05746. P-01686 5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

5000

Admissible under Rule 21 & sub u/s 5 (1) of W.B.L.R. Act. duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule 1A. No. 23 Fees Paid. 10-00

M/V 191000

Court fee stamp duty of Rs 4550/-

has been received

as per Banker's Cheque 26/2/07

Bank Draft No. 592643

Date 21/2/07 Howrah Gate

1001 — Registration Fees

26.2.07 26/2/07

as per Misc. Receipt No. 404

Registrar u/s 7 (2) North 24 Parganas (D. S. R-II) 26 FEB 2007

District Sub-Registrar North 24 Parganas, Barasat 26.2.07

Registrar u/s 7 (2) North 24 Parganas (D. S. R-II) 18/8/06 21/8/06

A 1089.00
H 28.00
mb 4.00
1121.00

01/01 Rs 100000/ ad valorem 250.00 ad valorem 20.00 270.00

23

A 1089.
H 28
MB 4
1121/-

M/V 191002

A 1001

DEED OF CONVEYANCE

THIS INDENTURE made on this 18th day of August, Two Thousand and Six

BETWEEN

KADER HUSSAIN son of LATE MACHHUM ALI residing at Vill – PATHARGHATA, 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**.

C/519.

Contd…2

Vide Valuation 01/050 dt 18/8/06

ad valorem 250 ad valorem 20 270

2593

নং ... তাং 14/8/06

ক্রেতার নাম .... Snow Flowers Sales P. LTD

পিতা: ...

টাকার পরিমাণ ... — টাকা মাত্র

ব্যাঙ্ক ড্রাফটের মাধ্যমে 5000 —

বিধান নগর (সল্টলেক সিটি)

ক. ডি. এস. আর. অফিস

Monobar — Kol 78

চালান নং ...

মোট ষ্ট্যাম্প ফেস ভ্যালু — = — 14 AUG 2006

এই চালান নং-৭ মোট কত টাকার

ষ্ট্যাম্প খরিদ করা হইয়াছে — 400000

ট্রেজারীর নাম—বোতাকপুর

ট্রেজারার—মিতা দত্ত

Presented for Registration at ... on the 18th day of Aug 2006 at ... of the Sadar Office at Barasat by Kader Hossain

Kader Hossain

Md Mochharram ali

S/o, W/o ... of ... P.S. ... District — North 24-Parganas by Caste — Hindu / Muslim / Christian by Profession ...

2561

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

18 AUG 2006

Md ali

S/o, W/o ... of ... P.S. ... District — North 24-Parganas by Caste — Hindu / Muslim / Christian by Profession ...

Service

Md Amin
S/o Md Sakinullah
Vill + Po, Patharghata
P.S Rajarhat, Dist 24 Pgs (N)

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)
18 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 KADER HUSSAIN, the vendor herein, is the recorded owner of agricultural land measuring an area of 05 satak out of 69 satak in R.S.DAG NO. 936 & 02 Satak out of 28 Satak in R.S.DAG NO. 996 under L.R. Khatian No.- 132 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS KADER HUSSAIN, the vendor herein, is the absolute owner of the land measuring 07 Satak as mentioned in the schedule below 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 have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 07 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 1,00,000/- (Rupees One 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. 1,00,000/- (Rupees One Lakh) 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 inheritence 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 NOTWITHSTABNDING 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

Contd…3

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(D S R-II)

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North 24 Parganas
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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 Land measuring an area of 05 satak in R.S.DAG NO. 936 & 02 Satak in R.S.DAG NO. 996 **i.e. 07 Satak in total** under L.R. Khatian No.- 132 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 – 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. 936-

ON THE NORTH	:	R. S. DAG NO. 949
ON THE SOUTH	:	R. S. DAG NO. 937 & 938
ON THE EAST	:	PART OF R. S. DAG NO. 936
ON THE WEST	:	PAR T OF R. S. DAG NO. 936

R.S.DAG NO. 996-

ON THE NORTH	:	R. S. DAG NO. 999
ON THE SOUTH	:	R. S. DAG NO. 993
ON THE EAST	:	PART OF R. S. DAG NO. 996
ON THE WEST	:	PART OF R. S. DAG NO. 996

MEMO OF CONSIDERATION

Paid by **SNOW FLOWER SALES PVT. LTD.** by cheque no. 001590 dated 17.08.06 drawn on INDIAN BANK amounting Rs. 1,00,000/- (Rupees : ONE LAKH ONLY)

WITNESSES :

1. Md. Amin
Pathar ghata

2.

SIGNATURE OF THE VENDOR

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North 24 Parganas
(D.S.R-III)

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

18 AUG 2006

FINGER PRINT'S FORM

DISTRICT & A.D.S.R. REGISTRAR OFFICE

Name : .....

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

PHOTO

Name : .....

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

PHOTO

Name : .....

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

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

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

18 AUG 2006

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. Md A
Pater ghata
Howrah

2.

Saswati Podder

SIGNATURE OF THE VENDOR

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

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

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

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

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North 24 Parganas
(D.S.R-II)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 8034 to 8044
being No 01686 for the year 2007.

Seal of the District Sub Registrar- II of North 24 Parganas, District-North 24 Parganas

(X) 27-June-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal