

08575

PC 00033

(7)



पश्चिम बंगाल WEST BENGAL

Stampable under Rule 21 & sub-rule 5 (1) of W. B. L. R. Act, 1989
 Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 22
 Fee Paid 10.00

780605

5000
 11500
 11500
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 9900

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Stamp duty of Rs. 45000 + 45000 + 4900
 has been realized on 30-11-06
 in par. Banker's Cheque /
 Bank Draft No 071955, 91944, 071954
 Date 30-11-06 of Mohaspote

Registered at North 24 Parganas
 D. N. D. No. 30 11 06
 01 JAN 2008

A - 219678
 H - 288
 Sale m/b - 92
 219998

D. S. R. - II
 North 24 Parganas
 4.12.06

DEED OF CONVEYANCE

THIS INDENTURE made on this 30th day of November, Two Thousand and Six

BETWEEN

MAU SAHA wife of SANJIB SAHA residing at 120A, BANGUR AVENUE, P.S. - LAKE TOWN, KOLKATA - 700 055 by faith Hindu by occupation Business 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.

780605

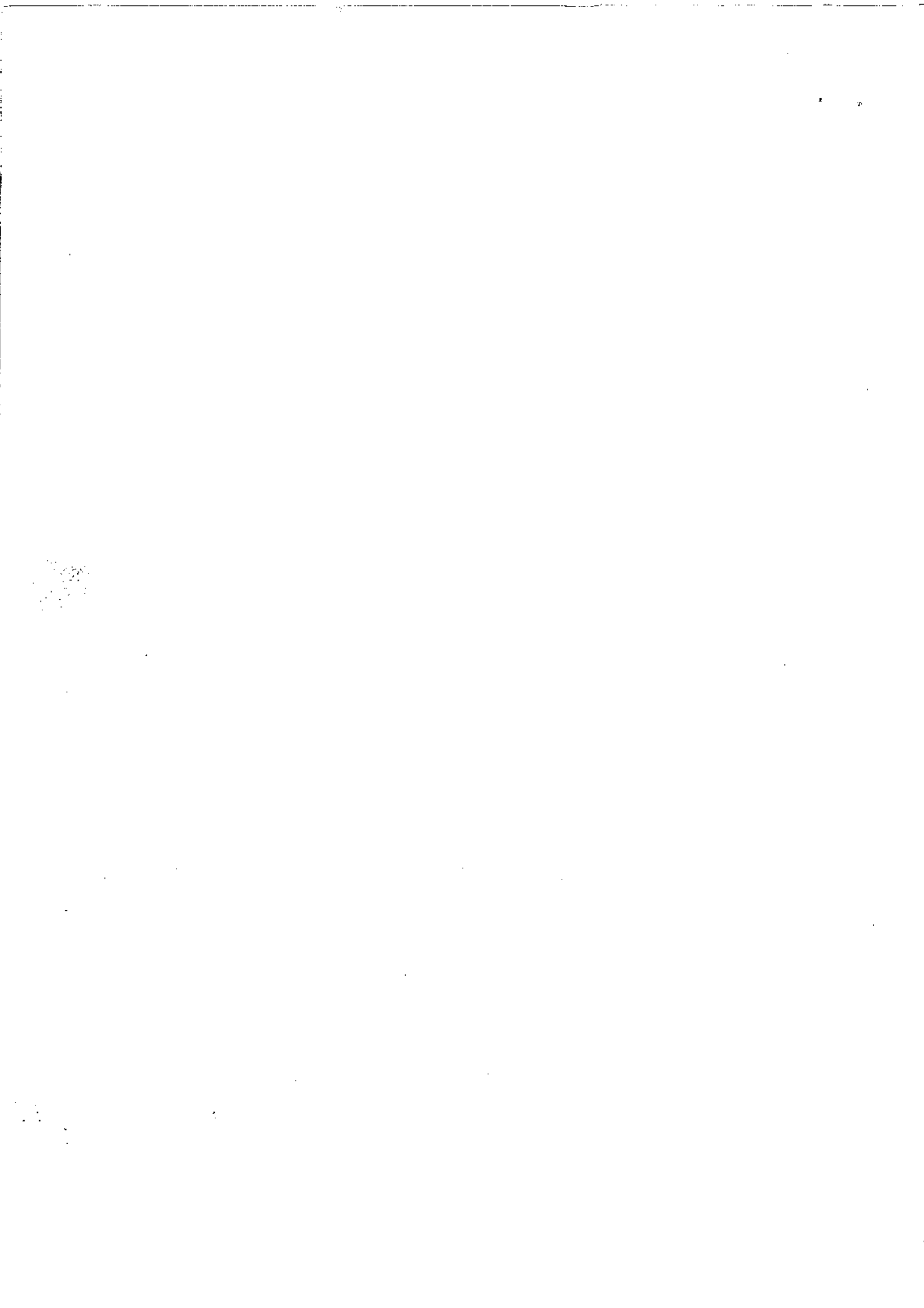
307-2508
 807-850
 3358

Contd...2

M/c no - 1743
 Dt - 30-11-06

307250
 807850

7124



1300/1300
17 NOV 2006
536000

Adroca
M/S
M/S
M/S

17 NOV 2006
536000

536000 8268-3272
3.5



Man Saha

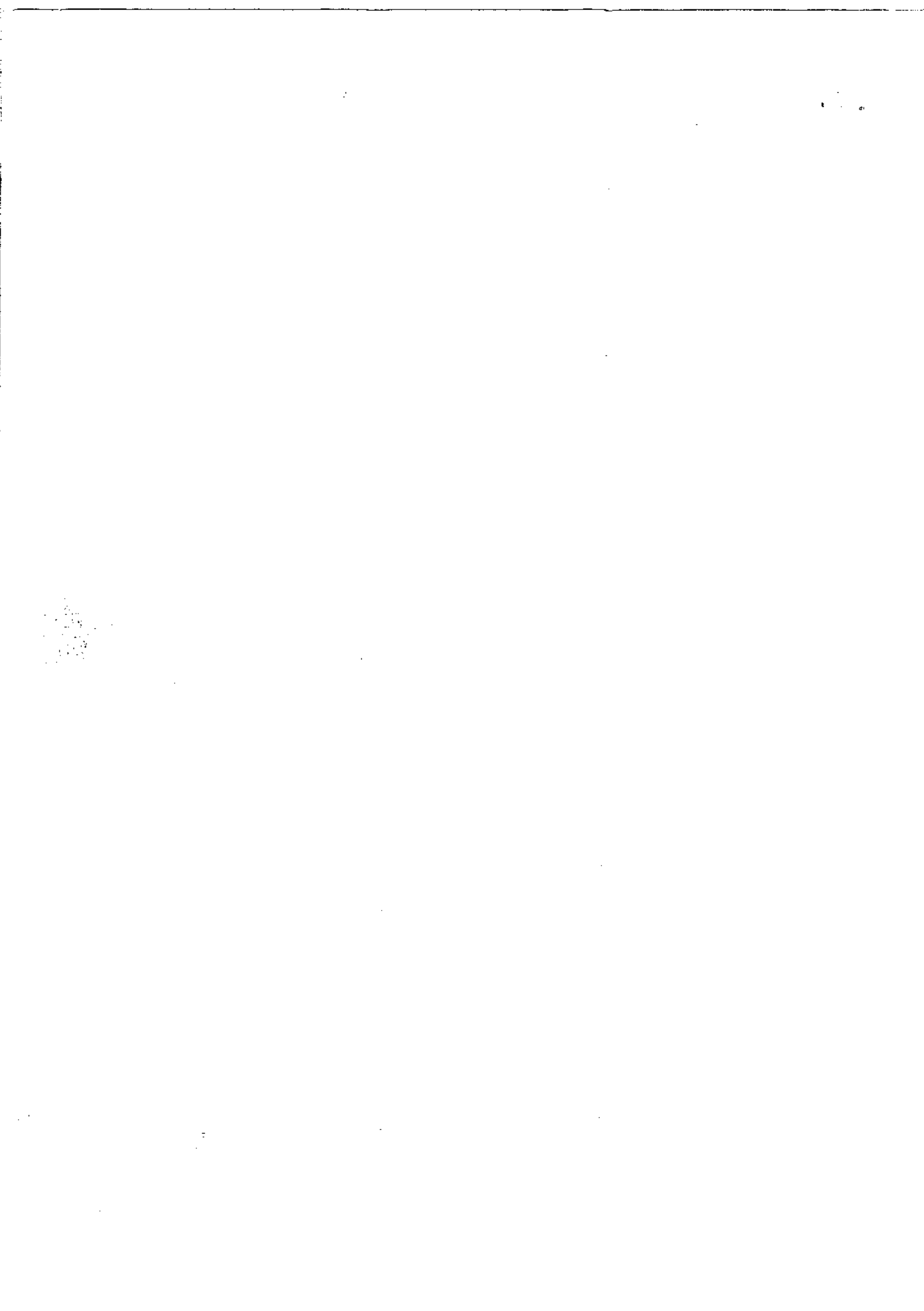
Man Saha
W/o Soujib Saha
3850
30/11/06

Man Saha

Man Saha
3850
30/11/06

Man Saha
3850
30/11/06

Man Saha
3850
30/11/06





भारतीय नैऋत्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000



पश्चिम बंगाल WEST BENGAL

780606

AND

AAKANSHI AGENCY PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at BIKANER BUILDING, 8/1, LAL BAZAR STREET, 3rd FLOOR, ROOM NO. 9, KOLKATA - 700 001 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 MAU SAHA, the vendor herein, is the recorded owner of agricultural land measuring an area of 43.50 satak out of 77 satak in R.S.DAG NO. 744 under L.R. Khatian No. - 878 situated at Mouza KALIKAPUR in P. S. - Rajarhat in the district of 24 - Paraganas (N)

AND WHEREAS MAU SAHA, the vendor herein, is the absolute owner of the land measuring 43.50 Satak as mentioned in the schedule below and enjoy a good and marketable title on the said land which she proposes 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 43.50 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written for a price of Rs.19,97,625/- (Rupees Nineteen Lakhs Ninety Seven Thousands Six Hundred Twenty Five) 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. 19,97,625/- (Rupees Nineteen Lakhs Ninety Seven Thousands Six Hundred Twenty Five) 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

Contd. 3





पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

780606

AND

AAKANSHI AGENCY PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act 1956 and having its registered office situated at BIKANER BUILDING, 8/1, LAL BAZAR STREET, 3rd FLOOR, ROOM NO. 9, KOLKATA - 700 001 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.**

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Contd. 3



3268

21/11/06

সংস্কার নাম... *Bsaliyeban Roy*

সংস্কার মূল্য... *৩০০০* টাকা মাত্র

সংস্কার ডেডলাইন তারিখ...
বিধান নম্বর (সংস্কার আইন)
ক. টি. এম. আর. খালি

*Adrool
Ali Roy
era*

[Handwritten Signature]

সিলাব নং

স্টাট ডায়নি ফর ডার...

7 NOV 2006

এই সিলাব নং এ মোট কত টাকা

536000

সংস্কার কর্তৃক স্থগিত

সংস্কারী নাম - *সংস্কার*

সংস্কার - *সিলাব*



[Handwritten Signature]

সংস্কার অফিস
North 24-Parganas
C.L.R.O.
30/11/06



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

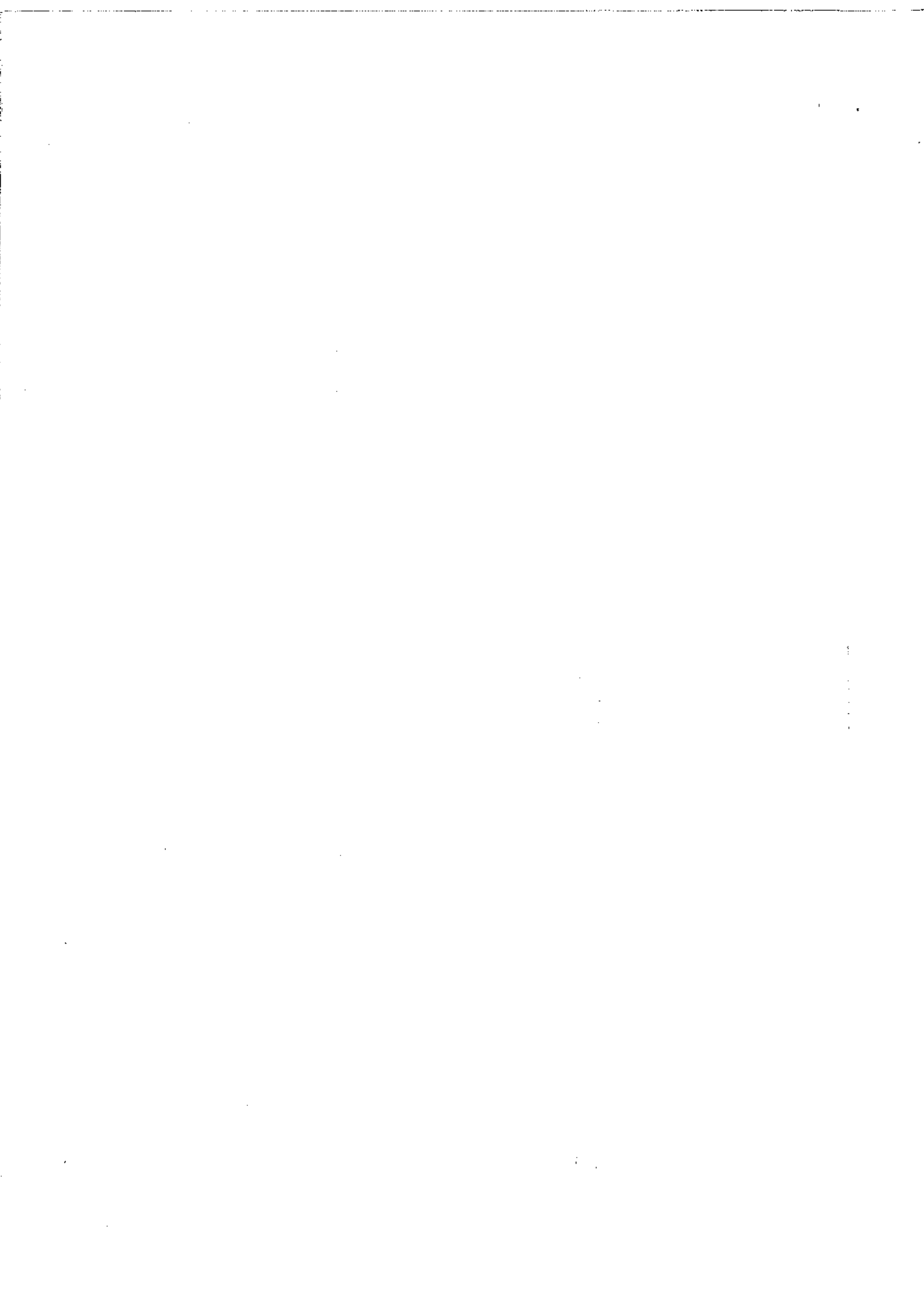
INDIA

पश्चिम बंगाल WEST BENGAL

780607

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 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 possess 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

Contd. 4



3270

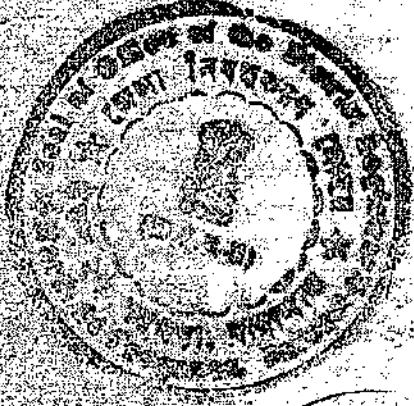
21/11/06

স্বাক্ষরিত নাম... *Bidyachandra Roy* *Adrogoel*
তারিখ... *10/06/06* *A. K. Roy*

স্বাক্ষরিত মূল্য... *১০০০/-* টাকা মাত্র
স্বাক্ষরিত তারিখ...
স্বাক্ষরিত স্থান...
স্বাক্ষরিত ব্যক্তি...
[Signature]

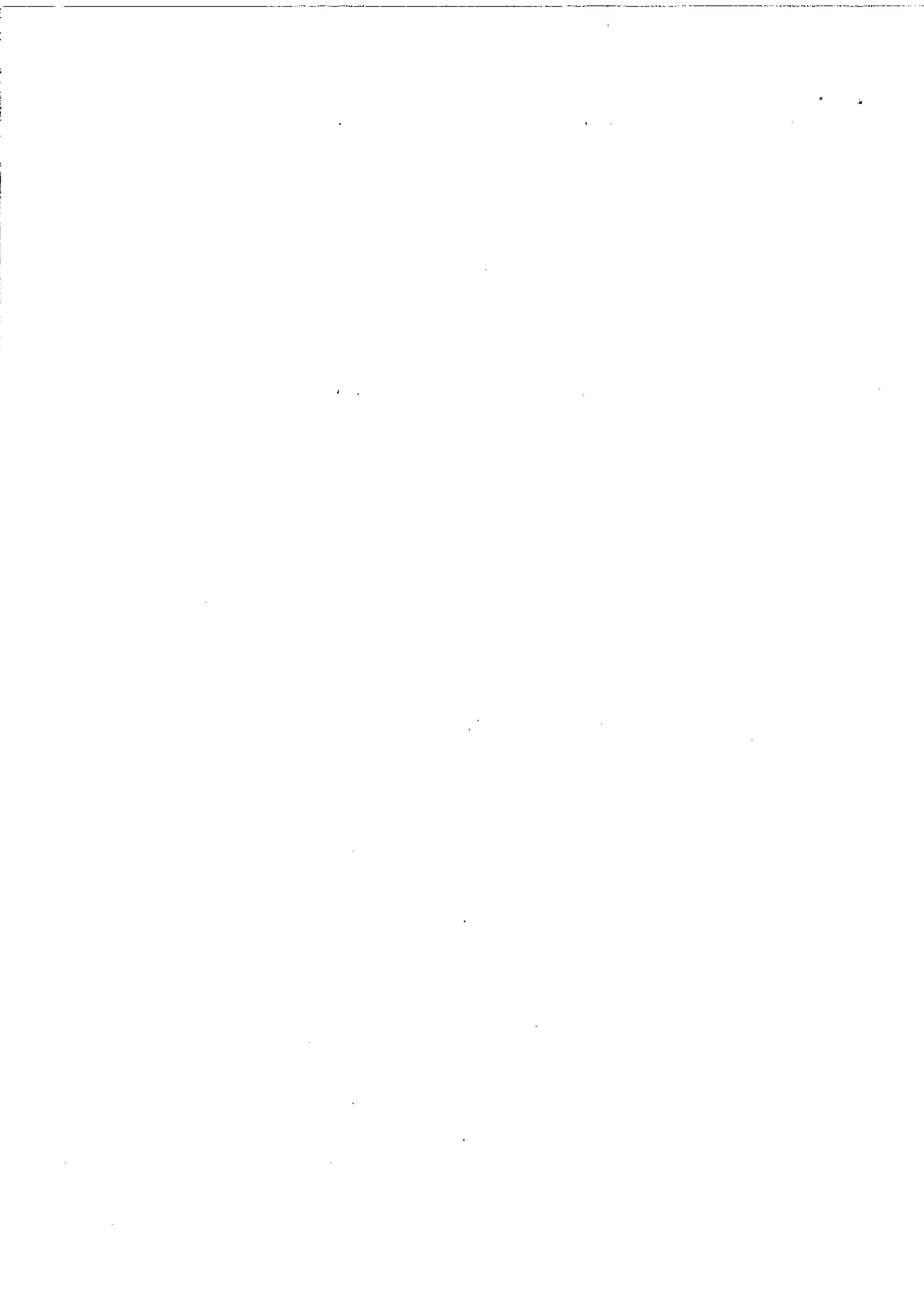
স্বাক্ষরিত নং...
স্বাক্ষরিত টাকার পরিমাণ... *₹ 533000*
এই টাকার নং-এ মোট কত টাকার
স্বাক্ষরিত করা হয়েছে...
স্বাক্ষরিত স্থান-হারারপুত্র
স্বাক্ষরিত-*[Signature]*

17 NOV 2006



[Signature]

Registrar of Companies
North 24 Parganas
West Bengal
21/11/06



भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

780608

4

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.

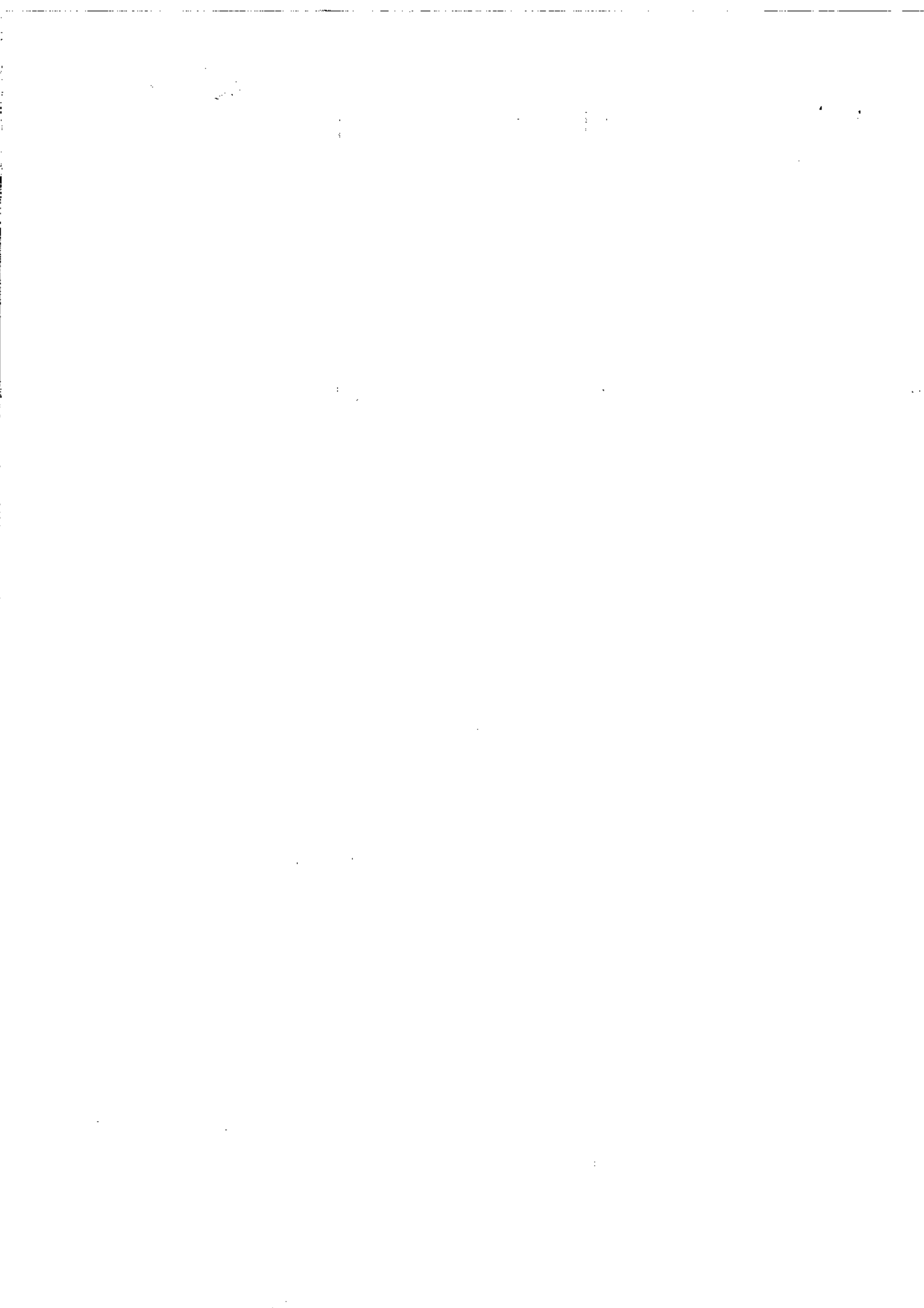
The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed, in a sound mind and good health and with full knowledge of the contents of this deed.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali Land measuring an area of 43.50 satak in R.S.DAG NO 744, under L.R. Khafian No - 878 within the limit of Patharghata Panchayat under 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 - KALIKAPUR, J.L. No 40, TOUZI NO 10 in the district of 24 - Paraganas (north).

Contd. 5

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3271

21/11/06

Bachchan Roy

Adroca

11/11/06

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সংখ্যা নং

17 NOV 2006

মোট টাকার পরিমাণ

এই ডালান নং-এ মোট কত টাকায়

সেবা খরিদ করা হয়েছে

সেবার নাম-বাগান

সেবার-মিটা

536000



Registrar of the District
North 24 Parganas
West Bengal, India

30/11/06

DISTRICT NORTH 24 PARGANA

OFFICE OF THE

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

(1)

Name: MAY SANA Status - Presentant



LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

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

MAY SANA
Signature of the Presentant

(2)

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

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

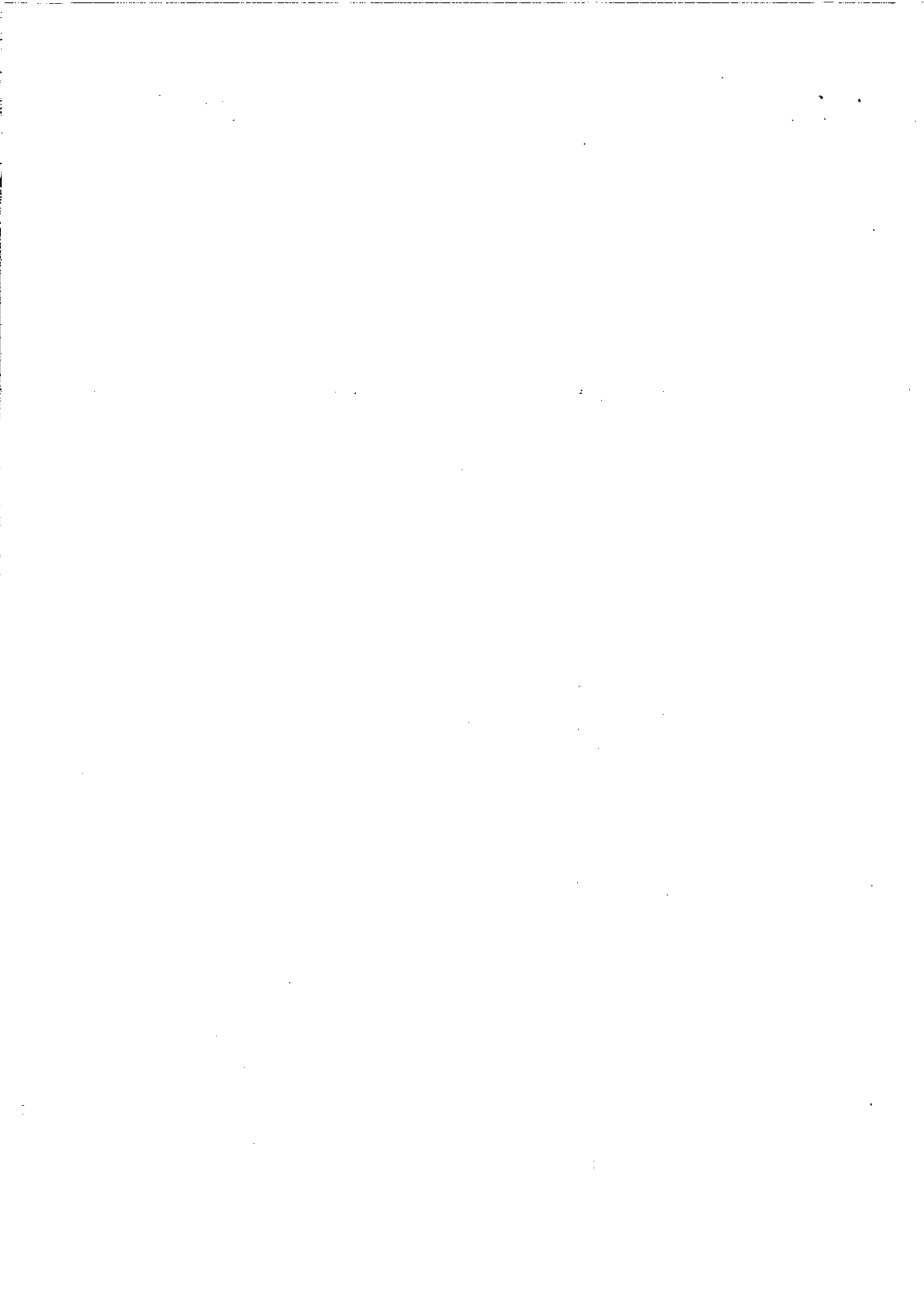
THUMB	FORE	MIDDLE	RING	LITTLE

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

Signature of the Presentant/Executant/Chimant/Attorney/Principal/Gurdian/Testator(✓)



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
North 24-Palghat
C.A.R. 7/11
30-11-06



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

भारतीय गैर न्यायिक WEST BENGAL

780609

MEMO OF CONSIDERATION

Paid by AAKANSHI AGENCY PVT. LTD., by D.D. no. 018998 dated 29.11.06 drawn on standard chartered bank amounting Rs. 19,97,625/- (Rupees Nineteen Lakhs Ninety Seven Thousands Six Hundred Twenty Five) Netaji Subhas Road, Kolkata.

WITNESSES

1. Anu Mondal
Kolkata - Paschim
Kolkata - 700
2. Anu Mondal
Kolkata - Paschim
Kolkata - 700

Anu Datta
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.

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood.

WITNESSES

1. Anu Mondal
2. Anu Mondal
Saswati Poddar

Anu Datta
SIGNATURE OF THE VENDOR

Drafted by SASWATI PODDAR, Adv.
WB/236/01

Anu Datta



3772

21/11/06

Pradyumn

Pradyumn
Advocate
Alkhan
Cantt

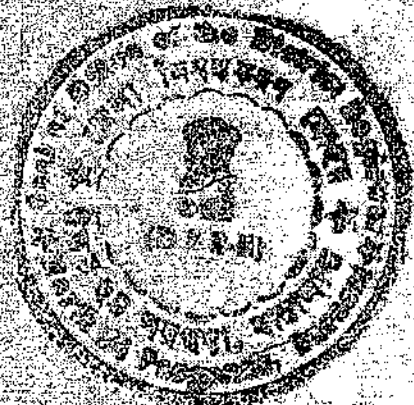
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সংখ্যা নং
সিদ্ধান্ত নং
সিদ্ধান্ত নং-এ মোট কত লিখিত
সিদ্ধান্ত নং-এ মোট কত লিখিত
সিদ্ধান্ত নং-এ মোট কত লিখিত
সিদ্ধান্ত নং-এ মোট কত লিখিত

17 NOV 2006

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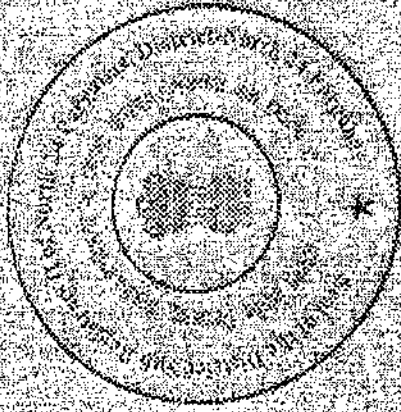


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North 24 Parganas
C.A.E. No.
30/11/06

Certificate of Registration under section 60 and Rule 69

Registered in Book - I
CD Volume number 1
Page from 1138 to 1150
being No 00033 for the year 2008.



A handwritten signature in black ink, appearing to be 'S. S. S.', written over a horizontal line.

(X) 25-March-2008
District Sub Registrar II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

