

357

05675

L-02180

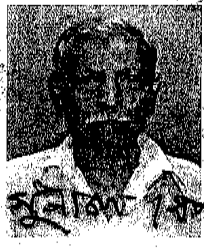
5000RS.



admissible under Rule 21 & sub-rule 5 (1) of W. B. L. R. Act, 1948  
 duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 2  
 Taxes Paid. 10-00

Stamp duty of Rs. 1247000  
 has been realised on 13/3/07  
 as per Banker's Cheque No. 592822

Register No. 103  
 North 24 Parganas  
 (25.8.2007)



13 MAR 2007

Stamp duty of Rs. 22500/-  
 has been realised on 28-8-06  
 as per Banker's Cheque /  
 Bank Draft No. 977398  
 Date 28-8-06 of Baran

7667/-  
 12-3-07  
 572

Sub-Registrar  
 North 24 Parganas, Baran  
 13-3-07

D. S. R. II  
 Baran, North 24 Parganas  
 25.8.06

76039-00  
 H 28-00  
 m6 4.00

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 25<sup>th</sup> August, Two Thousand and Six

BETWEEN

SUNIL BISWAS son of LATE RATIKANTA BISWAS residing at Vill GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS ( NORTH ) by faith hindu 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.

250  
 20  
 270

vide memo 1086  
 25/8/06  
 contd... 2  
 250  
 20  
 270

8573  
 Sales of 100  
 Mandalpara  
 Harber  
 101-78

21/8/06

বিশেষ নম্বর (সি-টেক্স (সিটি))  
 এ. ডি. এন. আর. অফিস



চালান নং  
 মোট টাকায় করা জাঃ ... 21 AUG 2006  
 এই চালান নং মোট কতে টাকায়  
 টাকায় খরচ করা গিয়াছে ... 268000  
 টেকারীর নাম ...  
 ভেদার-মিতা দত্ত

Presented for Registration at ...  
 on the ... day of ...  
 Office at Barasat by ...  
 of the Executant / Claimant

Sunil Biswas  
 P. S. ...  
 District - North 24 Parganas  
 Caste - Hindu / Muslim / Christian

2670  
 25806  
 North 24 Parganas  
 (S.A.S.)

স্বাক্ষর  
 স্বাক্ষর  
 স্বাক্ষর  
 স্বাক্ষর

Somnath Biswas  
 P. S. ...  
 District - North 24 Parganas  
 Caste - Hindu / Muslim / Christian

21/8/06  
 (S.A.S.)

## 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 SUNIL BISWAS, the vendor herein, got the property as mentioned in the schedule below as the legal heir of RATIKANTA BISWAS and became the owner of the same property by way of a Deed of Mutual Settlement bearing no. 1810 copied in Book No. I, Vol. No. 63, Pages 84 to 216 for the year 2004 duly registered at D.S.R.II, BARASAT between a family for different dag nos. and the vendors herein got 09 satak of land out of 09.00 satak in R.S.DAG NO. 643 and 37 satak out of 110 satak in R.S.DAG NO. 706 under R.S.KHATIAN NO. 130 & 49 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S., North 24- paraganas.

AND WHEREAS SUNIL BISWAS, the vendor herein, is the absolute owner of the said land 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 46.00 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 5,50,000/- (Rupees FIVE LAKHS FIFTY 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. 5,50,000/- (Rupees FIVE LAKHS FIFTY 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



Handwritten signature or initials.

Engineer in Charge  
North 24 Parganas  
(D. R. II)  
25-8-06

TO THE EAST  
TO THE WEST  
TO THE NORTH  
TO THE SOUTH  
TO THE EAST  
TO THE WEST  
TO THE NORTH  
TO THE SOUTH  
TO THE EAST  
TO THE WEST  
TO THE NORTH  
TO THE SOUTH

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 09 satak in R.S.DAG NO. 643 & 37 satak in R.S.DAG NO. 706 i.e. in total 46 satak under R.S.KHATIAN NOS. 130 & 49 which were later recorded in different L.R.KHATIAN NOS. 101, 102, 254, 292, 379, 389, 551, 560, 692, 711, 759, 825, 826, 827, 948, 949, 950 & 951 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. 643

ON THE NORTH : R.S.DAG NO. 631

ON THE SOUTH : R.S.DAG NO. 645

ON THE EAST : R.S.DAG NO. 644

ON THE WEST : R.S.DAG NO. 642

R.S.DAG NO. 706

ON THE NORTH : R.S.DAG NO. 714

ON THE SOUTH : R.S.DAG NO. 707

ON THE EAST : PART OF R.S.DAG NO. 706

ON THE WEST : R.S.DAG NO. 700, 701, 702, 705 & 715

Contd...4

# DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

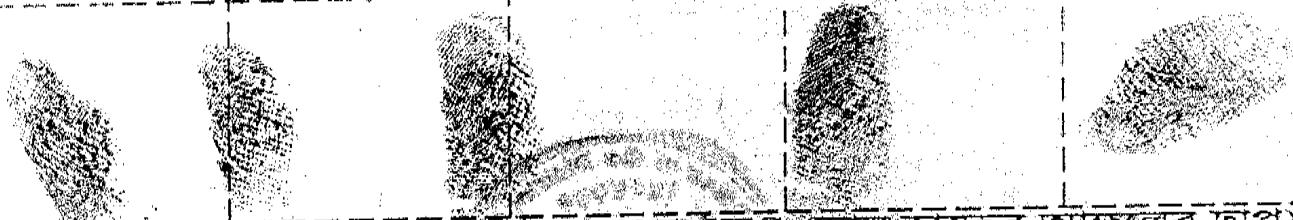
Photo of the presentant should be pasted in the front page of the document

(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.

*স্বাক্ষর*

Signature of the Presentant

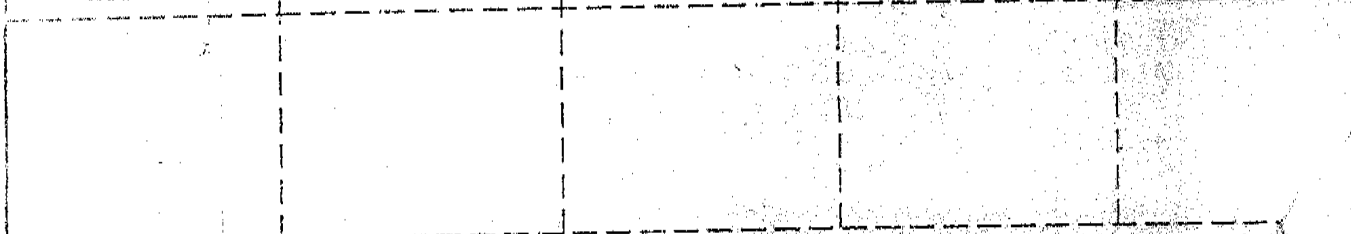
(2)

Name :

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

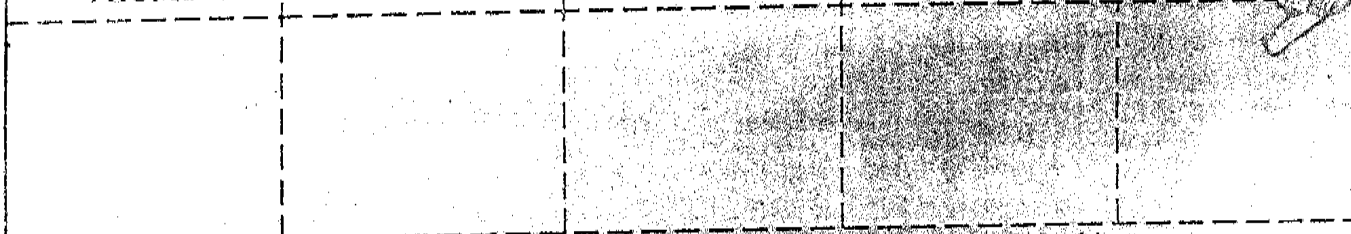
## LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE RING MIDDLE FORE THUMB



## RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

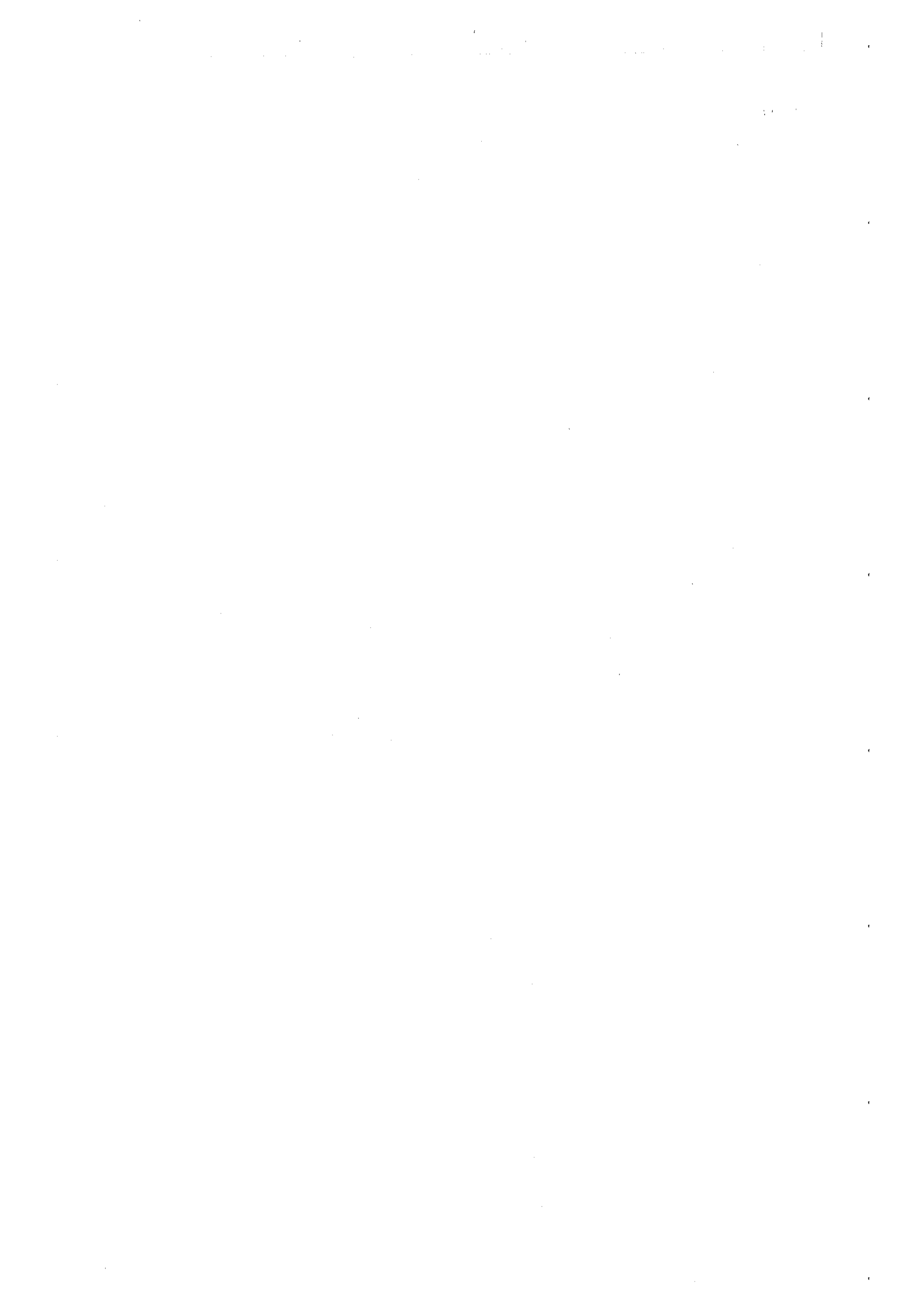
THUMB FORE MIDDLE RING LITTLE



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)



**MEMO OF CONSIDERATION**

Paid by **SNOW FLOWER SALES PVT. LTD.** by cheques bearing no. 001622 dated 25.08.06 drawn on INDIAN BANK amounting Rs. 5,50,000/- (Rupees FIVE LAKHS FIFTY THOUSANDS ONLY)

WITNESSES :

1. *আস্বতী পোদার*  
*সিও-সৌন্দর্য বিক্রয়*  
*শ্রী. সৌন্দর্য*

2. *Pradip Mondal*  
*Gogani*

*স্বপ্না সেন*

\_\_\_\_\_  
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. *আস্বতী পোদার*  
*শ্রী. সৌন্দর্য*

2. *Pradip Mondal*  
*Gogani*

*স্বপ্না সেন*

\_\_\_\_\_  
SIGNATURE OF THE VENDOR

*Saswati Poddar*

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



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 3  
Page from 3047 to 3057  
being No 02180 for the year 2007.



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