the Executant / Claimant

Parganas ..... Pathaghata

District — North 24-Parganas

North 24-Parganas

03 JUN 2008

লক্ষ্মীবালা বিশ্বাস

লক্ষ্মীবালা বিশ্বাস

ব: অনুরা নস্কর

লক্ষ্মীবালা বিশ্বাস

লক্ষ্মীবালা বিশ্বাস

ব: অনুরা নস্কর

District — North 24-Parganas

অনুরা নস্কর

স্বামী — বৃন্দাবন নস্কর

গ্রাম — কদমপুকুর

পেশা — গৃহকার্য

North 24-Parganas

03 JUN 2008

BETWEEN

LAXMI MONI DASI alias SMT LAXMI BALA BISWAS wife of Khetra Mohon Biswas an Indian Citizen by faith Hindu, by occupation. Housewife residing at Vill Ganragari, P.O.- Patharghata, P.S. Rajarhat, 24 Parganas (N) hereinafter referred to as the **'VENDOR'** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, representatives, 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 LAXMI MONI DASI alias SMT LAXMI BALA BISWAS, the vendor herein, is the recorded owner of 01 satak out of 06 satak in L.R Dag No.409, 2.30 satak out of 27 satak in L.R Dag No.420, 0.88 satak out of 07 satak in L.R Dag No.439, 1.33 satak out of 08 satak in L.R Dag No.561, 1.45 satak out of 08 satak in L.R Dag No.640 & 6.37 satak out of 115 satak in L.R Dag No.680 i.e. in total 13.33 under L.R. KHATIAN NO. 616 situated at Mouza GENRAGARI, J.L.No. 37 under Rajarhat P.S., North 24-paraganas.

AND WHEREAS LAXMI MONI DASI alias SMT LAXMI BALA BISWAS, the vendor herein, is the absolute owner & occupier of the above mentioned land 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 13.33 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs.10,42,000 /- (Rupees TEN LAKHS FORTY TWO 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.10,42,000 /- (Rupees TEN LAKHS FORTY TWO 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, 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 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 and parcel of Sali Land 01 satak in L.R Dag No.409, 2.30 satak in L.R Dag No.420, 0.88 satak in L.R Dag No.439, 1.33 satak in L.R Dag No.561, 1.45 satak in L.R Dag No.640 & 6.37 satak in L.R Dag No.680 **i.e. in total 13.33** under L.R. KHATIAN NO. 616 within the limit of. Patharghata Gram Panchyet , Additional Sub Registration Office Bidhannagar (Salt Lake City) and according to the Settlement Records of Rights finally published, the plot is comprised at Mouza, Ganragari J. L. No 37, Touzi No.10 P.S. Rajarhat in the district of 24 – Paraganas (North).

The Plot No 409. is butted and bounded as follows:

ONTHE NORTH	: Part of R.S.Dag No 408
ON THE SOUTH	: Part of R.S.Dag No. 380 & 410
ON THE EAST	: Part of R.S.Dag No 411 &3 13
ON THE WEST	: Part of R.S.Dag No 381

The Plot No 561. is butted and bounded as follows:

ONTHE NORTH	: Part of R.S.Dag No 568
ON THE SOUTH	: Part of R.S.Dag No. 619
ON THE EAST	: Part of R.S.Dag No 563
ON THE WEST	: Part of R.S.Dag No 560

The Plot No 640 is butted and bounded as follows:

ONTHE NORTH	: Part of R.S.Dag No 639
ON THE SOUTH	: Part of R.S.Dag No. 715
ON THE EAST	: Part of R.S.Dag No 716
ON THE WEST	: Part of R.S.Dag No 641

The Plot No 420 is butted and bounded as follows:

ONTHE NORTH	: Part of R.S.Dag No 422
ON THE SOUTH	: Part of R.S.Dag No. 405
ON THE EAST	: Part of R.S.Dag No 421
ON THE WEST	: Part of R.S.Dag No 404

The Plot No 439. is butted and bounded as follows:

ONTHE NORTH	: Part of R.S.Dag No 438
ON THE SOUTH	: Part of R.S.Dag No. 445
ON THE EAST	: Part of R.S.Dag No 436
ON THE WEST	: Part of R.S.Dag No 455

The Plot No 680. is butted and bounded as follows:

ONTHE NORTH	: Part of R.S.Dag No 681
ON THE SOUTH	: Part of R.S.Dag No. 1108 & 1110
ON THE EAST	: Part of R.S.Dag No 683, 684 & 1012
ON THE WEST	: Part of R.S.Dag No 1005

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. অনুরা নস্কর
গ্রাম – কাকদ্বীপ

2. [illegible]
Vill – Gangdhar

লক্ষ্মীমনি মাইতি
(লক্ষ্মীরানী বিশ্বাস
ব: অনুরা নস্কর

SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

Paid by **SWAN LAKE COMMERCIAL PVT. LTD.,** by cheque bearing no. 267253 267254 drawn on ABN AMRO BANK dated 03.06.2008 amounting to Rs.10,42,000 /- (Rupees TEN LAKHS FORTY TWO 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.

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. অনুরা নস্কর

মঞ্জুমনি দাসী
(লক্ষ্মীরানী বিশ্বাস
ব: অনুরা নস্কর

2. Debabrata Baran
Vill- Gangai

SIGNATURE OF THE VENDOR

Drafted by : **SASWATI PODDAR, Adv.**

WB/236/01

Sub-Registrar A/S I
North 24-Parganas

03 JUN 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 2593 to 2601
being No 00415 for the year 2010.

Seal of the District Sub Registrar- II of North 24 Parganas, District-North 24 Parganas

(Dinabandhu Roy) 18-May-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal