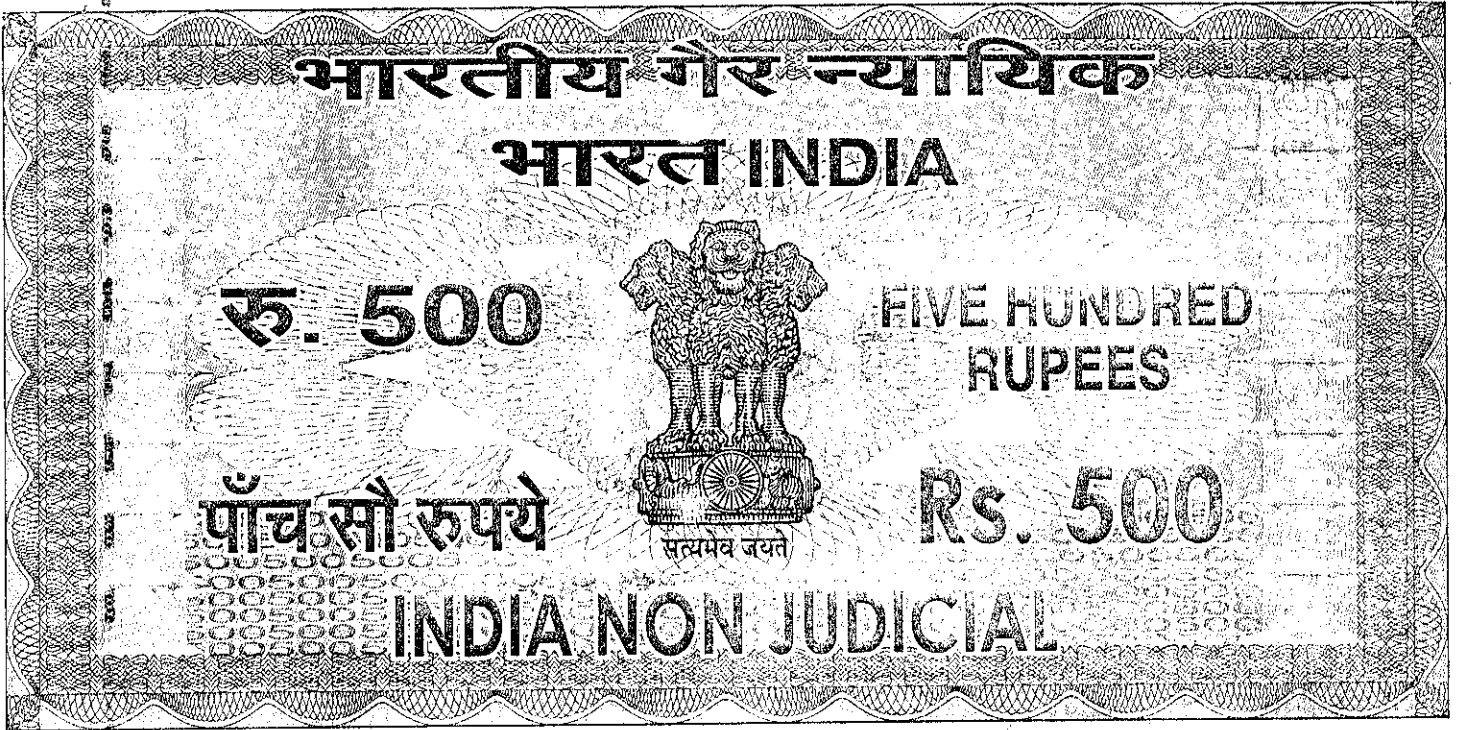


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DEED OF CONVEYANCE

THIS INDENTURE made on this 17th day of March, Two Thousand and Six

17.3.2006
20.3.2006

BETWEEN

1. FAROOQUE MONDAL MOLLA & 2. MONAJAT MOLLA both sons of LATE ENCHAN MONDAL MOLLA both residing at Vill - KOCHPUKUR, P.O. - HATGACHHA, P.S. - BHANGORE, DIST. 24 - PARAGANAS (NORTH) hereinafter called the 'VENDORS' (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.**

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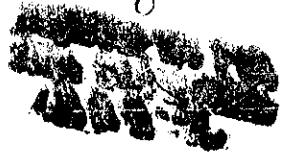
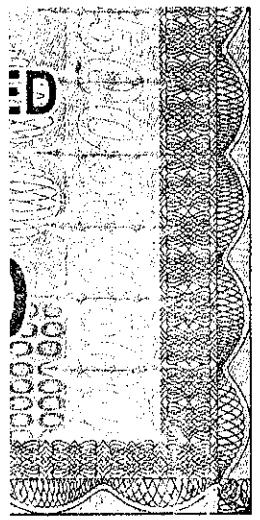
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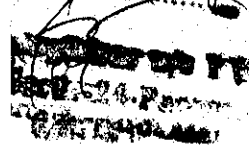
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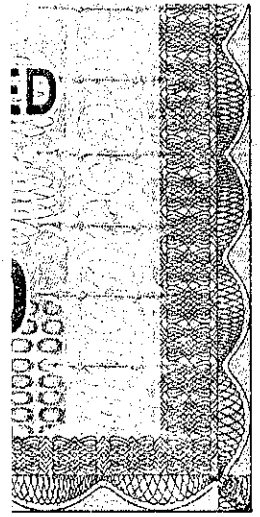
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AND

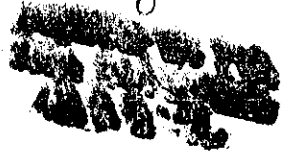
VANILLA FIELDS PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 23, MAHARSHI DEBENDRA RD., P.S. - POSTA, KOLKATA - 700 007 hereinafter called the **PURCHASER** (which expression shall unless excluded by or 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 ANWAR ALI MOLLA was the recorded owner of agricultural land measuring an area of 26 Satak out of 52 Satak in R.S.DAG NO. 649 under L.R.KHATIAN NO. 419 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

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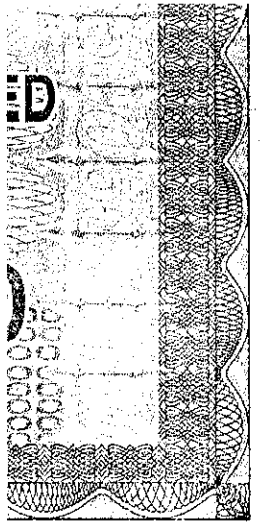
: 3 :

AND WHEREAS ANWAR ALI MOLLA transferred the above mentioned land measuring 26 Satak by way of a sale deed bearing no. 456 dated 20.01.69 duly registered at S.R., COSSIPORE DUMDUM copied in Book No. I, Vol. No. 10, Pages 93 to 94 for the year 1969 to YAAR ALI MOLLA son of LATE SONA ULLA MOLLA & NOOR MOHAMMAD MOLLA alias NOOR ALI MOLLA son of LATE BELAT ALI MOLLA and accordingly both of them became the owners of the said property by way of this sale and are well entitled to transfer the same to anyone in anyway.

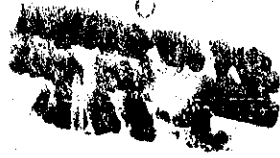
AND WHEREAS YAAR ALI MOLLA & OTHER transferred the above mentioned land measuring 26 Satak by way of a sale deed bearing no. 2059 dated 11.02.03 duly registered at D.S.R.II, BARASAT copied in Book No. I, Vol. No. , Pages to for the year 2003 to FAROOQUE MONDAL MOLLA & MONAJAT MOLLA, the vendors herein and accordingly both of them became the owners of the said property by way of this sale and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS FAROOQUE MONDAL MOLLA & OTHER, the vendors herein, became the absolute owners of the said land and enjoys a good and marketable title on the said land which they propose to transfer onto the purchaser herein for good and valuable consideration.

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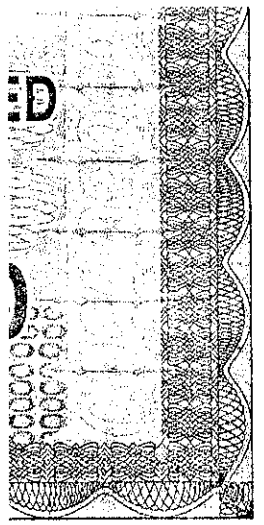
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AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 26 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 3,15,000/- (Rupees Three Lakhs Fifteen Thousands) 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. 3,15,000/- (Rupees Three Lakhs Fifteen Thousands) only paid by the purchaser to the vendor 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

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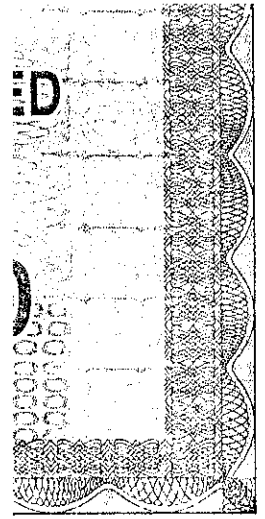
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premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the vendor or any other person from whom it they or any of them any procure the same without any action or suit TO HAVE AND TO HOLD the 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 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

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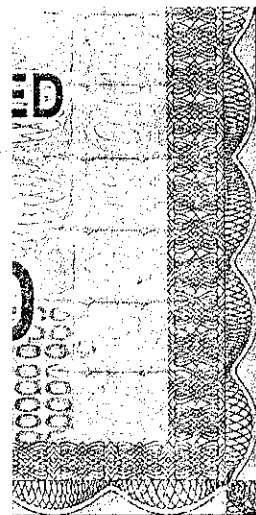
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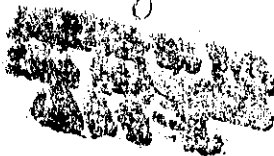
claiming from under or in trust for it and that free and clear freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in trust for it AND FURTHER that the vendor and all person 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 purchase 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.

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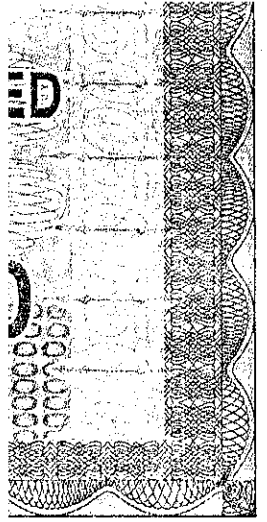
SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 26 Satak in R.S.DAG NO. 649 under Kri. Khatian No. - 419 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).

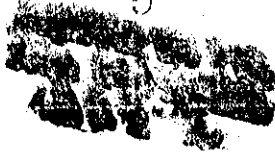
The Plot of lands are bounded as under :-

ON THE NORTH	:	PART OF R.S.DAG NO. 648
ON THE SOUTH	:	R.S.DAG NO. 653
ON THE EAST	:	PART OF R.S.DAG NO. 649
ON THE WEST	:	R.S.DAG NO. 650 & 651

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MEMO OF CONSIDERATION

Paid by VANILLA FIELDS PVT. LTD., by cash an amount Rs. 3,15,000/-
(Rupees : THREE LAKHS FIFTEEN THOUSANDS ONLY)

WITNESSES :

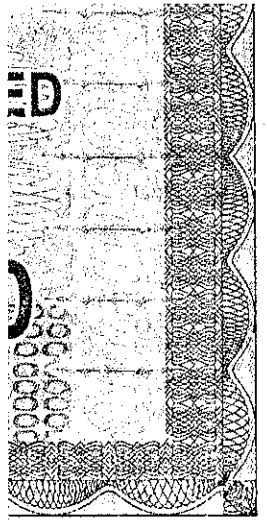
1. MA. Zakir Hossain.

2. Chandan Chatterjee
Vij. Kishinvaran

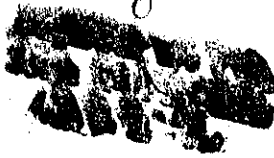
Faruque Mondal (Molla)
তারুগুজো মন্ডল

SIGNATURE OF THE VENDORS

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ondal (Mela)

Handwritten signature or initials.

X

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1)
Name : Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE

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MIDDLE

FORE

THUMB



RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

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

Faruque Mondal (Molla)
Signature of the Presentant

(2)
Name :
Status : Presentant/ Executant/Claimant/Attorney/Principal/Gurdian/Testator(✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

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RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB

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

Faruque Mondal
Signature of the Presentant/
Executant/Claimant/Attorney/Principal/Gurdian/Testator(Tick the appropriate status)

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 MA. Zakir Hossain.

Faruque Mondal (Wally)

2. Chandan Dasgupta
Vill - Paschimank para

Chandran Dasgupta

SIGNATURE OF THE VENDORS

Drafted by:

*Mr. Khatunabibi
of High
Barghet J.P.
office - N.C. No 1*

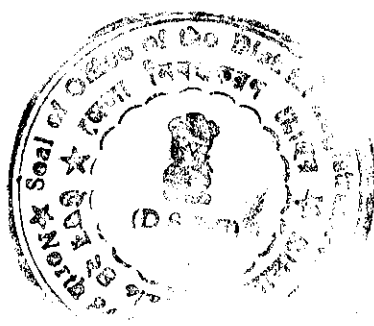


Book 218
Volume No. 1
Page 08355
Being No. 06
for the year 2003

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