03165 206514 179 5000Rs.

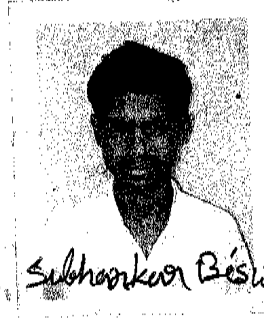
INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES



Subhankar Biswas.

DEED OF CONVEYANCE

THIS INDENTURE made on this 2nd June, Two Thousand and Six

BETWEEN

1. SUBHANKAR BISWAS, 2. BHASKAR BISWAS (minor) both sons of LATE DHARAPADA BISWAS & **3. SMT. MIRA BISWAS** wife of LATE DHARAPADA BISWAS all residing at Vill – GENRAGARI, P.O. – PATHARGHATA, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) by faith hindu 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**.

Admissible under Rule 21 & Sec. u/s 5 (1) of W. B. L. R. Act. duly Stamp under the Stamp Act 1899 Subsequently amended Schedule I.A. No. Fees Paid.

Contd...2

নং 2271 তারিখ 18/5/06.

ক্রেতার নাম.....

সাং.....

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

ষ্ট্যাম্পের মূল্য ... 5000 টাকা মাত্র

ষ্ট্যাম্প ভেন্ডারের স্বাক্ষর.....

বিধান নগর [সল্টলেক সিটি]

ডি. এন. আর. অফিস

চালানের ধরন

মোট ষ্ট্যাম্প ক্রয় বাবদ 17 MAY 2006

এই চালান নং-এ মোট রক্ষ টাকা

ষ্ট্যাম্প খরিদ করা হইয়াছে 50000

ট্রেজারীর নাম—কলিকাতা

ভেন্ডার—মিতা দত্ত

U-05

Presented for Registration on the 2nd day of ... 2006 in the Sub-Registrar's office at Sealdah by Subhankar Biswas

Subhankar Biswas

1287

Subhankar Biswas

1288

মীরা বিশ্বাস

(1) Subhankar Biswas
S/o Dhirendra Nada Biswas

(3) Mina Biswas
W/o Subhankar Nada Biswas
P.S. Rajarhat
District — North 24-Parganas
by Caste Hindu/Muslim/Christian
by Profession Service

Self and as Guardian of her minor son Bhas Kar Biswas

Ant Mandal
S/o ... Mandal
P.S. ...
District — North 24-Parganas
by Caste Hindu/Muslim/Christian
by Profession Service

24/6/06

Parcel no land
of Mit land
at Barasat
P-5 Registered

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 DHARAPADA BISWAS got the property as mentioned in the schedule below as the legal heir of LATE SITAPADA BISWAS and became the owner of the same property by way of a Deed of Mutual Settlement bearing no. 1810 copied in Book No. I, Vol. No. 63, Pages 84 to 216 for the year 2004 duly registered at D.S.R.II, BARASAT between a family for different dag nos. and the vendors herein got 07.25 satak of land out of 31 satak in R.S.DAG NO. 413, 02.50 Satak out of 26 Satak in R.S.DAG NO. 414, 20.50 Satak out of 116 Satak in R.S.DAG NO. 634, 00.31 Satak out of 115 Satak in R.S.DAG NO. 680, 16 Satak out of 16 Satak in R.S.DAG NO. 795 & 21 Satak out of 21 Satak in R.S.DAG NO. 1188 under R.S.KHATIAN NO. 130 which was later recorded in different L.R.KHATIAN NOS. 102, 292, 551, 560, 692, 711, 948, 949, 950 & 951 situated at Mouja Genragari , J.L.No. 37 under Rajarhat P.S. , North 24- paraganas.

AND WHEREAS DHARAPADA BISWAS died leaving behind his wife SMT. MIRA BISWAS & two sons namely SUBHANKAR BISWAS & BHASKAR BISWAS (MINOR) and accordingly all three of them became the owners of the said property by way of inheritance and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS SMT. MIRA BISWAS will sign for herself and as mother and natural guardian of her son BHASKAR BISWAS.

AND WHEREAS SUBHANKAR BISWAS & 2 OTHERS, the vendors herein, are the absolute owners of the said land 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 vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 67.56 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 16,00,000/- (Rupees Sixteen Lakhs) only and on the terms and conditions hereunder.

Contd...3

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

North 24-Parganas
2/6/06

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 16,00,000/- (Rupees Sixteen lakhs) 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 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 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.

Contd...4

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

Registrar
South 24-Parganas
(D.S.R.-II)
2/6/06

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 07.25 satak in R.S.DAG NO. 413, 02.50 Satak in R.S.DAG NO. 414, 20.50 Satak in R.S.DAG NO. 634, 00.31 Satak in R.S.DAG NO. 680, 16 Satak in R.S.DAG NO. 795 & 21 Satak in R.S.DAG NO. 1188 **i.e. 67.56 SATAK in total** under R.S.KHATIAN NO. 130 which were later recorded in different L.R.KHATIAN NOS. 102, 292, 551, 560, 692, 711, 948, 949, 950 & 951 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.DAG NO. 413

ON THE NORTH : R.S.DAG NO. 405

ON THE SOUTH : R.S.DAG NO. 411

ON THE EAST : PART OF R.S.DAG NO 413

ON THE WEST : PART OF R.S.DAG NO. 413

R.S.DAG NO. 414

ON THE NORTH : R.S.DAG NO. 405 & 415

ON THE SOUTH : R.S.DAG NO. 412

ON THE EAST : PART OF R.S.DAG NO 414

ON THE WEST : PART OF R.S.DAG NO. 414

R.S.DAG NO. 634

ON THE NORTH : R.S.DAG NO. 624

ON THE SOUTH : R.S.DAG NO. 629 & 630

ON THE EAST : PART OF R.S.DAG NO. 634

ON THE WEST : R.S.DAG NO. 625 & 626

Contd…5

Seal of Office of the District Registrar
জেলা নিবন্ধকের দপ্তর
(D.S.R-II)
North 24 Parganas, Barasat

North 24-Parganas
26/06

R.S.DAG NO. 680

ON THE NORTH	:	R.S.DAG NO. 662
ON THE SOUTH	:	R.S.DAG NO. 665, 676 & 677
ON THE EAST	:	PART OF R.S.DAG NO. 680
ON THE WEST	:	R.S.DAG NO. 663

R.S.DAG NO. 795

ON THE NORTH	:	R.S.DAG NO. 794
ON THE SOUTH	:	R.S.DAG NO. 791
ON THE EAST	:	R.S.DAG NO. 796
ON THE WEST	:	R.S.DAG NO. 793

R.S.DAG NO. 1188

ON THE NORTH	:	R.S.DAG NO. 1178
ON THE SOUTH	:	R.S.DAG NO. 1193
ON THE EAST	:	R.S.DAG NO. 1189
ON THE WEST	:	R.S.DAG NO. 1187

Contd…6

Seal of Office of the District Registrar
জেলা সাব-রেজিস্ট্রার
(D.S.R-II)
North 24 Parganas, Barasat

Registrar
North 24-Parganas
2/6/06

MEMO OF CONSIDERATION

Paid by **VANILLA FIELDS PVT. LTD.** by cheques bearing nos. 344881 & 344882 dated 02.06.06 drawn on INDIAN BANK amounting Rs. 8,00,000/- (RUPEES EIGHT LAKHS) each i.e. in total Rs. 16,00,000/- (Rupees : SIXTEEN LAKHS ONLY)

WITNESSES :

1. Bibhas Naskar
   Kashi Nath pur

2. Pinaki Ch Nowal
   [illegible]

Subhankar Biswas
মীরা বিশ্বাস

SIGNATURE OF THE VENDORS
& NATURAL GUARDIAN OF BHASKAR BISWAS

Contd…7

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

North 24-Parganas
2/6/06

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

Sukhranjan Biswas

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

শ্রীরঞ্জন বিশ্বাস

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Seal of Office of the District Registrar, North 24 Parganas

(D S Rati)

[redacted]

2/6/06

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. Bibhas Naskar
Kashi Nath pour

2. Pradip Maity
Boreyat

Subhankar Biswas.
শুভঙ্কর বিশ্বাস

SIGNATURE OF THE VENDOR
& NATURAL GUARDIAN OF BHASKAR BISWAS

Drafted by:

Md Khodabakhsha
of Sigma
Sargasef D.R.
Alice L.G. NO I

0-501

Book No... 1
Volume No .. 1
Page... 1 to 10
Being No..... 06524
for the year 2006.. 06

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

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

Registrar of D.S.
North 24-Parganas
19/12/2006

19/12/2006

Registrar of D.S.
North 24-Parganas
19/12/2006