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P-01575 328



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Admissible under Rule 21 & also
 s/s 5 (1) of W.P.L.R. Act. 1956
 duly Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 1
 Fee Paid 1000

771728

1250.

Registrar of I & M
 North 24 Paraganas

330/5

54500

21-2-07

Abdul Motaleb Molla & Abdul Hashem Molla

1475

345

has been realized on 21/2/07

592675

as per

Bank

21/2/07

Mokis gate

21 FEB 2007

01/01
525000/-

Director Sub-Registrar
 North 24 Paraganas, Baran

23

284 A-284

1 28 A-28

11-4 sub wood

294-298

70/258-00

60/21-22

270

DEED OF CONVEYANCE

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

BETWEEN

1. ABDUL MOTALEB MOLLA & 2. ABDUL HASHEM MOLLA both sons of
 LATE RAHAMAT MONDAL both residing at Vill - JHALGACHHI, P.S. -
 RAJARHAT, DIST. 24 - PARAGANAS (NORTH) both by faith muslim by
 occupation cultivators 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.

MIV 54500

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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: 2 :

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 RAHAMAT MONDAL son of HUSSAIN ALI MONDAL was the recorded owner of agricultural land measuring 03 Satak out of 15 Satak in R.S.DAG NO. 709 under L.R.KHATIAN NO. 573 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS RAHAMAT MONDAL died leaving behind his three sons namely ABDUL MOTALEB MOLLA, ABDUL HASHEM MOLLA & ABDUL MONNAF MOLLA and accordingly all of them became the owners of the said property by way of inheritance in equal ratio as per Muslim Law of Faraz and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS ABDUL MOTALEB MOLLA & OTHER, the vendors herein, became the absolute owners of the said land 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 vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 02 Satak hereinafter called the "said plot" more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 25,000/- (Rupees Twenty Five 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. 25,000/- (Rupees Twenty Five Thousands only) paid by the purchaser to the vendors before the execution of this

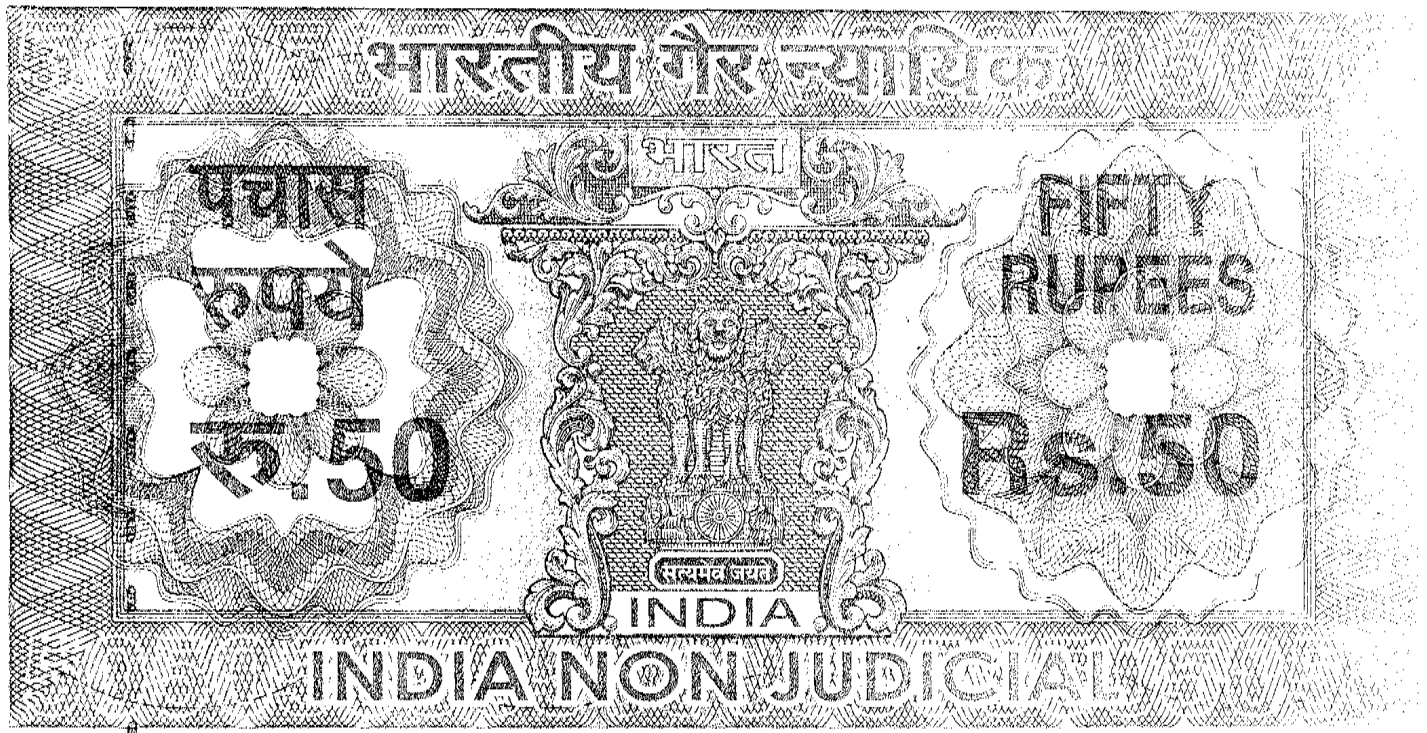


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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 02 Satak in R.S.DAG NO. 709 under L.R.KHATIAN NO. 573 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).

R.S.DAG NO. 709

- ON THE NORTH : R.S.DAG NO. 711
ON THE SOUTH : R.S.DAG NO. 708
ON THE EAST : PART OF R.S.DAG NO. 709
ON THE WEST : R.S.DAG NO. 706

Contd...5

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 *বর্তমান উপস্থিত*

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 per

বর্তমান উপস্থিত
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.


বর্তমান উপস্থিত
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. 346602 & 346603 dated 28.08.06 drawn on INDIAN BANK amounting Rs. 12,500/- (Rupees TWELVE THOUSANDS FIVE HUNDRED ONLY) each i.e. in total Rs. 25,000/- (Rupees TWENTY FIVE THOUSANDS ONLY)

WITNESSES :

1. *Handwritten signature*

2. *Handwritten signature*  *Handwritten signature*


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. *Handwritten signature*

2. *Handwritten signature*

Handwritten signature  *Handwritten signature*

SIGNATURE OF THE VENDORS

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



16
Registry No. 10
North 24 Parganas



Registry No. 10
North 24 Parganas

Book No.
Volume No.
Page No.
Serial No.
The year 1904

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 6227 to 6237
being No 01575 for the year 2007.



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