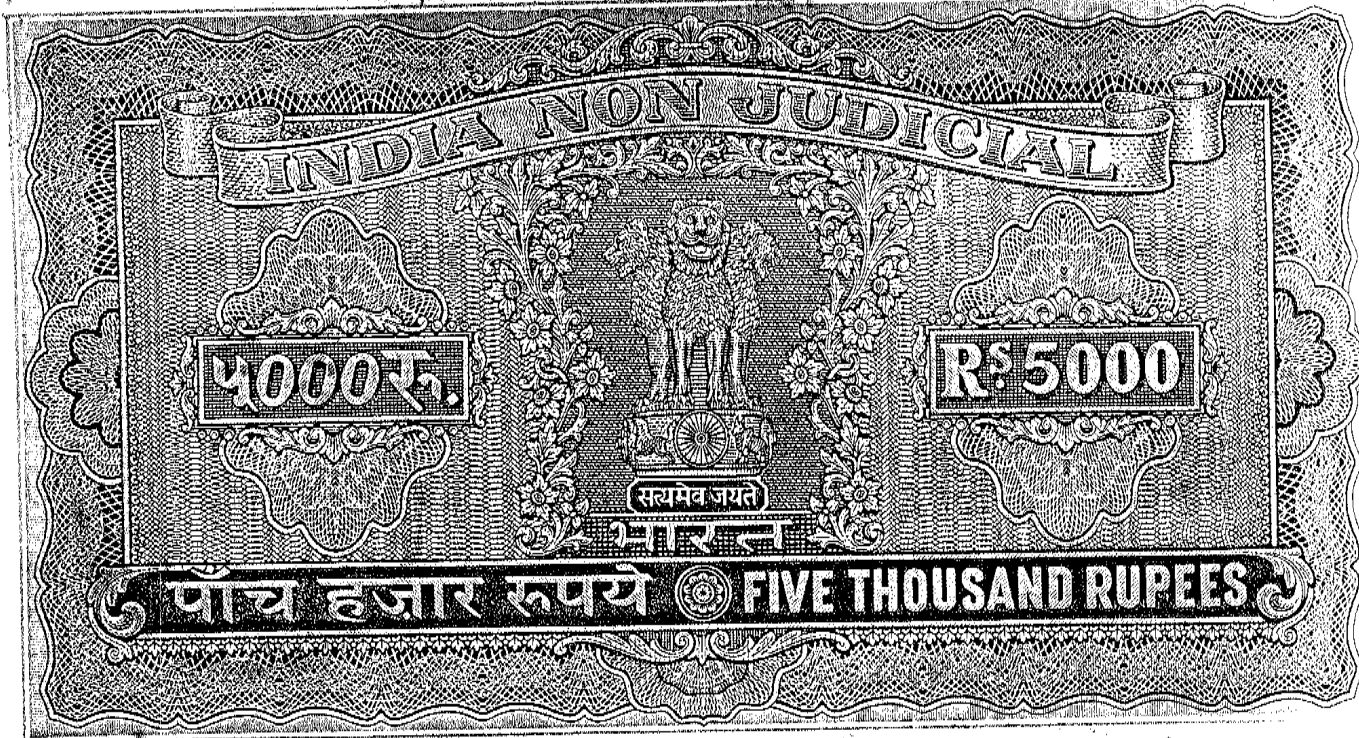


05444

2012 100865

5000Rs.



5-5000/-
B.D. 28000/-
33000/-
A=72491-
H= 281-
24241-
7281-00
8 2250/-
2 2390/-
550/-

Admissible under Rule 71 & 4 of s/s 6 (1) of W. B. L. R. Act. 1959 duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. ... Paid.

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

30 AUG 2007

Stamp duty realized on ...
per Banker's Cheque /
Bank Draft No. 9777.50
18-8-06

28000/-
21-8-06
Dated 21-8-06

DEED OF CONVEYANCE

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

BETWEEN

1. JATINDRA NATH BISWAS, 2. JITENDRA NATH BISWAS, 3. HARENDRA NATH BISWAS, 4. NIRAPADA BISWAS all sons of LATE NETAI BISWAS all residing at Vill - GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) & 5. ASTA BALA ROY wife of PALAN CHANDRA ROY residing at Vill - SHIKHARPUR, P.O. - BAGU, P.S. RAJARHAT, DIST. 24 - PARAGANAS (NORTH) & 6. PRABHA BALA MONDAL wife of MONMOTHO NATH MONDAL residing at VILL. - MAHISHGOT, P.O. - KRISHNAPUR, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) hereinafter called the 'VENDORS' (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

Stamp duty realized ...
per Banker's Cheque ...
Bank Draft No. ...

593775
594203
1500000
A 9240

28/08/07
25/09/07

Contd...2
28/8/06
21/8/06

23
1172
H 22
M/G 4
7281

1418106

Snow Flowers Sales (P) Ltd

Mandalpara

Persec

Per 78

বিস্তারিত নাম...
বিস্তারিত নাম (সংক্ষেপে লিখি)
বিস্তারিত নাম

Handwritten signature



14 AUG 2006

400000

Registration of...
day of... 2006
of the Sodar Registration
Office at Barisal by...
of the Registrant / Claimant.



2572

Registrar's I (2)
No 1124 Parganas
(D.S.R-I)

13 8 AUG 2006



2573

বিস্তারিত নাম

বিস্তারিত নাম



2574

বিস্তারিত নাম

বিস্তারিত নাম



2575

বিস্তারিত নাম

- (1) Jalandhar Nath Biswas
- (2) Jalandhar Nath Biswas
- (3) Jalandhar Nath Biswas
- (4) Jalandhar Nath Biswas
- (5) Jalandhar Nath Biswas
- (6) Jalandhar Nath Biswas

Registrar's I (2)
North 24 Parganas
(D.S.R-I)
13 8 AUG 2006

AND

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 NETAI BISWAS son of LATE SADANAND BISWAS had been the recorded owner of agricultural land measuring an area of 55 satak out of 55 satak in R.S.DAG NO. 648 under R.S. Khatian No. - situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS NETAI BISWAS died leaving behind his four sons namely JATINDRA NATH BISWAS, JITENDRA NATH BISWAS, HARENDRA NATH BISWAS, NIRAPADA BISWAS and two daughters namely ASTA BALA ROY, PRABHA BALA MONDAL and accordingly all of them became the owners of the said property by way of inheritance and are well entitled to transfer the same to anyone in anyway. But at the time of latest settlement four brothers mutated their names only at the B.L.R.O. office under L.R.KHATIAN NO. 547/1, 261/1, 733/1 & 359 and as per R.S. record their sisters are also entitled for the same land.

AND WHEREAS JATINDRA NATH BISWAS & 5 OTHERS, the vendors herein, are the absolute owners of the land measuring 55 Satak as mentioned in the schedule below and enjoy a good and marketable title on the said land which they proposes to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendors have 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. 6,60,000/- (Rupees Six Lakhs Sixty Thousands) 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. 6,60,000/- (Rupees Six Lakhs Sixty Thousands) 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

Contd...3

A N D

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Contd...3

2576

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স্বামীস্বামী

2577

স্বামীস্বামী



Same name: Priswar
No. Gulindan Warth
Garegen Priswar
District - North 24 Parganas
Sate - Haldia/Mushim/Chandernagore
Mushim - C.A.

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

17.8 AUG 2006
18 AUG 2006

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 Land measuring an area of **55 Satak** in R.S.DAG NO. 648 under R.S.KHATIAN NO. & L.R. Khatian Nos.- 261/1, 359, 547/1 & 733/1 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 land is bounded as under :-

R.S.DAG NO. 648 -

- ON THE NORTH : R. S. DAG NO. 647
- ON THE SOUTH : R. S. DAG NO. 649 & 650
- ON THE EAST : R. S. DAG NO. 663
- ON THE WEST : R. S. DAG NO. 703

MEMO OF CONSIDERATION

Paid by **SNOW FLOWER SALES PVT. LTD.** by different cheque as mentioned below amounting in total Rs.6,60,000/- (Rupees : SIX LAKHS SIXTY THOUSANDS ONLY)

SL. NO.	NAME	BANK	CHEQUE NO.	DATE	AMOUNT
1	JATINDRA NATH BISWAS	INDIAN BANK	1595	18.08.06	110000.00
2	JITENDRA NATH BISWAS	INDIAN BANK	1596	18.08.06	110000.00
3	HARENDRA NATH BISWAS	INDIAN BANK	1597	18.08.06	110000.00
4	NIRAPADA BISWAS	INDIAN BANK	1598	18.08.06	110000.00
5	ASTA BALA ROY	INDIAN BANK	1599	18.08.06	110000.00
6	PRABHA BALA MONDAL	INDIAN BANK	1600	18.08.06	110000.00

WITNESSES :

1. *[Handwritten signature]*
[Fingerprint]
 2. *[Handwritten signature]*
[Fingerprint]

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

SIGNATURE OF THE VENDORS



AS

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

18 AUG 2006

FINGER PRINT'S FORM
 DISTRICT & A.D.S.R. REGISTRAR OFFICE

Handwritten notes on the left margin of the first section.



Name :

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

Handwritten notes on the left margin of the second section.



Name :

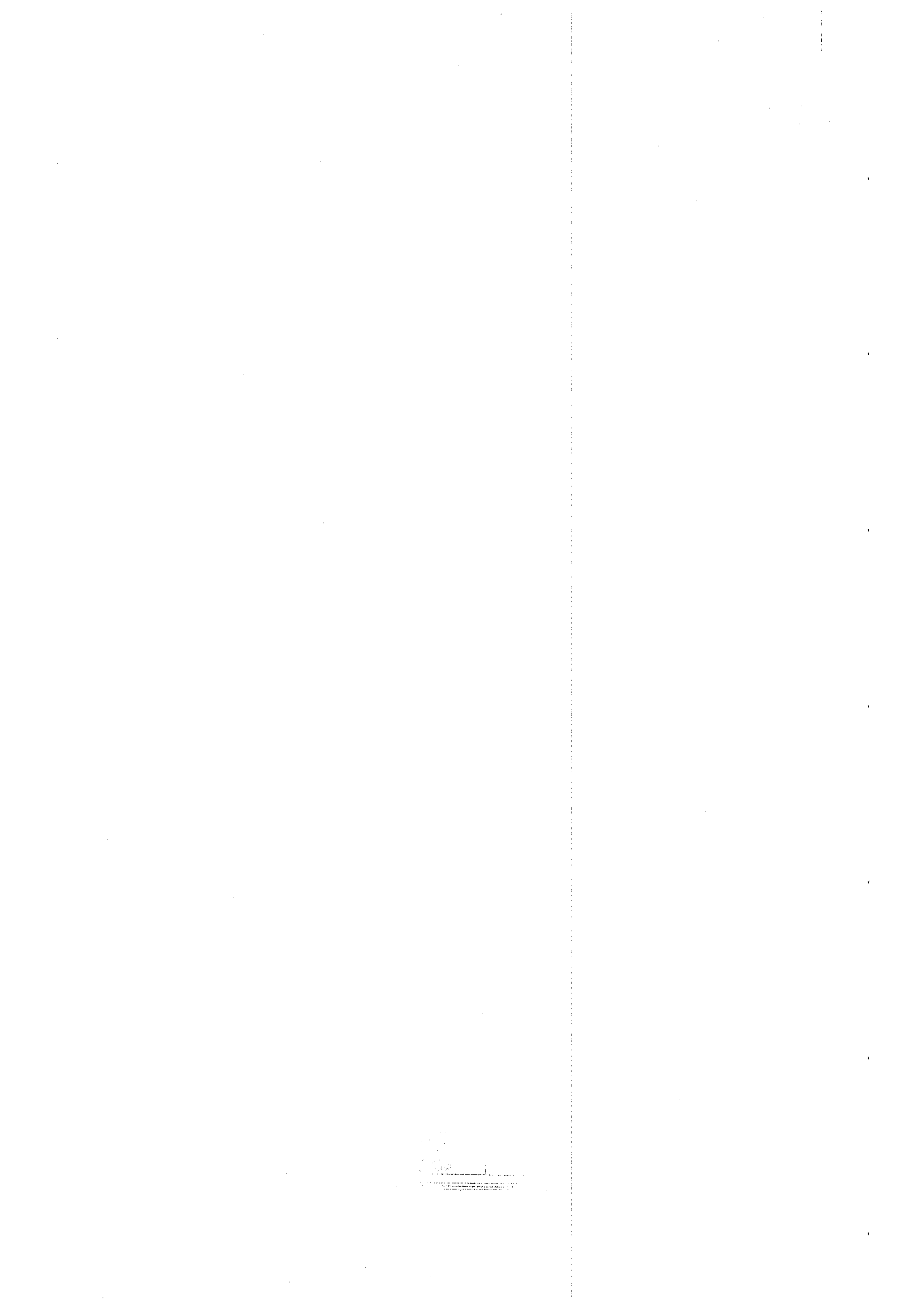
	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

Handwritten notes on the left margin of the third section.



Name :

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



FINGER PRINTS FORM
DISTRICT & A.D.S.R. REGISTRAR OFFICE

Name : Mirapada Biswas



MIRAPADA BISWAS

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

Name :



MIRAPADA BISWAS

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

Name :



MIRAPADA BISWAS

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

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. *ଅନୁପମ ପାଣିଗ୍ରାହୀ*
ସାକ୍ଷୀ

2. *Pradip Kumar*
Gowri

ଅନୁପମ ପାଣିଗ୍ରାହୀ
ଅନୁପମ ପାଣିଗ୍ରାହୀ
ଅନୁପମ ପାଣିଗ୍ରାହୀ
ଅନୁପମ ପାଣିଗ୍ରାହୀ
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ଅନୁପମ ପାଣିଗ୍ରାହୀ
ଅନୁପମ ପାଣିଗ୍ରାହୀ

SIGNATURE OF THE VENDORS

Saswati Poddar

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



Handwritten signature

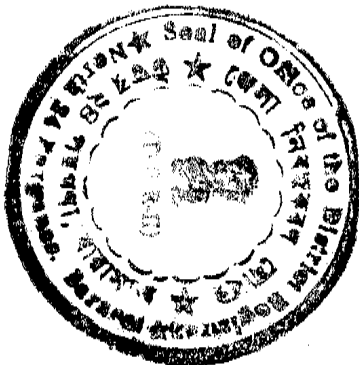
Registrar u/s 7 (2)
North 24 Parganas
(D.S. R-II)

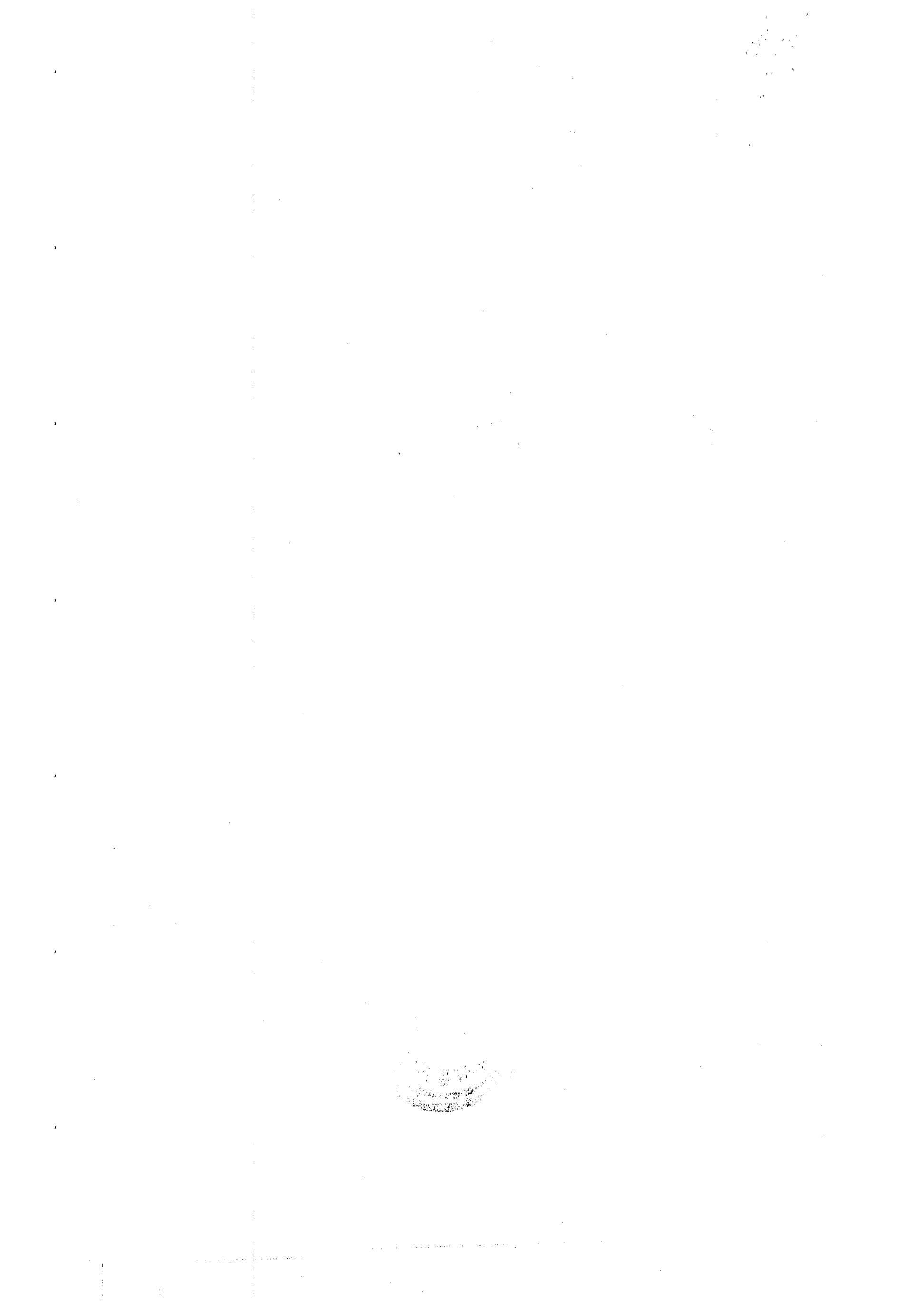
8 AUG 2006

18 AUG 2006

Serial No.
Volume No.
Page No.
For the year 2008

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 13
Page from 2074 to 2086
being No 06865 for the year 2007.



(X) 20-December-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal