

05940

201618

333 5000Rs.



S - 5000
 AC - 38000
 13000

12/88 / 400
 22. 2. 07
 378

District Sub-Registrar
 North 24 Parganas, Baranagar
 22. 2. 07

01/01
 Rs 86000/-
 A 9469-10
 946928-10
 9481-10
 9481

4510

Admissible under Rule 6
 a/s 6 (1) of W.B.I.R. Act
 duty Stamp under the
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No.
 Fees Paid 400

5/9/06
 6/9/06

Stamp duty of Rs. 38000/-
 has been realised on 8.9.06
 as per Banker's Cheque/
 Bank Draft No. 978690
 Date 5.9.06 of Baranagar

1908000
 45000/-
 592606
 592607
 Registrar North 24 Parganas
 (D. S. R-II), Date

22 FEB 2007

DEED OF CONVEYANCE

THIS INDENTURE made on this 5th September, Two Thousand and Six

BETWEEN

1. SAILEN BISWAS & 2. ASTAPADA BISWAS both sons of LATE RATIKANTA BISWAS all residing at Vill - GENRAGARI, P.O. - FATHRGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) both by faith hindu by occupation business 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.**

LC) 25000
 LC) 21300
 46300

Contd...2

M/V 196800

A 12188

Handwritten notes and signatures at the bottom right, including 'M/V 196800', 'A 12188', and various scribbles.

Registars n 1 (M)
North 24 Parganas
(D.S.R.H.)
E 6 SEP 2006

[Handwritten signature]

800 Sakerin Sivan
Sumer Bismar
District - North 24 Parganas
By Court - District Judge/Collector

- 6 SEP 2006

Registars n 1 (M)
North 24 Parganas
(D.S.R.H.)

1) Sakerin Sivan
Sumer Bismar
District - North 24 Parganas
By Court - District Judge/Collector



268000
21 AUG 2006

218706
Sakerin Sivan
Sumer Bismar
District - North 24 Parganas

Name - Sumer Bismar
Name of Sakerin Bismar
vill - Gagan
P.O - Patharghata
P.S - Rajarhat
Pine - 700135
Oce - Students

[Handwritten signature]

[Handwritten signature]

2768



[Handwritten signature]

Registered for registration at...
the day of...
of the Sakerin Bismar
Name of Sakerin Bismar
Name of the Registrar / Collector

268000

21 AUG 2006

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

8578

: 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 SAILEN BISWAS, one of the vendor herein, got the property as mentioned in the schedule below as legal heirs of LATE RATIKANTA BISWAS and became the owners 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 00.75 satak out of 09 satak in R.S.DAG NO. 548, 11 satak out of 18 satak in R.S.DAG NO. 565, 01.50 Satak out of 11 Satak in R.S.DAG NO. 566, 05 Satak out of 63 Satak in R.S.DAG NO. 629, 03.15 Satak out of 115 Satak in R.S.DAG NO. 680, 23.75 Satak out of 118 Satak in R.S.DAG NO. 908 & 24 satak out of 24 satak in R.S.DAG NO. 1184 i.e. in total 69.15 Satak under R.S.KHATIAN NO. 130 & 303 which were later recorded in different L.R.KHATIAN NOS. 101, 102, 254, 292, 379, 389, 551, 560, 692, 711, 759, 825, 826, 827, 863, 864, 865, 866, 948, 949, 950 & 951 situated at Mouja Genragari , J.L.No. 37 under Rajarhat P.S. , North 24- paraganas.

AND WHEREAS ASTAPADA BISWAS, another vendor herein, got the property as mentioned in the schedule below as legal heirs of LATE RATIKANTA BISWAS and became the owners 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 03 Satak out of 63 Satak in R.S.DAG NO. 629 i.e. in total 03 Satak under R.S.KHATIAN NO. 130 & 303 which were later recorded in different L.R.KHATIAN NOS. 101, 102, 254, 292, 379, 389, 551, 560, 692, 711, 759, 825, 826, 827, 863, 864, 865, 866, 948, 949, 950 & 951 situated at Mouja Genragari , J.L.No. 37 under Rajarhat P.S. , North 24- paraganas.

AND WHEREAS SAILEN BISWAS & other, the vendors herein, are the absolute owners of the said land measuring 72.15 Satak 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.

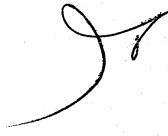
AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 72.15 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 8,60,000/- (Rupees Eight Lakhs Sixty Thousands) 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. 8,60,000/- (Rupees Eight 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 of 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

Contd...3

6 SEP 2006

Registrar # 7 (B)
North 24 Parganas
(D.S.N.H.)



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 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 00.75 satak in R.S.DAG NO. 548, 11.00 satak in R.S.DAG NO. 565, 01.50 SATAK in R.S.DAG NO. 566, ~~00.00~~ satak in ~~R.S.DAG NO. 529~~, 03.15 satak in R.S.DAG NO. 680, 23.75 SATAK in R.S.DAG NO. 908 & 24 SATAK in R.S.DAG NO. 1184 i.e. in total ~~62~~ 115 satak under R.S.KHATIAN NO. 130 & 303 which were later recorded in different L.R.KHATIAN NOS. 101, 102, 254, 292, 379, 389, 551, 560, 692, 711, 759, 825, 826, 827, 863, 864, 865, 866, 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).

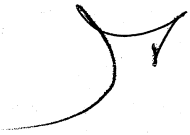
Handwritten signature/initials

Handwritten signature/initials

The Plot of lands are bounded as under :-
R.S.DAG NO. 548

- ON THE NORTH : R.S.DAG NO. 549
- ON THE SOUTH : R.S.DAG NO. 436
- ON THE EAST : PART OF R.S.DAG NO. 548
- ON THE WEST : PART OF R.S.DAG NO. 548

Registrar n° 1 (A)
North 24 Parganas
(S. R. H.)
6 SEP 2006



R.S.DAG NO. 565

- ON THE NORTH : R.S.DAG NO. 510
- ON THE SOUTH : R.S.DAG NO. 566
- ON THE EAST : PART OF R.S.DAG NO. 565
- ON THE WEST : PART OF R.S.DAG NO. 565

R.S.DAG NO. 566

- ON THE NORTH : R.S.DAG NO. 565
- ON THE SOUTH : R.S.DAG NO. 567
- ON THE EAST : PART OF R.S.DAG NO. 566
- ON THE WEST : PART OF R.S.DAG NO. 566

R.S.DAG NO. 629

- ON THE NORTH : R.S.DAG NO. 634
- ON THE SOUTH : R.S.DAG NO. 429, 430 & 431
- ON THE EAST : PART OF R.S.DAG NO. 629
- ON THE WEST : R.S.DAG NO. 432

R.S.DAG NO. 680

- ON THE NORTH : R.S.DAG NO. 662
- ON THE SOUTH : R.S.DAG NO. 676
- ON THE EAST : PART OF R.S.DAG NO. 680
- ON THE WEST : PART OF R.S.DAG NO. 680

R.S.DAG NO. 908

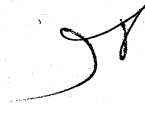
- ON THE NORTH : R.S.DAG NO. 670
- ON THE SOUTH : R.S.DAG NO. 907
- ON THE EAST : PART OF R.S.DAG NO. 908
- ON THE WEST : R.S.DAG NO. 903

R.S.DAG NO. 1184

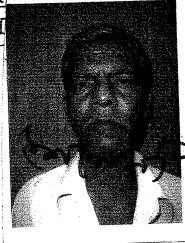
- ON THE NORTH : R.S.DAG NO. 1183
- ON THE SOUTH : R.S.DAG NO. 1185
- ON THE EAST : R.S.DAG NO. 1178
- ON THE WEST : R.S.DAG NO. 1096

6 SEP 2006

Registrar n 1 (a)
North 24 Parganas
(D.S.R.H.)

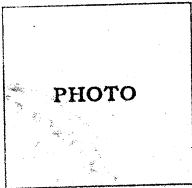


FINGER PRINTS FOR
 DISTRICT & A.D.S.R. REGISTRATION OFFICE



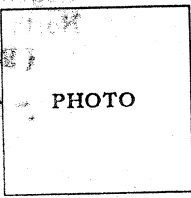
Name : Chandra Prasad

LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIGHT HAND	Thumb	Fore	Middle	Ring	Little



Name :

LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIGHT HAND	Thumb	Fore	Middle	Ring	Little



Name :

LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIGHT HAND	Thumb	Fore	Middle	Ring	Little

6 SEP 2006
Registrar No 1 (B)
North 24 Parganas
(D.S. No. 1)



MEMO OF CONSIDERATION

Paid by **SNOW FLOWER SALES PVT. LTD.** by cheques bearing nos. 346625 & 346626 drawn on INDIAN BANK DATED 05.09.06 amounting Rs. 8,20,000/- & Rs. 40,000/- respectively i.e. in total Rs. 8,60,000/- (Rupees : EIGHT LAKHS SIXTY THOUSANDS ONLY)

WITNESSES :

1. *Robin Biswas*
Banerjee

2.

[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. *Robin Biswas*
Banerjee

2.

[Signature]

SIGNATURE OF THE VENDORS

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

Book No...
Volume No...
Page...
Being No...
for the year 2006..



- 6 SEP 2006

Registrar n 7 (M)
North 24 Parganas
(D.S.R.)



Registrar n 7 (M)
North 24 Parganas
(D.S.R.)

Certificate of Registration under section 60 and Rule 69.

**Registered in Book - I
CD Volume number 2
Page from 6868 to 6880
being No 01618 for the year 2007.**



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

