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P-01686 300 5000Rs.



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Admissible under Rule 21 & also
 w/s 5 (1) of W.B.L.R. Act. 1970
 duly Stamp under the Indian
 Stamp Act 1899 Subsequently
 extended Schedule II. No. 23
 Fee Paid. 10-00

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A-1089-00
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Registrar's 7 (2)
 North 24 Parganas
 (D. S. R-II)
 26 FEB 2007

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

District Sub-Registrar
 North 24 Parganas, Barasat
 26 2 07

01/01
 Rs 1000000 / 250-00
 23
 270-00

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.

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14/8/06

স্বাক্ষরিত কর্তৃক... Snow Flowers Sales P. Ltd

স্বাক্ষরিত স্থান... ঢাকা শাখা Market Road
আলাদা ডেপোতে রাখা... Market - rd 78
নিবাসন নম্বর (সংকেত সহ)...
ক. ডি. এন. আর. বালি

উৎসাহ নং...
মোট টাকার কত কড়... 14 AUG 2006
এই চাকান নং-এ মোট কত টাকার...
টাকার বন্টন করা হয়েছে...
টিকার নং...
ভেঙার... 400000
মিতা দত্ত



presented for Registration at...
on the... 18th day of Aug 2006
at... of the Sadar
Office at Murad by... Kader Hossain
son of the Executor / Claimant.

Kader Hossain
Solt Mochhums ali
P.S... Patharghat
District... North 24 Parganas
by Case... Hindu / Muslim / Christian
No. of the...



2561
Registrar u s 7 (2)
North 24 Parganas
(D. S. R-II)

18 AUG 2006

Md ali
Solt Sakir ali
P.S... Patharghat
District... North 24 Parganas
by Case... Hindu / Muslim / Christian
No. of the...
Seerat

M.S. Amin
Slo. Cal. Sakir Ali
Vid + P.O. Patharghat
P.S. Rajar hab. dt. 18/8/06

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 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

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DECLARATION OF RECEIPT

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

18 AUG 2006

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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 : PART 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. *Ms. Ams*
father shali
- 2. *(Signature)*
(Signature)

(Signature)

SIGNATURE OF THE VENDOR



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

18 AUG 2006

FINGER PRINT'S FORM
DISTRICT & A.D.S.R. REGI

FFICE

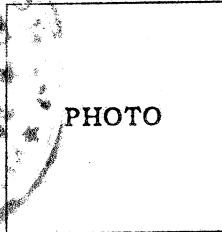
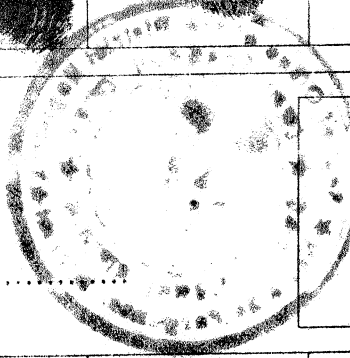


Name :

M. S. ...

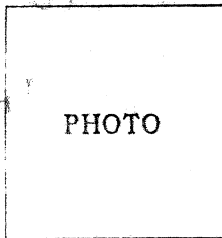
M. S. ...

LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIGHT HAND	Thumb	Fore	Middle	Ring	Little



Name :

LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIGHT HAND	Thumb	Fore	Middle	Ring	Little



Name :

LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIGHT HAND	Thumb	Fore	Middle	Ring	Little



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

স্বাক্ষরিত

18 AUG 2006

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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 :

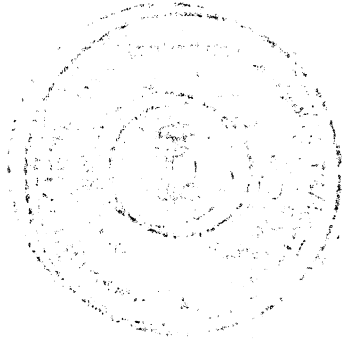
1. ~~Ms. A. C.~~
pater shah
2. ~~Mr. A. C.~~
Mrs. S. M.

Saswati Poddar

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

Saswati Poddar

SIGNATURE OF THE VENDOR



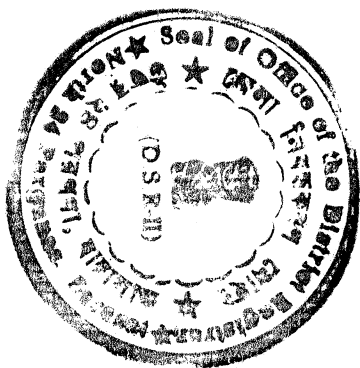
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Registrar u's T (2)
North 24 Parganas
(D. S. R-II)

18 AUG 2006

Book No.
Volume No.
Page No.
Being No.
for the year 2005



Registrar u's T (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.



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