

00031

20212 5000Rs.



S 5000
P.C. 2000
7000

Admissible under Rule 21 & also
s/s 8 (1) of W. B. L. R. Act. 1960
Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No. 23
Taxes Paid 10

307000
8350
12/3/07
592815
10/3/07
Mousigane

Registered with
North 24 Parganas

12 MAR 2007
2 MAR 2007

Stamp duty of Rs. 2000/-
has been realised on 23.8.06
as per Banker's Cheque /
Bank Draft No. 977300
Date 22-8-06 of Baran

18371- 12/3/07
1529.00 12 3 07
2800 594
4.00
TS 612 12.3.07

D. S. B. II
Registrar, North 24 Parganas
23.8.06

DEED OF CONVEYANCE

THIS INDENTURE made on this 22nd day of August, Two Thousand and Six

BETWEEN

1. SMT. PADMA RANI NASKAR wife of MOHAN NASKAR residing at Vill -
PATHARGHATA., P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 -
PARAGANAS (SOUTH) & 2. SABITA NASKAR wife of NILKANTA NASKAR
residing at Vill - JATRAGACHHI, P.O. - GHUNI, P.S. - RAJARHAT, DIST. 24 -
PARAGANAS (SOUTH) 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.**

cf 5101.
Hy 258
270

Contd...2
Visit can no 1070/108
202112

21/8/06
 0967
 Snow Flowers Sales (P) Ltd.
 Mendera Lane
 Kumbha
 Kcr 78

17 AUG 2005



presented for Registration at...
 on the... day of...
 at... of the Sadar Registration
 Office at Baranati by...
 one of the Executors / Claimants

Padma Ranjan
 S/o Mohan Ranjan
 Sabita Ranjan
 P. S. ...
 District - North 24 Parganas
 Caste - Hindu / Muslim / Christian

পদ্মরানী-বসু
 বঃ কালি রায়
 2610

Registered No 100
 North 24 Parganas
 (D. & P. 22-8-06)

পদ্মরানী-বসু
 বঃ কালি রায়



2611
 আবুল-বসু
 বঃ কালি রায়

Md Zakir Hossain
 S/o Khader ali
 P. S. ...
 District - North 24 Parganas
 Caste - Hindu / Muslim / Christian

Md. Zakir Hossain
 S/o - Khader ali
 Vill. P.O. - Patharghata
 P.S. - Rajachal
 Occ - Business.

Registered No 100
 North 24 Parganas
 (D. & P. 22-8-06)

: 2 :

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 GOSTHO MONDAL son of LATE KANAI MONDAL had been the recorded owner of agricultural land measuring an area of 02 Satak out of 10 Satak in R.S.DAG NO. 673 & 04 Satak out of 12 Satak in R.S.DAG NO. 689 under KRI. Khatian No. 206 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS GOSTHO MONDAL died leaving behind his four sons namely BISWANATH MONDAL, NIRAPADA MONDAL, TARUN MONDAL, KHAGEN MONDAL, wife SAILABALA MONDAL and three daughter namely BHADRI NASKAR, KAMINI ROY, MALTI 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.

AND WHEREAS one MANMOHAN MONDAL alias MOHAN MONDAL alias MOHANTA MONDAL son of LATE RASH BEHARI MONDAL had been the recorded owner of agricultural land measuring an area of 01 Satak out of 10 Satak in R.S.DAG NO. 673 & 04 Satak out of 12 Satak in R.S.DAG NO. 689 under KRI. Khatian No. 499 & 598 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS MANMOHAN MONDAL alias MOHAN MONDAL alias MOHANTA MONDAL died leaving behind his wife SABITA MONDAL and two daughters namely BASANTI MONDAL & JAYANTI 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.

AND WHEREAS one KALIDASI MONDAL wife of LATE RASH BEHARI MONDAL had been the recorded owner of agricultural land measuring an area of 01 Satak out of 10 Satak in R.S.DAG NO. 673 under KRI. Khatian No. 148 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS BISWANATH MONDAL & eleven others transferred 03.34 Satak in R.S.DAG NO. 673 & 08 Satak in R.S.DAG NO. 689 by way of a sale deed bearing no. 3897 dated 21st October 2005 copied in Book No. I, Vol. No. 237, Pages 147 to 164 for the year 2005 duly registered at A.D.S.R., BIDHAN NAGAR to SMT. PADMARANI NASKAR & SMT. SABITA NASKAR, the vendors herein and accordingly both of them became the owners of the said property by way of the purchase and are now well entitled to transfer the same to anyone in anyway.

Contd...3



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Registered No. 100
North 24 Parganas
West Bengal
22-8-86

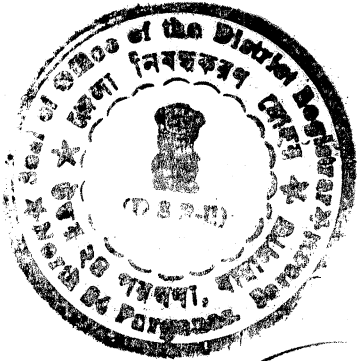
AND WHEREAS SMT. PADMARANI NASKAR & OTHER , the vendors herein, are the absolute owners of the lands measuring 11.34 satak in total as mentioned in the schedule below comprised in different dags and enjoys a good and marketable title on the said land which she propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of lands measuring an area of 11.34 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 1,40,000/- (Rupees ONE LAKH FORTY 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. 1,40,000/- (Rupees ONE LAKH FORTY 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 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.

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Registered with
North 24 Parganas
22866

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SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 03.34 Satak in R.S.DAG NO. 673 & 08 Satak in R.S.DAG NO. 689 i.e. in total 11.34 Satak under KRI. Khatian Nos. 148, 206, 499, 539 & 598 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).

The Plot of lands are bounded as under : -

R.S.DAG NO. 673

ON THE NORTH : R.S.DAG NO. 674
ON THE SOUTH : R.S.DAG NO. 671
ON THE EAST : PART OF R.S.DAG NO. 673
ON THE WEST : PART OF R.S.DAG NO. 673

R.S.DAG NO. 689

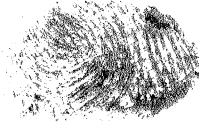
ON THE NORTH : R.S.DAG NO. 690
ON THE SOUTH : R.S.DAG NO. 688
ON THE EAST : PART OF R.S.DAG NO. 689
ON THE WEST : PART OF R.S.DAG NO. 657

MEMO OF CONSIDERATION

Paid by **SNOW FLOWER SALES PVT. LTD.** by cheques bearing nos. 001610 & 001611 dated 22.08.06 drawn on INDIAN BANK each amounting Rs. 70,000/- i.e. in total Rs. 1,40,000/- (Rupees ONE LAKH FORTY THOUSANDS ONLY)

WITNESSES :

1. Md. Zakir Hossain
Patharghata.



পাথরাঘাটা বন্দর
বঃ হাজির হোসেন

2. মল্লিক হাজির হোসেন
কালিকাতা মুজা



অবিভাগ বন্দর
বঃ হাজির হোসেন

SIGNATURE OF THE VENDORS

Contd...5



Handwritten signature or initials.

Registrar cum J. O.
North 24 Parganas
(D. No. 806)
22/8/06

Form

Form

Form

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. Zakir Hossain
Patharghata.



মাহবুবুল হক
ব: কামাল হোসেন

2. বিল হাভ হাভ
ফার্মার



আবুল কালাম
ব: কামাল হোসেন

SIGNATURE OF THE VENDORS

Saswati Poddar

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

1955

Tel. No.

V. No.



26

Registrar ১/৪ ১ (১)
North 24 Parganas

22.8.56

পশ্চিমবঙ্গের উত্তর ২৪ পরগণার জিলা রজিস্ট্রার কার্যালয়ের সীল
(D.S.R.-II)



Book No.
Volume No.
Page No.
Date of the year 2005

FINGER PRINTS F
DISTRICT & A.D.S.R. REC

OFFICE

Name :



ଅଧିକାରୀଙ୍କୁ
ଅ: କାମରେ ରଖାଯାଉ

ଅଧିକାରୀଙ୍କୁ
ଅ: କାମରେ ରଖାଯାଉ

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LEFT HAND					
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RIGHT HAND					

Name :



ଅଧିକାରୀଙ୍କୁ
ଅ: କାମରେ ରଖାଯାଉ

ଅଧିକାରୀଙ୍କୁ
ଅ: କାମରେ ରଖାଯାଉ

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

PHOTO

Name :

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



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Registrar (D.R.)
North 24 Parganas
(D. S. P. 22-8-86)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1857 to 1869
being No 02117 for the year 2007.



(X) 10-July-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

