

B E T W E E N

1) **SMT. PAMPA DAS** wife of Dr. Siladitya Das, by faith Hindu, by occupation Housewife, by nationality Indian & 2) **MR. SAUVANIK DAS** son of Dr. Siladitya Das, by faith Hindu, by occupation Student, by nationality Indian, both presently residing at EH 654, Sector - I, Saltlake City, Kolkata-700064, hereinafter called the '**VENDORS**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, representative, executors, administrators and assigns) of the **ONE PART**.

A N D

IDEAL JASMINE PVT. LTD. being a Company incorporated under the Companies Act, 1956 having its registered office situated at 50, J.L NEHRU ROAD, KOLKATA- 700071 represented by its Director **SRAWAN KUMAR HIMATSINGKA** son of Late D.N HIMATSINGKA 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 SRI PANCHU MONDAL ALIAS PANCHANAN MONDAL had been the recorded owner of agricultural land measuring 22 Satak out of 22 Satak in R.S. & L.R. DAG NO. 552 & 22 Satak out of 22 Satak in R.S. & L.R. DAG NO. 553 under KRI KHATIAN NO. 181 situated at Mouza: MAHISBATHAN, J.L.No. 18 under Rajarhat P.S., North 24- paraganas.

AND WHEREAS Sri Panchanan Mondal transferred 9.91 Satak of land in R.S. & L.R. DAG NO. 552 under KRI KHATIAN NO. 181, by way of a sale deed bearing no. 7982 dated 11.10.1993 copied in Book No. I, Vol. No. 171, Pages 1 to 6 for the year 1993 duly registered at Additional District Sub Register Bidhannagar to Sri Johar Lal Mondal.

AND WHEREAS Sri Johar Lal Mondal sold his purchased 9.91 satak land in R.S. & L.R. DAG NO. 552 under KRI KHATIAN NO. 181, by way of a sale deed bearing no. 4784 dated

16.07.2008 copied in Book No. I, CD Vol. No. 6, Pages 11120 to 11134 for the year 2008 duly registered at District Sub Register II, north 24 pgs to Smt. Pampa Das & Mr. Sauvanik Das the vendors herein, and accordingly the vendors became the absolute owners of the said property by way of this purchase and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS the vendors herein, is the absolute owner & occupier of the said land and enjoy a good and marketable title on the said land which they proposes to transfer unto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendors has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 9.91 Satak in R.S.& L.R. DAG NO. 552 under KRI KHATIAN NO. 181, situated at Mouza - MAHISHBATHAN, J. L. No. 18, under P. S.- Rajarhat in the district of 24 - Paraganas (North) hereinafter called the "said plot", more fully and particularly described in Schedule hereunder written, for a price of Rs. 19,95,320/- (Rupees Nineteen Lakh Ninety Five Thousand Three Hundred Twenty 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. 19,95,320/- (Rupees Nineteen Lakh Ninety Five Thousand Three Hundred Twenty 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 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.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Sali Land measuring an area of 9.91 Satak in R.S.& L.R. DAG NO. 552 under KRI KHATIAN NO. 181, under ward No. 14, Bidhan Nagar Municipality 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 – MAHISHBATHAN, J. L. No. 18, R.S. No. 203, TOUZI No. 10 in the district of 24 – Paraganas (North).

A Map or Plan Annex hereto bordered “RED” line being part of this document

The Plot of land is bounded as under :-

R.S. & L.R.DAG NO. 561

ON THE NORTH : PART OF R.S. & L.R.DAG NO. 552
ON THE SOUTH : PART OF R.S. & L.R.DAG NO. 552
ON THE EAST : PART OF R.S. & L.R.DAG NO. 553
ON THE WEST : PART OF R.S. & L.R.DAG NO. 561

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. *Abhishek*

2. *Jagan Adar*

Pampa Das

Sauwanik Das

SIGNATURE OF THE VENDORS

MEMO OF CONSIDERATION

Received from the within named Purchaser a sum of Rs. 9,97,660/- (Rupees Nineteen Lakh Ninety Five Thousand Three Hundred Twenty Only) each i.e in total Rs. 19,95,320/- (Rupees Nineteen Lakh Ninety Five Thousand Three Hundred Twenty Only) towards full and final payment of the consideration for sale of the Said Plot described in the **Schedule** above, in the following manner.

Received by	Mode	Date	Bank	Amount(Rs)
Pampa Das	D D no. '047757'	20.04.10	Bank of India	9,97,660
Sauvanik Das	D D no. '047758'	20.04.10	Bank of India	9,97,660
			TOTAL =	19,95,320/-

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 local language to which they have admitted and have understood

WITNESSES :

1. *Saswati Poddar*

2. *Japan Adak*

1. *Pampa Das*

2. *Sauvanik Das*



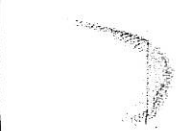







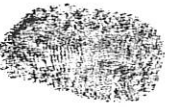







SIGNATURE OF THE VENDORS

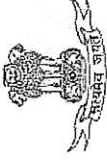
Saswati Poddar

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

WB/236/01

SPECIMEN FORM TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore Hand	Thumb
S. N. Thiruvatsingam						
Sawar Das						
P. Aranya						



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 03991 of 2010
(Serial No. 04156 of 2010)

On 20/04/2010

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17.08 hrs on :20/04/2010, at the Private residence by Pampa Das , one of the Executants.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 20/04/2010 by

1. Pampa Das, wife of Dr. Siladitya Das , E H 654, Sec - I, Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064 , By Caste Hindu, By Profession : House wife
2. Sauvanik Das, son of Dr. Siladitya Das , E H 654, Sec - I, Salt Lake City, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700064 , By Caste Hindu, By Profession : Student
Identified By Kshitish Mondal, son of Lt Sadhan Mondal, Mahishbathan, Thana:-Bidhan Nagar, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Business.

On 21/04/2010

(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 21945/- , E = 14/- on 21/04/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-1995320/-

Certified that the required stamp duty of this document is Rs.- 119739 /- and the Stamp duty paid as Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs.118739/-
21/04/2010



(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 419 to 429
being No 03991 for the year 2010.



(Rajendra Prasad Upadhyay) 22-April-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal