05678 Ro2191 5000Rs.

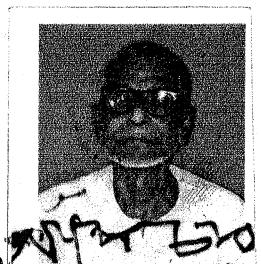
INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES



Admissible under Rule 21 & also u/s 5 (1) of W. B. L. R. Act. 1956 duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No.....
Fees Paid.

Deficit Stamp duty of Rs. 16500/-
has been realised on 28.8.06
as per Banker's Cheque / Bank Draft No 977392
Date 25.8.06 of Barasat

Additional value assessed Rs. 976000/-
Deficit Stamp Duty of Rs. 27300
has been realised 13/3/07
as per Bank 592813
Bank Draft No.
Date 10/3/07

D. S. R. - II
North 24 Parganas
28/8/06

DEED OF CONVEYANCE

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

BETWEEN

APCHAR ALI son of LATE MAKAREM ALI residing at Vill & P.O. – PATHARGHATA, P.S. – RAJARHAT, 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**.

Contd…2

District Sub-Registrar
North 24 Parganas, Barasat
13.3.07

24 18106

নং 3570 তাং

ক্রেতার নাম.... Shah Blowers Sales PV Ltd
Mondal Para
Barasat. 24-Pgs

পাং ....

ষ্ট্যাম্পের মূল্য... 5000/- টাকা মাত্র

ষ্ট্যাম্প ভেন্ডারের স্বাক্ষর ...

বিধান নগর (সেন্ট্রাল সিটি)
এ. ডি. এস. আর. অফিস

চালান নং

মোট ষ্ট্যাম্প ক্রয় তাং ...

এই চালান নং-এ মোট কত টাকার ষ্ট্যাম্প খরিদ করা হইয়াছে ...

ট্রেজারীর নাম—বারাকপুর

ভেন্ডার—মিতা দত্ত

21 AUG 2006

268000

নিবন্ধকের কার্যালয়
(D.E.R.O)
বারাকপুর, উত্তর ২৪ পরগনা

Apchar ali

Son of ...
P. O. ...
P. S. ...
District — North 24-Parganas
by Caste- Hindu/ Muslim/ Christian
by Profession ...

Executed for Registration at ..... A.D.R/R.O
on the 25th day of Aug 2006
at ..... of the Sadar Registration
Office at Barasat by Apchar ali
on of the Executant / Claimant

আপচার আলি

Registration Unit
North 24 Parganas
25-8-06

2669

মমতাজ আলি

মমতাজ আলি
Son of ...
P. O. ...
P. S. ...
District — North 24-Parganas
by Caste- Hindu/ Muslim/ Christian
by Profession ...

আপচার আলি

মমতাজ আলি

Registration Unit
North 24 Parganas
25-8-06

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 APCHAR ALI, the vendor herein, is the recorded owner of agricultural land measuring 03 Satak out of 26 Satak in R.S.DAG NO. 713, 02 Satak out of 37 Satak in R.S.DAG NO. 904, 02 Satak out of 39 Satak in R.S.DAG NO. 990, 03 Satak out of 69 Satak in R.S.DAG NO. 936, 03 Satak out of 71 Satak in R.S.DAG NO. 945, 02 Satak out of 28 Satak in R.S.DAG NO. 996, 01 Satak out of 17 Satak in R.S.DAG NO. 998, 07 Satak out of 183 Satak in R.S.DAG NO. 1036, 01 Satak out of 09 Satak in R.S.DAG NO. 1073, 02 Satak out of 35 Satak in R.S.DAG NO. 1077, 10.00 Satak out of 225 Satak in R.S.DAG NO. 1102 & 00 Satak out of 15 Satak in RT.S.DAG NO. 1197 i.e. in total 36 SATAK under L.R.KHATIAN NO. 938 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS APCHAR ALI, the vendor herein, is the absolute of the said land measuring 36 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 36 Satak hereinafter called the "said plot" more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 4,30,000/- (Rupees Four Lakhs Thirty Thousands only) 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. 4,30,000/- (Rupees Four Lakhs Thirty Thousands) 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

Contd…3

(D.S.R.-II)

24 Parganas

25-8-06

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.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 03 Satak in R.S.DAG NO. 713, 02 Satak in R.S.DAG NO. 904, 02 Satak in R.S.DAG NO. 910, 03 Satak in R.S.DAG NO. 936, 03 Satak in R.S.DAG NO. 945, 02 Satak in R.S.DAG NO. 996, 01 Satak in R.S.DAG NO. 998, 07 Satak in R.S.DAG NO. 1036, 01 Satak in R.S.DAG NO. 1073, 02 Satak in R.S.DAG NO. 1077, 10.00 Satak in R.S.DAG NO. 1102 & 00 Satak in R..S.DAG NO. 1197 **i.e. in total 36 SATAK** under L.R.KHATIAN NO. 938 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…4

MEMO OF CONSIDERATION

Paid by **SNOW FLOWER SALES PVT. LTD.** by cheque no. 001621 dated 25.08.06 drawn on INDIAN BANK amounting Rs. 4,30,000/- (Rupees : FOUR LAKHS THIRTY THOUSANDS ONLY)

WITNESSES :

1.

2.

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.

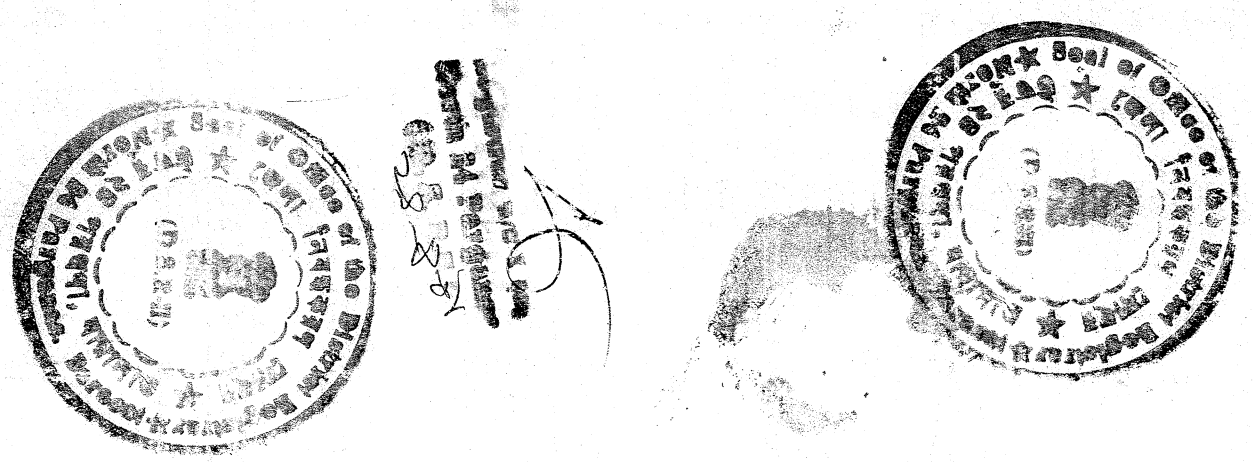
WITNESSES :

1.

2.

SIGNATURE OF THE VENDOR

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



Book No.....
Volume No.....
Page.....
being No.....
of the year 20.....

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1)
Name : Apekar Ali ..... 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)

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

Registrar of Deeds
North 24 Parganas
D.S.R.-II
28806

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 3259 to 3267
being No 02191 for the year 2007.

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