02988 E09392 5000Rs.

INDIA NON JUDICIAL

५०००रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

DEED OF CONVEYANCE

THIS INDENTURE made on this 26th May, Two Thousand and Six

BETWEEN

1. NIRMALA NASKAR wife of SUREN NASKAR residing at Vill.& P.O. - ARJUNPUR, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH), **2. BHILA NASKAR** wife of AMAR NASKAR residing at Vill. – RAGHUNATHPUR, P.O. - ARJUNPUR, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) & **3. KALOMANI MONDAL** wife of ANIL MONDAL residing at Vill.& P.O. - PATHARGHATA, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH), all by faith Hindu by occupation Housewives CULTIVATOR 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**.

Contd…2

26 MAY 2006

Additional Stamp duty of Rs 33500 + 33500 has been realised on 29.5.06 as per Banker's Cheque / Bank Draft No 170132, 170133 Date 26-5-06 of S.B.I. Salt Lake Commercial

D. S. R. - II
Barasat, North 24-Parganas
29.5.06

2

নং 2273 তারিখ 18/5/06

ক্রেতার নাম.....

পাং.....

ষ্ট্যাম্পের মূল্য ... 5000 ... টাকা

স্ট্রাম্প ভেন্ডারের নাম.....

বিধান নগর [সল্টলেক সিটি]

VANILLA FIELDS PVT. LTD.
23, Maharishi Debendra Road,
Kolkata-700007

17 MAY 2006

মোট ষ্ট্যাম্প ডিউটি টাকা

এই চালান নং-এ মোট কত টাকার

ষ্ট্যাম্প পরিদ কিয়া হইয়াছে..... 500000

ক্রেতারীর নাম—ব্যারাকপুর

ভেন্ডার—মিতা দত্ত

Seal of Office of the District Registrar 24 Parganas (S.R.-II)

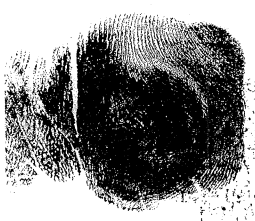
Received for registration on the 26th day of May 2006 in the D.S.R-2 of the Sadar Registrar Office at Barasat by Nilemala Laskar

Registrar / Clerk

(1) Nilemala Laskar
W/o - Sudem Laskar
of - Alojanpur PS: Rajarhat
Dist. 24 Pgs (N)

(2) Bhola Laskar
W/o - Kamal Laskar
of - Rajarhat-Natipur, Po. Alojanpur
PS. Rajarhat Dist. 24 Pgs (N)

(3) Kalaman Mondal
S/o, W/o, D/o Amar Mondal
of Pathar Ghata
P.S. Rajarhat P.O. Pathar Ghata
District — North 24-Parganas
by Caste - Hindu/Muslim/Christian
by Profession - Service



1179

Registrar of Deeds
North 24-Parganas
(D.S.R.-II)

26 MAY 2006

1180

Jagadish Laskar
S/o, W/o, D/o Amar Laskar
of Pathar Ghata
P.S. Rajarhat P.O.
District — North 24-Parganas
by Caste - Hindu/Muslim/Christian
by Profession - Service

1181

Registrar of Deeds
North 24-Parganas
(D.S.R.-II)

26 MAY 2006

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 NIRMALA NASKAR, one of the vendor herein, is the recorded owner of agricultural land measuring 01.71 Satak out of 12 Satak in R.S.DAG NO. 431 & 06.71 Satak out of 47 Satak in R.S.DAG NO. 1181 i.e. in total 08.42 SATAK under L.R.KHATIAN NO. 855 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS one BHILA NASKAR, another vendor herein, is the recorded owner of agricultural land measuring 01.71 Satak out of 12 Satak in R.S.DAG NO. 431 & 06.71 Satak out of 47 Satak in R.S.DAG NO. 1181 i.e. in total 08.42 SATAK under L.R.KHATIAN NO. 850 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS one KALOMANI MONDAL, another vendor herein, is the recorded owner of agricultural land measuring 01.71 Satak out of 12 Satak in R.S.DAG NO. 431 & 06.71 Satak out of 47 Satak in R.S.DAG NO. 1181 i.e. in total 08.42 SATAK under L.R.KHATIAN NO. 849 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS one NANIBALA DASI wife of AKHIL NASKAR was the recorded owner of agricultural land measuring 62 Satak out of 62 Satak in R.S.DAG NO. 1121 & 37 Satak out of 37 Satak in R.S.DAG NO. 1150 i.e. in total 99 SATAK under L.R.KHATIAN NO. 332 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS NANI BALA DASI died leaving behind her four sons namely DULAL NASKAR, SHYAM NASKAR, ROBIN NASKAR, NIRAPADA NASKAR & three daughters namely NIRMALA NASKAR, BHILA NASKAR & KALOMANI MONDAL and accordingly all of them became the owners of the said property by way of inheritance in equal ratio and are well entitled to transfer the same to anyone in anyway.

Contd...3

Office of the District Registrar
(D.S.R-II)
North 24 Parganas

[redacted]
[redacted]
[redacted]

26 MAY 2006

AND WHEREAS NIRMALA NASKAR & 2 OTHERS, the vendors herein, became the absolute of the said land measuring 67.68 Satak in total in different Dag Nos. as mentioned in the schedule below and enjoy a good and marketable title on the said land which they propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 67.68 Satak hereinafter called the "said plot" more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 12,00,000/- (Rupees Twelve Lakhs only) 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. 12,00,000/- (Rupees Twelve Lakhs) only paid by the purchaser to the vendors 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 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 claiming from under or in trust for it and that free and clear

Contd…4

Seal of Office of the District Registrar
North 24 Parganas
(D S R-II)

Registrar of [illegible]
North 24-Parganas
(D. S. R. - [illegible])

26 MAY 2006

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 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 05.13 Satak in R.S.DAG NO. 431, 26.57 Satak in R.S.DAG NO. 1121, 15.85 Satak in R.S.DAG NO. 1150 & 20.13 Satak in R.S.DAG NO. 1181 **i.e. in total 67.68 Satak** under L.R.KHATIAN NOS. 332, 849, 850 & 855 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).

MEMO OF CONSIDERATION

Paid by **VANILLA FIELDS PVT. LTD.** by cheques as mentioned below amounting in total Rs.12,00,000/- (Rupees : TWELVE LAKHS ONLY)

1	NIRMALA NASKAR	INDIAN BANK	344875	4,00,000.00
2	BHILA NASKAR	INDIAN BANK	344876	4,00,000.00
3	KALOMANI MONDAL	INDIAN BANK	344878	4,00,000.00

WITNESSES :

1. [illegible]

2. [illegible]

1. [illegible]

2. [illegible]

3. [illegible]

SIGNATURE OF THE VENDORS

Contd ..5

Seal of Office of the District Registrar
North 24 Parganas, Barasat
(D S R-III)

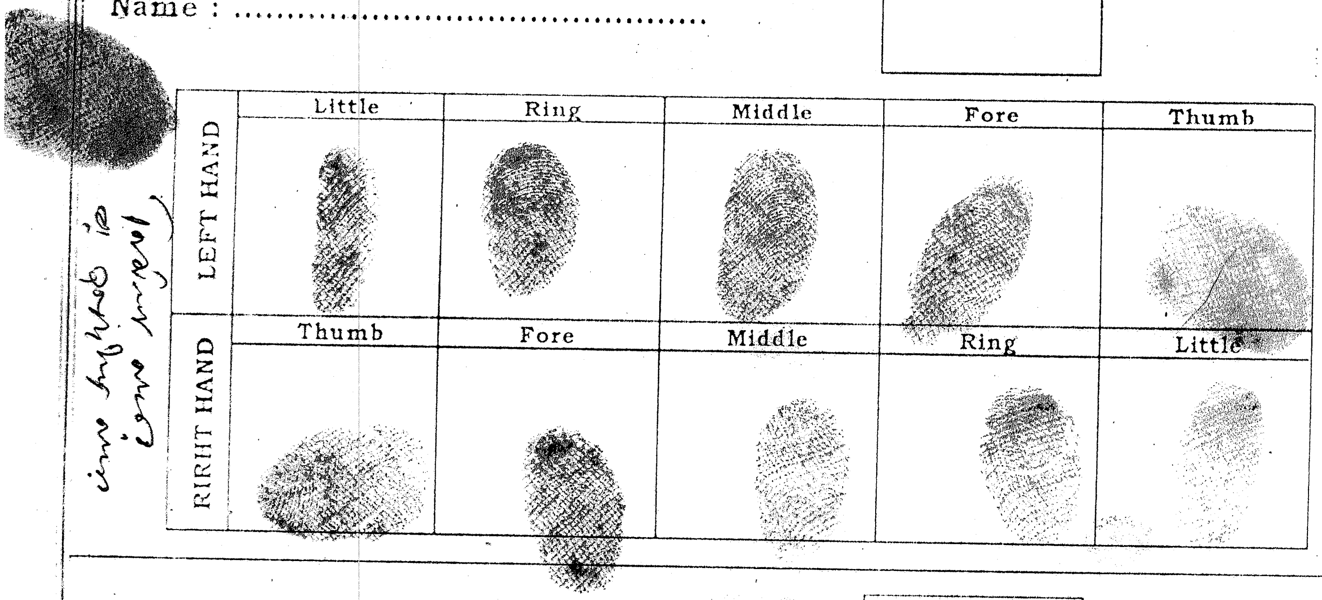
26 MAY 2006

FINGER PRINT'S FORM
DISTRICT & A.D.S.R. REGISTRAR OFFICE

6

PHOTO

Name : ....

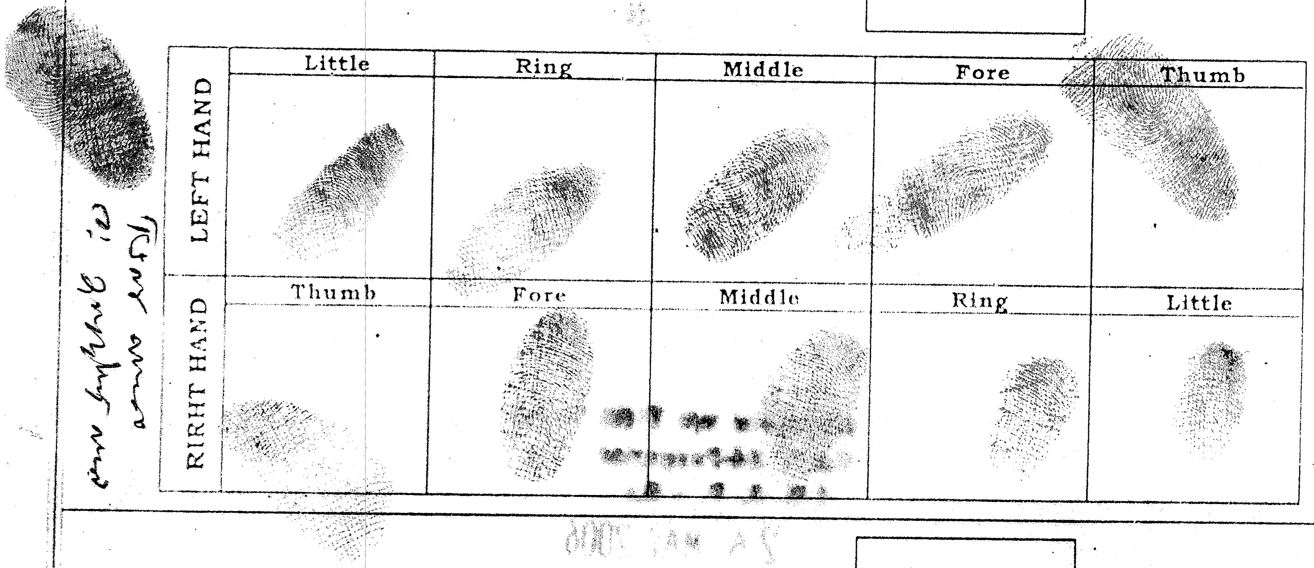


LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIRHT HAND	Thumb	Fore	Middle	Ring	Little

[illegible]

PHOTO

Name : ....

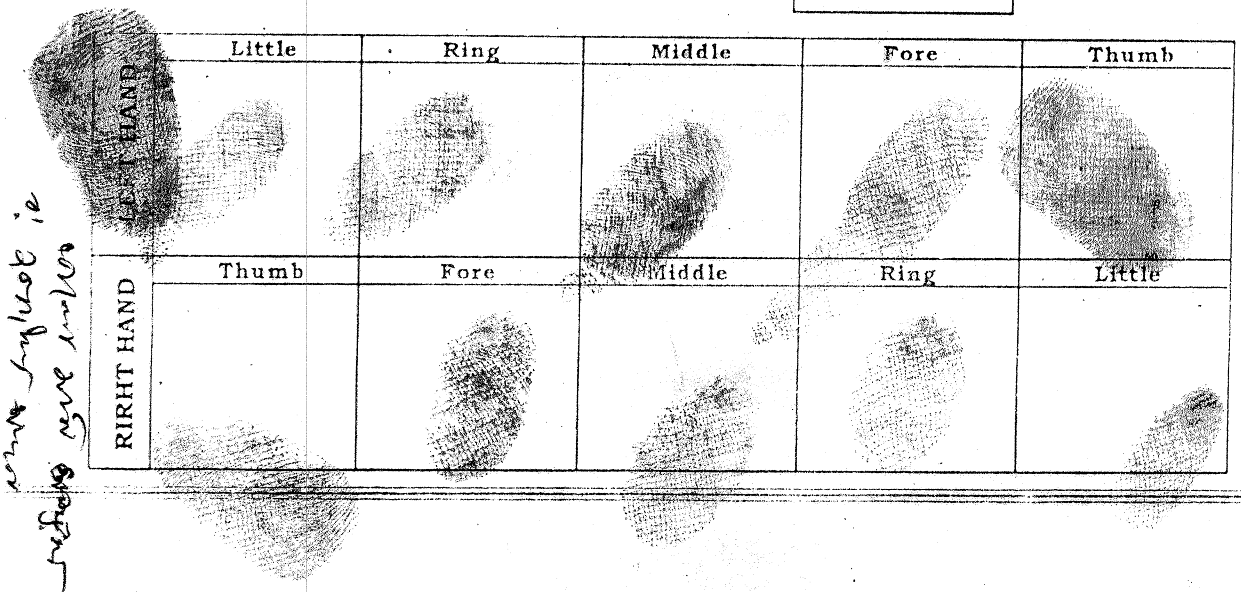


LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIRHT HAND	Thumb	Fore	Middle	Ring	Little

[illegible]

PHOTO

Name : ....



LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIRHT HAND	Thumb	Fore	Middle	Ring	Little

[illegible]

Seal of Office of the District Registrar-cum-Additional Registrar of Assurances, Barasat, 24 Parganas

(C S R-II)

Registrar of [illegible]
North 24-Parganas
[illegible]

26 MAY 2006

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. [illegible] 1.

2. [illegible] 2.

3. [illegible] 3.

[illegible]

SIGNATURE OF THE VENDORS

Drafted by:

Abdul Jalil
of Sikdarpukhuria
Lic. Licence no. D-40.
A.D.S.R.O. Barasat

Seal of Office of the District Registrar (D.S.R.-II) 24 Parganas

Registrar up P.R.
South 24-Parganas

26 MAY 2006

Book No. ... 1
Volume No. ... 1
Page ... 1
Being No. ... 1
for the year 2006 ...

Seal of Office of the District Registrar (D.S.R.-II)

15/03/2007