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207880 5000Rs. 178

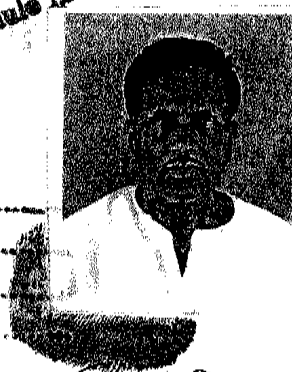


Admissible under Rule 10
 u/s 6 (1) of W. B. I. R. Act 1900
 duly Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 1
 Fees Paid.

29/5/06
 30/5/06

Stamp duty of Rs. 2200/-
 has been repaid on 30.5.06
 as per Banker's Cheque
 Bank Draft No. 669862
 Date 29.5.06 of S.B. Datta

666000
 7776/-
 119/06
 278788
 31/8/08



B. S. R. - II
 Registrar North 24 Parganas
 30-5-06

D. S. R. - II
 Registrar North 24 P.

DEED OF CONVEYANCE

Registrar u/s 1 (a)
 North 24 Parganas
 (B. S. R. - II)

THIS INDENTURE made on this 29th May, Two Thousand and Six

BETWEEN

NOOR ALI MOLLA son of LATE BELAT ALI MONDAL residing at Vill -
 PATHARGHATA, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 -
 BARAGANAS (NORTH) by faith Muslim by occupation cultivator hereinafter
 called the 'VENDOR' (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.

493900
 2800
 1971

25000
 20000
 270
 7315
 4939
 2376
 60% 1426

Stamp duty of Rs. 1426/-
 has been repaid on 01.9.06
 as per Min. Receipt No. 8121
 534 19/06

01/09/06 270

2 2270

18/5/06

ক্রেতার নাম

নাম VANILLA FIELDS PRIVATE LTD.
23, Mahatma Jyoti Bhabha Road,
Kolkata-700007

ট্রান্সফার মূল্য 5000

ট্রান্সফারের তারিখ

বিশ্বাস নথির সংখ্যা

বিশ্বাস নথির তারিখ

বিশ্বাস নথির স্থান

বিশ্বাস নথির প্রকার

বিশ্বাস নথির মূল্য



চালান নং

মোট ট্রান্সফারের তারিখ 17 MAY 2006

এই চালান নং-এ কত ট্রান্সফার

ট্রান্সফার করা হয়েছে 300000

ক্রেতার নাম

ভোগ্য-মিত্র নাম

Secured for Registration at

on the day of

at the Office of

of the Registrar

of the District

of the State

of the Country

of the World

of the Universe

of the Cosmos

of the Galaxy

of the Solar System

of the Earth

of the Continent

of the Country

of the State

of the District

of the City

of the Town

of the Village

of the Hamlet

of the Estate

of the Property

of the Right

of the Interest

of the Share

of the Part

of the Whole

of the Matter

of the Thing

of the Object

of the Subject

of the Matter

of the Thing

of the Object

Registrar v/s 1 (B)
North 24 Parganas
(D.S. R-II)

29 MAY 2006

Registrar v/s 1 (B)
North 24 Parganas
(D.S. R-II)

29 MAY 2006

Narsala Molla
Rajkumar Molla
Pranab Chatterjee

Pranab Chatterjee
Pranab Chatterjee
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VANILJA 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.

AND WHEREAS NOOR ALI MOLLA, the vendor herein, is also the recorded owner of agricultural land measuring an area of 22 Satak out of 80 Satak in R.S.DAG NO. 565 under K.R.L. Khatian No. 363 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS NOOR ALI MOLLA, the vendor herein, is the absolute owner of the said land and enjoy 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 vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 22 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 4,50,000/- (Rupees Four Lakhs Fifty 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. 4,50,000 (Rupees Four Lakhs Fifty 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 of 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

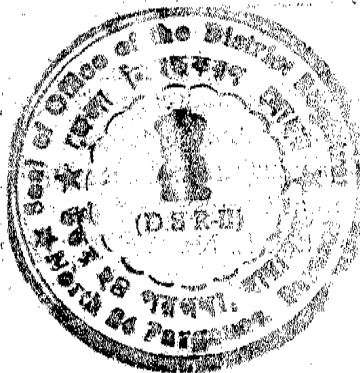
Office of the District Registrar
North 24 Parganas

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Registrar's Office
North 24 Parganas
(D. R. - I)

29 MAY 2006

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 freely 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 22 satak in R.S.DAG NO. 656 under L.R.KHATIAN NOS. - 363 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).

Contd...4

29 MAY 2006

Register n. 1 191
North 24 Pergamon
(R. S. R. II)



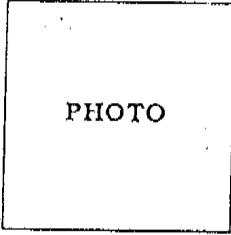
FINGER PRINTS FORM
DISTRICT & A.D.S.R. REGISTRAR OFFICE



Name :

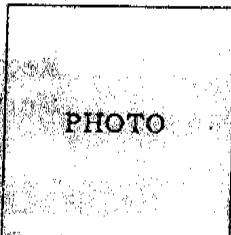
LEFT HAND					
RIRHT HAND					

Handwritten notes:
 10/10/10
 10/10/10
 10/10/10



Name :

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



Name :

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

The Plot of land is bounded as under :-

R.S.DAG NO. 656

ON THE NORTH : R.S.DAG NO. 655

ON THE SOUTH : R.S.DAG NO. 657 & 693

ON THE EAST : PART OF R.S.DAG NO. 655

ON THE WEST : R.S.DAG NO. 693 & 695

MEMO OF CONSIDERATION

Faid by VANILLA FIELDS PVT. LTD. by cheque bearing no. 344878 drawn on INDIAN BANK dated 29.05.06 amounting of Rs. 4,50,000/- (Rupees : FOUR LAKHS FIFTY THOUSANDS ONLY)

WITNESSES :

1. *[Handwritten signature]*
[Handwritten name]



2. Md. Zakir Hossain
Patharghata.

[Handwritten signature]
SIGNATURE OF THE VENDOR

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. *[Handwritten signature]*
[Handwritten name]



2. Md. Zakir Hossain
Patharghata.

[Handwritten signature]
SIGNATURE OF THE VENDOR

Drafted by:

Mukuleswar Chatterborly
DIW II - 37
A. D. S. R. Office Barakata.

Reddy

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



29 MAY 2006

Registrar no 1 (B)
North 24 Parganas
(B.S.R.I)



[Signature]

Registrar, No. 1 (B)
North 24 Parganas
(B.S.R.I)

14/02/2007

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