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5000Rs.



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Admissible under Rule
w/s 5 (1) of W. B. L. R. Act. 1958
duty Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No. 23
Fees Paid. 10-00

704000
20200
13/3/07
59282
10/3/07 Mohis Gane

10000/-
28-8-06
28-8-06
977-391
28-8-06

01/01
A 3289
H 28
MID
3321

13-3-07
13 MAR 2007

28/8/06

DEED OF CONVEYANCE

THIS INDENTURE made on this 25th August, Two Thousand and Six

BETWEEN

DALIA BIBI wife of AYUB ALI residing at Vill - BARA BANKRA, P.O. - BANKRA, P.S. - SWARUPNAGAR, DIST. 24 - PARAGANAS (NORTH) all by faith MUSLIM by occupation CULTIVATOR 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.**

45101

A 3289
H 28
MID
3321

20250-00
200
270

1080
25/8/06
Contd...2
750
70
270

3571

24/18/06

শ্রীমত শ্রীমতী স্মার্ট ব্লান্ডার্স স্যালস এন্ড এন্ড.
মেন্টাল ফার্ম
হাউস, 401-78

বিধান নম্বর (সংকলিত/সিটি)
এ.ডি.এস.আর. অফিস

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স্বাক্ষর

সেট হোল্ডিং ক্রয় কার্ড

21 AUG 2006

এই প্রাপ্য নং-এ মোট কত টাকা

প্রাপ্য বসি কত টাকা

ভেদারীর নাম-তার/বসু

268000

ভেদার-মিতা দত্ত



Acquisition at...
on the... 25th day of August 2006
Office at Baran by...
of the Executor / Claimant

Balia Bibi
W/o Ayub ali
B. Bankara
District - North 24-Parganas
Caste - Hindu/Muslim/Christian



স্বাক্ষর

2671

[Handwritten signature]

Registered at
North 24 Parganas
(25-8-06)

M. d. Mansurul Gohar
Sof - Ayub Able Moolah
B. Bankara P. S. Baran Nigari

Mansurul Gohar
Sof - Ayub Able Moolah
B. Bankara
District - North 24-Parganas
Caste - Hindu/Muslim/Christian

(N) 24-P-90
o.c.c. + Business

Registered at
North 24 Parganas

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 WAJET ALI son of EMTAZ ALI was the recorded owner of agricultural land measuring 03 Satak out of 26 Satak in R.S.DAG NO. 713, 29 Satak out of 269 Satak in R.S.DAG NO. 788, 29 Satak out of 262 Satak in R.S.DAG NO. 789, 04 Satak out of 112 Satak in R.S.DAG NO. 790, 04 Satak out of 112 Satak in R.S.DAG NO. 791, 01 Satak out of 06 Satak in R.S.DAG NO. 867, 03 Satak out of 33 Satak in R.S.DAG NO. 868, 07 Satak out of 191 Satak in R.S.DAG NO. 883, 01 Satak out of 37 Satak in R.S.DAG NO. 904, 01 Satak out of 39 Satak in R.S.DAG NO. 910, 03 Satak out of 69 Satak in R.S.DAG NO. 936, 02 Satak out of 71 Satak in R.S.DAG NO. 945, 01 Satak out of 28 Satak in R.S.DAG NO. 996, 00 Satak out of 17 Satak in R.S.DAG NO. 998, 12 Satak out of 114 Satak in R.S.DAG NO. 1014, 06 Satak out of 30 Satak in R.S.DAG NO. 1025, 06 Satak out of 183 Satak in R.S.DAG NO. 1036, 05 Satak out of 143 Satak in R.S.DAG NO. 1037, 07 Satak out of 141 Satak in R.S.DAG NO. 1043, 00 Satak out of 09 Satak in R.S.DAG NO. 1073, 01 Satak out of 35 Satak in R.S.DAG NO. 1077, 09 Satak out of 226 Satak in R.S.DAG NO. 1102 & 01 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e. in total 135 SATAK under L.R.KHATIAN NO. 790 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS one KAMALA BALA wife of EMTAZ ALI was the recorded owner of agricultural land measuring 01 Satak out of 26 Satak in R.S.DAG NO. 713, 17 Satak out of 269 Satak in R.S.DAG NO. 788, 16 Satak out of 262 Satak in R.S.DAG NO. 789, 02 Satak out of 112 Satak in R.S.DAG NO. 790, 02 Satak out of 112 Satak in R.S.DAG NO. 791, 00 Satak out of 06 Satak in R.S.DAG NO. 867, 04 Satak out of 191 Satak in R.S.DAG NO. 883, 01 Satak out of 37 Satak in R.S.DAG NO. 904, 01 Satak out of 39 Satak in R.S.DAG NO. 910, 02 Satak out of 69 Satak in R.S.DAG NO. 936, 01 Satak out of 71 Satak in R.S.DAG NO. 945, 01 Satak out of 28 Satak in R.S.DAG NO. 996, 00 Satak out of 17 Satak in R.S.DAG NO. 998, 01 Satak out of 66 Satak in R.S.DAG NO. 999, 07 Satak out of 114 Satak in R.S.DAG NO. 1014, 04 Satak out of 30 Satak in R.S.DAG NO. 1025, 04 Satak out of 183 Satak in R.S.DAG NO. 1036, 03 Satak out of 143 Satak in R.S.DAG NO. 1037, 06 Satak out of 141 Satak in R.S.DAG NO. 1043, 00 Satak out of 09 Satak in R.S.DAG NO. 1073, 01 Satak out of 35 Satak in R.S.DAG NO. 1077, 05 Satak out of 226 Satak in R.S.DAG NO. 1102, 01 Satak out of 14 Satak in R.S.DAG NO. 1114, 00 Satak out of 15 Satak in R.S.DAG NO. 1137, 02 Satak out of 32 Satak in R.S.DAG NO. 1137, 01 Satak out of 24 Satak in R.S.DAG NO. 1159 & 00 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e. in total 83 SATAK under L.R.KHATIAN NO. 789 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS KAMALA BALA died leaving behind her three sons namely WAJED ALI, ANWAR ALI, HABIBUR ALI & two daughters namely LAINI BIBI & RIJIYA KHATOON and accordingly all of them became the owners of the said property by way of inheritance as per Muslim Law of Faraz and are well entitled to transfer the same to anyone in anyway. And accordingly WAJED ALI became the owner of 00.25 Satak out of 26 Satak in R.S.DAG NO. 713, 04.25 Satak out of 269 Satak in R.S.DAG NO. 788, 04 Satak out of 262 Satak in R.S.DAG NO. 789, 00.50 Satak out of 112 Satak in R.S.DAG NO. 790, 00.50 Satak out of 112 Satak in R.S.DAG NO. 791, 00 Satak out of 06 Satak in R.S.DAG NO. 867, 01 Satak out of 191 Satak in R.S.DAG NO. 883, 00.25 Satak out of 37 Satak in R.S.DAG NO. 904, 00.25 Satak out of 39 Satak in R.S.DAG NO. 910, 00.50 Satak out of 69 Satak in R.S.DAG NO. 936, 00.25 Satak out of 71 Satak in R.S.DAG NO. 945, 00.25 Satak out of 28 Satak in R.S.DAG NO. 996, 00 Satak out of 17 Satak in

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Registered on 1st
March 24 Parganas

25-2-46

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R.S.DAG NO. 998, 00.25 Satak out of 66 Satak in R.S.DAG NO. 999, 01.75 Satak out of 114 Satak in R.S.DAG NO. 1014, 01 Satak out of 30 Satak in R.S.DAG NO. 1025, 01 Satak out of 183 Satak in R.S.DAG NO. 1036, 00.75 Satak out of 143 Satak in R.S.DAG NO. 1037, 01.50 Satak out of 141 Satak in R.S.DAG NO. 1043, 00 Satak out of 09 Satak in R.S.DAG NO. 1073, 00.25 Satak out of 35 Satak in R.S.DAG NO. 1077, 01.25 Satak out of 226 Satak in R.S.DAG NO. 1102, 00.25 Satak out of 14 Satak in R.S.DAG NO. 1114, 00.50 Satak out of 32 Satak in R.S.DAG NO. 1137, 00.25 Satak out of 24 Satak in R.S.DAG NO. 1159 & 00 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e. in total 20.75 Satak of his mother's share and was well entitled to transfer the same to anyone in anyway.

AND WHEREAS WAJED ALI died leaving behind her two sons namely RAFIKUL ISLAM, ISMAIL MOLLA & two daughters namely SUPIYA BIBI & DALIA BIBI and accordingly all of them became the owners of the said property by way of inheritance as per Muslim Law of Faraz and are well entitled to transfer the same to anyone in anyway. And accordingly DALIA BIBI, the vendor herein, became the owner of 00.54 in R.S.DAG NO. 713, 05.54 in R.S.DAG NO. 788, 05.50 Satak in R.S.DAG NO. 789, 00.75 Satak in R.S.DAG NO. 790, 00.75 Satak in R.S.DAG NO. 791, 00.17 Satak in R.S.DAG NO. 867, 00.50 Satak in R.S.DAG NO. 868, 01.33 Satak in R.S.DAG NO. 883, 00.20 Satak in R.S.DAG NO. 904, 00.20 Satak in R.S.DAG NO. 910, 00.58 Satak in R.S.DAG NO. 936, 00.37 Satak in R.S.DAG NO. 945, 00.21 Satak in R.S.DAG NO. 996, 00 Satak in R.S.DAG NO. 998, 00.04 Satak in R.S.DAG NO. 999, 02.29 Satak in R.S.DAG NO. 1014, 01.17 Satak in R.S.DAG NO. 1025, 01.17 Satak in R.S.DAG NO. 1036, 00.96 Satak in R.S.DAG NO. 1037, 01.42 Satak in R.S.DAG NO. 1043, 00 Satak in R.S.DAG NO. 1073, 00.21 Satak in R.S.DAG NO. 1077, 01.71 Satak in R.S.DAG NO. 1102, 00.04 Satak in R.S.DAG NO. 1114, 00.08 Satak in R.S.DAG NO. 1137, 00.04 Satak in R.S.DAG NO. 1159 & 00.17 Satak in R.S.DAG NO. 1197 i.e. in total 25.95 Satak and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS DALIA BIBI, the vendor herein, became the absolute of the said land measuring 25.95 Satak in total in different Dag Nos. as mentioned in the schedule below and enjoy a good and marketable title on the said land which they 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 25.95 Satak hereinafter called the "said plot" more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 3,00,000/- (Rupees Three Lakhs 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. 3,00,000/- (Rupees Three Lakhs only) paid by the purchaser to the vendors 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

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25-8-66

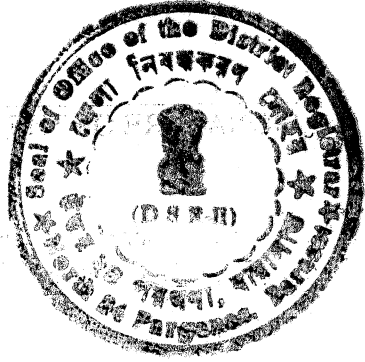
act deed or things by the vendor does executed or knowingly suffered to the contrary the vendor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereditaments and premises hereby granted or expressed to be and every part thereof 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

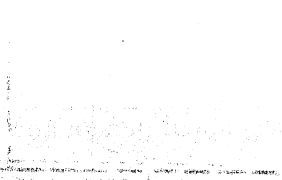
ALL THAT piece of Shali measuring an area of 00.54 in R.S.DAG NO. 713, 05.54 in R.S.DAG NO. 788, 05.50 Satak in R.S.DAG NO. 789, 00.75 Satak in R.S.DAG NO. 790, 00.75 Satak in R.S.DAG NO. 791, 00.17 Satak in R.S.DAG NO. 867, 00.50 Satak in R.S.DAG NO. 868, 01.33 Satak in R.S.DAG NO. 883, 00.20 Satak in R.S.DAG NO. 904, 00.20 Satak in R.S.DAG NO. 910, 00.58 Satak in R.S.DAG NO. 936, 00.37 Satak in R.S.DAG NO. 945, 00.21 Satak in R.S.DAG NO. 996, 00 Satak in R.S.DAG NO. 998, 00.04 Satak in R.S.DAG NO. 999, 02.29 Satak in R.S.DAG NO. 1014, 01.17 Satak in R.S.DAG NO. 1025, 01.17 Satak in R.S.DAG NO. 1036, 00.96 Satak in R.S.DAG NO. 1037, 01.42 Satak in R.S.DAG NO. 1043, 00 Satak in R.S.DAG NO. 1073, 00.21 Satak in R.S.DAG NO. 1077, 01.71 Satak in R.S.DAG NO. 1102, 00.04 Satak R.S.DAG NO. 1114, 00.08 Satak in R.S.DAG NO. 1137, 00.04 Satak in R.S.DAG NO. 1159 & 00.17 Satak in R.S.DAG NO. **1197 i.e. in total 25.95 SATAK** under L.R.KHATIAN NOS. 789 & 790 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).

Contd...5



16

Registered in Y 24
North 24 Parganas
25-8-06



All the above mentioned...

DISTRICT NORTH 24 PARGANAS






OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document

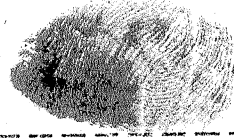
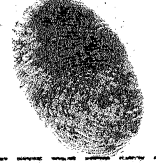
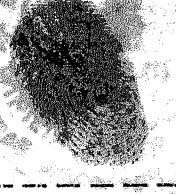


(1)

Name : Status - Presentant

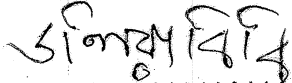
LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE
				

All the above fingerprints are of the abovenamed person and attested by the said person.



Signature of the Presentant

(2)

Name :

Status : Presentant/ Executant/Claimant/Attorney/Principal/Gurdian/Testator(✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Signature of the Presentant/

Executant/Claimant/Attorney/Principal/Gurdian/Testator(Tick the appropriate status)



46
Registered in Y 10
North 24 Parganas
G.O. S. 2-41
25-8-88

স্বাক্ষরিত

Director

: 5 :

MEMO OF CONSIDERATION

Paid by **SNOW FLOWER SALES PVT. LTD.** by cheque no. 001619 dated 25.08.06 drawn on **INDIAN BANK** amounting Rs. 3,00,000/- (Rupees : THREE LAKHS ONLY)

WITNESSES :

1. *M. d. Mavisul Islam -*
B. Bankala -

2. *Hebjino Rahaman.* *সিমানিয়া*
Baba Bankala,

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. *M. d. Mavisul Islam*
B. Bankala -

2. *Hebjino Rahaman* *সিমানিয়া*
Baba Bankala

SIGNATURE OF THE VENDOR

Saswati Podder

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



Signature of T. K.
North 24 Parganas

12.5.2008
08/2008



Signature of T. K.
North 24 Parganas
12.5.2008

Book No.
Volume No.
Page No.
Being No.
of the year 2008.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 3223 to 3235
being No 02189 for the year 2007.



(X) 12-July-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal