



S-5000  
 BC-95000  
 30000

Admissible under Rule 21 & sub  
 w/s 6 (1) of W.B.L.R. Act. 1909  
 duly Stamp under the Indian  
 Stamp Act 1899 Subsequently  
 amended Schedule I.A. No. 23  
 has been realized as per Bank  
 Draft No. 977462

23 FEB 2007 (D.S.R-II)  
 Registrar u/s 7 (2) North 24 Parganas  
 Registrar u/s 7 (2) North 24 Parganas  
 (D.S.R-II)

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 11<sup>th</sup> day of August, Two Thousand and Six

**BETWEEN**

JAGANNATH BISWAS son of LATE SITAPADA BISWAS by faith Hindu by occupation Cultivator residing at Vill - GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS ( NORTH ) 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**.

01101  
 25600000  
 23

46589 A-65890  
 H-32 H-28-00  
 (110) H-11-00  
 66211  
 66211-00

each stamp duty of Rs. 25000 / Contd... 270  
 has been realized as per Bank Draft No. 977462  
 Date 11-8-06

MIV 1500000

99001-9900

23-2-07  
 Rec receipt 395

11-8-06  
 Registrar North 24 Parganas

23-2-07

নং 1791 তার 10/8/06  
 মোক্তার নাম... Snow Flower Sales P.LTD  
 মোক্তার ঠিকানা... Mankel Puran, Karku, MD-78  
 মোক্তার পেশা...  
 বিধায়ক (সংসদ) ...  
 এ. টি. এম. মার, অফিস  
 চাকর নং  
 মোক্তার সীল... 09 AUG 2006  
 এই মোক্তার সীল মোক্তার সীল  
 মোক্তার সীল... 400000  
 মোক্তার নাম...  
 মোক্তার...  
 মোক্তার...



presented for Registration at...  
 on the... day of...  
 at... of the Sadar Registrar's  
 Office at Barasat by...  
 of the Executant / Claimant

Jagan Nath Sinha  
 Jagan Nath Sinha  
 Patherghata  
 District - North 24 Parganas  
 by Caste - Hindu / Muslim / Christian  
 Profession -



2395  
 Registrar u s 7 (2)  
 North 24 Parganas  
 (D. S. R-II)

11 AUG 2006

Tapan Mandal  
 Mankel Puran  
 P. S. ...  
 District - North 24 Parganas  
 by Caste - Hindu / Muslim / Christian  
 Profession -

নাম - গণেশ চন্দ্র  
 জিলা - ময়ূরভঞ্জ  
 গ্রাম + পো: - ...  
 পিতা - ...  
 পেশা - ...  
 বয়স - ...

Registrar u's 7 (2)  
 North 24 Parganas  
 (D. S. R-II)  
 11 AUG 2006

**A N D**

**SNOW FLOWER SALES PVT. LTD.**, represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at MANDAL PARA, KASBA, KOLKATA - 700078 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 JAGANNATH BISWAS, the vendor herein, got the property as mentioned in the schedule below as the legal heir of SITAPADA BISWAS 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 06.50 satak of land out of 13 satak comprised in R.S.DAG NO. 421, 21.50 Satak out of 43 Satak in R.S.DAG NO. 818, 23 Satak out of 23 Satak in R.S.DAG NO. 1117 & 04 Satak out of 16 satak in R.S.DAG NO. 1217 under R.S.KHATIAN NO. 127, 130, 261 which was later recorded in different L.R.KHATIAN NOS. 102, 218, 604, 292, 551, 692, 711 situated at Mouja Genragari, J.L.No. 37 under Rajarhat P.S., North 24- paraganas.

*102 - Upendra  
551 - Joroda  
292 - Debu  
711 - Subar*

AND WHEREAS JAGANNATH BISWAS, the vendor herein, became the absolute owner of the said land and enjoys a good and marketable title on the said land which he propose to transfer into the purchaser herein for good and valuable consideration.

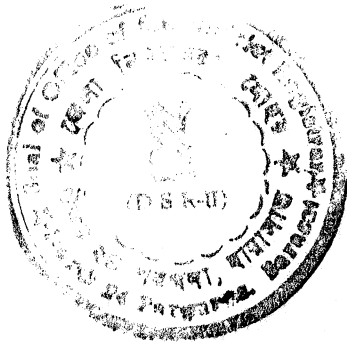
AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 55 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 6,00,000/- (Rupees Six Lakh) only and on the 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. 6,00,000/- (Rupees Six 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 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

Contd... 3

*[Handwritten signatures and notes in the bottom right corner]*

*[Faint handwritten text in the bottom left corner]*



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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.

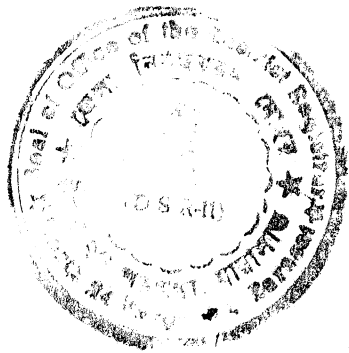
The vendor doth hereby state that they are hereby executing this deed out of their free will and is not subject or any outside influences in the manner or execution of this sale deed. in a sound mind and good health and with full knowledge of the contents of this deed.

### SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 06.50 satak of land out of 13 satak comprised in R.S.DAG NO. 421, 21.50 Satak out of 43 Satak in R.S.DAG NO. 818, 23 Satak out of 23 Satak in R.S.DAG NO. 1117 & 04 Satak out of 16 satak in R.S.DAG NO. 1217, i.e. in total 55 Satak under R.S.KHATIAN NO. 127, 130, 261 & Kri. Khatian Nos. - 102, 218, 604, 292, 551, 692, 711 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).

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SPECIMEN FORM FOR TEN FINGERPRINTS

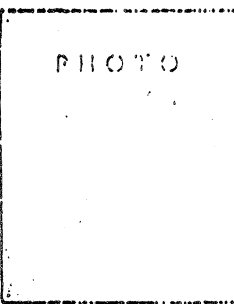


*Subir Wele*

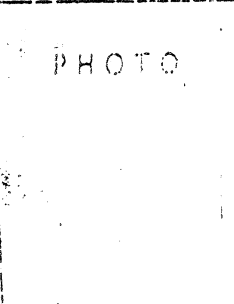
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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



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



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



Registrar u's T (B)  
North 24 Parganas  
(D. S. R-II)

11 AUG 2006



**MEMO OF CONSIDERATION**

Paid by SNOW FLOWER SALES PVT. LTD. by cheque bearing no. 001583 dated 11.08.06 of INDIAN BANK an amount of Rs. 6,00,000/- (Rupees : SIX LAKHS ONLY )

WITNESSES :

1. *ଗୋବିନ୍ଦ ପଣ୍ଡା*  
*ଅଧ୍ୟକ୍ଷ*
2. *ଶ୍ରୀମତୀ ସୁମିତ୍ରା*  
*ସାହେବ*

*ସୁମିତ୍ରା ସାହେବ*  
 \_\_\_\_\_  
 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. *ଗୋବିନ୍ଦ ପଣ୍ଡା*  
*ଅଧ୍ୟକ୍ଷ*
2. *ଶ୍ରୀମତୀ ସୁମିତ୍ରା*  
*ସାହେବ*

*ସୁମିତ୍ରା ସାହେବ*  
 \_\_\_\_\_  
 SIGNATURE OF THE VENDOR

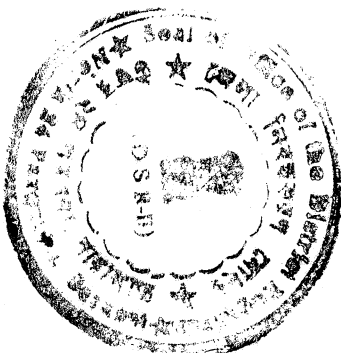
Drafted by: *Seswari Podder*  
 (Adv)  
 WB/236/01

*ନାମ - ଗୋବିନ୍ଦ ପଣ୍ଡା*  
*ପଠା - ସୁମିତ୍ରା ସାହେବ*  
*ଅଧ୍ୟକ୍ଷ - ଅଧ୍ୟକ୍ଷ*  
*ସାହେବ - ସାହେବ*  
*କ୍ର. ନଂ - ୧୦୯ ୨୫*  
*ସାହେବ - ସାହେବ*



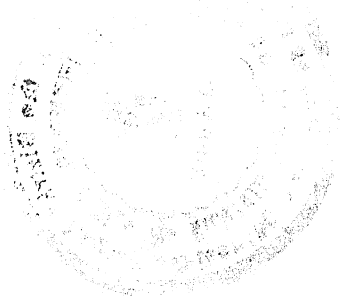
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11 1 AUG 2006



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(D.S.R-II)

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 7510 to 7520  
being No 01659 for the year 2007.



(X) 25-June-2007  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal