326

I 01578 5000Rs.

INDIA NON JUDICIAL

५000रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 & also u/s 5 (1) of W.B.I.R. Act, 1958 duly Stamp under the Indian Stamp Act 1899 Subsequently ammended Schedule I.A. No. 23

Fees Paid 10-6

Registrar u/s 7 (B) North 24 Parganas

21 FEB 2007

6336/-
21.2.07
348

Additional Stamp duty of Rs 18000/-
has been realised on 29-8-06
as per Banker's Cheque / Bank Draft No 978148
Date 28-8-06 of Barasat

D. S. R. - II
North 24 Parganas
29.8.06

M/V 1036000
Market value Rs. 28800
Stamp Duty Rs.
Fee paid on 21/2/07
59261
Bank Draft
Date 21/2/07

A = 49-00
28-00
H 4-00
Mb 5081-00

DEED OF CONVEYANCE

M/V 1036000
A6336

THIS INDENTURE made on this 28th day of August, Two Thousand and Six

BETWEEN

1. RABINDRA NATH SARDAR & 2. PULIN SARDAR both sons of LATE RAMPADA SARDAR both residing at Vill – NOABAD., P.O. – BAGU, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) both by faith Hindu by occupation cultivator 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**.

J B 1250-00
J (A) 20-00
270-00

Contd...2

Visit cw No. 1097 dt 28/8/06

8017250
270

3574 24/8/06

নং

ক্রেতার নাম... Flowers Sales (P) Ltd

সাং ... Mondal Para Gorbo 700178

ষ্ট্যাম্পের মূল্য... 5000/- টাকা মাত্র

ষ্ট্যাম্প ভেন্ডারের স্বাক্ষর ...

বিধান নগর (সল্টলেক সিটি)

এ. ডি. এস. আর. অফিস

চালান নং

মোট ষ্টাম্প ক্রয় তারিখ... 21 AUG 2006

এই চালান নং-এ মোট কত টাকার

ষ্টাম্প বরাদ্দ করা হইয়াছে ... 238000

ফেরারীর নাম— বাকপুর

ভেন্ডার— মিঠা দত্ত

Ra bindra nath Sardar

Pulin Sardar

Go Ram Pada Sardar

Presented for Registration at ... P.S.

on the 28th day of August 06

at ... of the Sub-Registrar Registration

Office at Barasat by Rabindra Nath Sardar

one of the Executant / Claimant

P. S ... Barasat

District — North 24 Parganas

Caste - Hindu / Muslim / Christian

রবীন্দ্র নাথ সরদার

2678

Registrar u/s 7 (B)
North 24 Parganas
(B.S.R.)
28-8-06

রবীন্দ্র নাথ সরদার

2679

পুলিন সরদার

Sahir ali Molla

Go Abdul Mannan

P. S ... Rajarhat

District — North 24 Parganas

Caste - Hindu / Muslim / Christian

Sahir Ali Molla
C/o - Abdul Mannan
vill P.O - Kashinath pur
P.S. Rajarhat
Dist. North 24 Parganas
occupation Business

Registrar u/s 7 (B)
North 24 Parganas
(B.S.R.)
28-8-06

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 DULAL MONDAL son of LATE PANCHURAM SARDAR was the recorded owner of agricultural land measuring an area of 38 Satak out of 38 Satak in R.S.DAG NO. 1128 under KRI. Khatian No. 305/1 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS DULAL MONDAL transferred the above mentioned lands by way of a sale deed bearing no. 4155 dated 29.08.1995 copied in Book No. I, Vol. No. 90, Pages 307 to 312 for the year 1995 duly registered at A.D.S.R., BIDHAN NAGAR to RABINDRA NATH SARDAR & PULIN SARDAR, the vendors herein, and accordingly the vendors became the owners of the said property by way of this purchase and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS RABINDRA NATH SARDAR & OTHER, the vendors herein, are the absolute owner of the said land and enjoys 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 38 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 4,60,000/- (Rupees FOUR 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. 4,60,000/- (Rupees FOUR 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 titie 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

Contd...3

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 NOTWITHSTABNDING 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 **38 satak** in R.S.DAG NO. 1128 under Kri. Khatian No. – 305/1 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. 1128

ON THE NORTH	:	R.S.DAG NO. 826
ON THE SOUTH	:	R.S.DAG NO. 1127
ON THE EAST	:	MOUZA JHALGAZI
ON THE WEST	:	R.S.DAG NO. 816 & 817

Contd…4

Seal of Office of the District Registrar

Registrar u/s 7 (B)
North 24 Parganas

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1)

Name : রবীন্দ্রনাথ সরকার ..... 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.

রবীন্দ্রনাথ সরকার

.....

Signature of the Presentant

(2)

Name : সুনিল সরকার

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.

সুনিল সরকার

.....

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 cheque no. 001624 & 001625 dated 28.08.06 drawn on INDIAN BANK amounting Rs. 2,30,000/- (Rupees : TWO LAKHS THIRTY THOUSANDS ONLY) each i.e. in total Rs. 4,60,000/- (Rupees : FOUR LAKHS SIXTY THOUSANDS ONLY)

WITNESSES :

1. Saleir Ali Molla
Kashinath pur

2. Nirmal Sardar
South raja bad

SIGNATURE OF THE VENDORS

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. Saleir Ali Molla
Kashinath pur

2. Nirmal Sardar
South rajabad

SIGNATURE OF THE VENDORS

Saswati Poddar

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

Book No...
Volume No ..
Page... ...to...
Being No...
the year 200

Registrar U/S 7 (2)
North 24 Parganas
28.8.06

Registrar U/S 7 (2)
North 24 ...

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6282 to 6291
being No 01578 for the year 2007.

(X) 22-June-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal