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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Admissible under Rule 21-a-c
 s/s 6 (1) of W. B. L. R. Act. 1934
 duly Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 23
 Fees Paid. 10-50

Registrar's I (R)
 North 24 Parganas
 (D. S. R-II)

Stamp Value Applied Rs. 151000
 Stamp Duty Paid Rs. 4050
 Date 22/2/07
 Bank No. 592617
 Date 21/2/07
 Amount NORTH 24 PARGANAS
 22/2/07

Registrar's I (R)
 North 24 Parganas
 (D. S. R-II)
 22 FEB 2007

District Sub-Registrar
 North 24 Parganas, Kolkata

DEED OF CONVEYANCE

THIS INDENTURE made on this 5th day of September, Two Thousand and six

BETWEEN

SAHIDA BIBI wife of E.SRAF = = = residing at Vill & P.O. - KASHIPUR,
 P.S. - KASHIPUR, DIST. 24 - PARAGANAS (SOUTH) 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

3500
 7000/-
 23
 759
 28
 751
 7
 759-00
 H 28-00
 W 4-00
 291-00

M/V 151000
 8/1/2500
 11891
 278-00

2011250
 200120
 200

468

05/9/06
Smead Stewards Sales for 468
Mandal Kuru
Karsa

1000/-

[Handwritten signature]



3500/-

30 AUG 2006

খামার নিকট
এক কেতায় না থাকিবার অর্থাৎ
এই প্রকাবে করিবার।

সংক্রান্ত
এই প্রকাবে
উপস্থিত
কর্তৃপক্ষ
স্বাক্ষর

000000

468-471
Total 3500/-
Sahida Zibi
w/o Erarat

6th Sept 2006
Office at Barasat by
Sahida Zibi
Signature of the Executant / Claimant.

Dist. W.P.
District - North 24-Parganas
By Caste - Hindu / Muslim / Christian
Profession



Registrar No 7 (SI)
North 24 Parganas
(S. S. R-II)

Sanjib Bhattacharya
District - North 24-Parganas
By Caste - Hindu / Muslim / Christian
Profession

Registrar No 7 (SI)
North 24 Parganas
(S. S. R-II)

56 SEP 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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: 2 :

AND

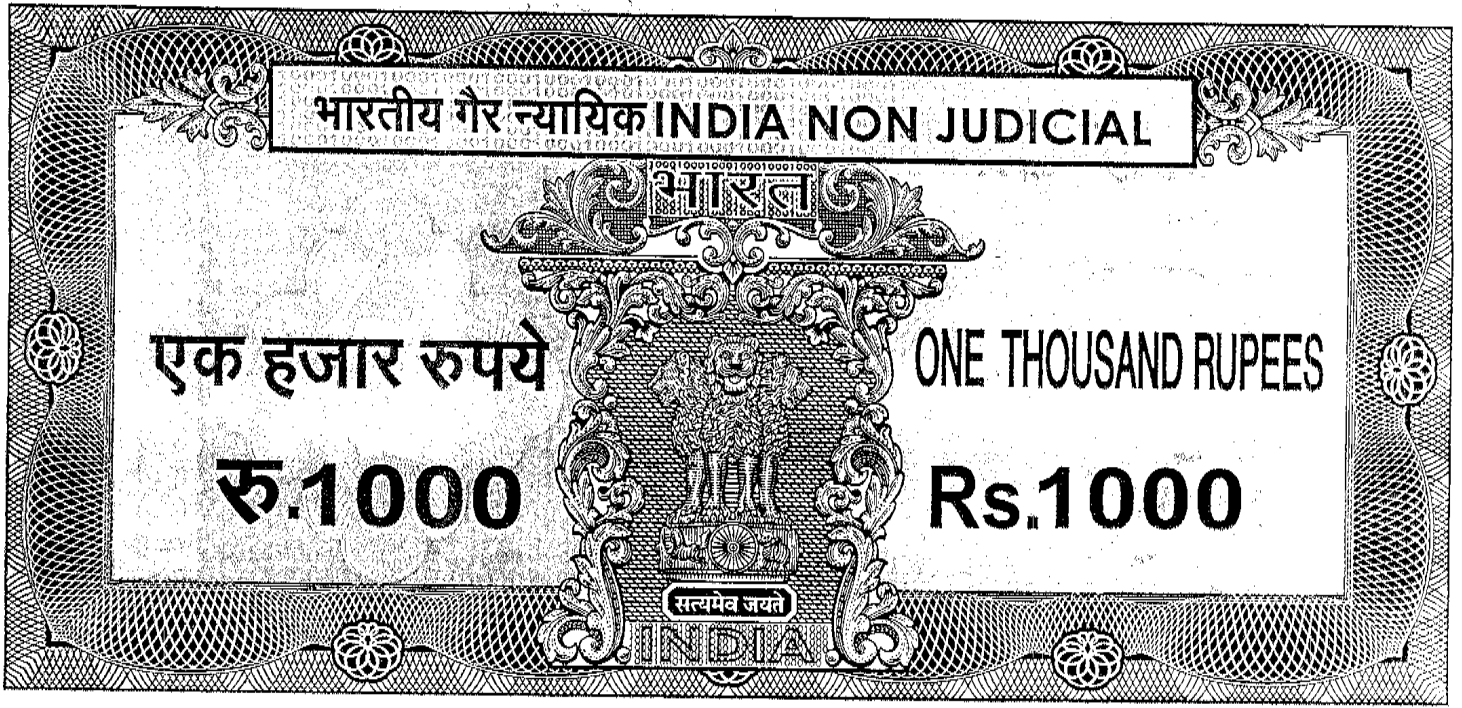
SNOW FLOWER SALES PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at MANDAL PARA, KASBA, KOLKATA – 700078 hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject and context be deemed to mean and include its successors-in-office, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS one RAMJAN MONDAL son of LATE KABIL MONDAL had been the recorded owner of agricultural land measuring an area of 16 Satak out of 16 Satak in R.S.DAG NO. 784 & 78 Satak out of 78 Satak in R.S.DAG NO. 786 under KRI. Khatian No. 568 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N):

AND WHEREAS RAMJAN MONDAL died leaving his wife namely SOKARJAN BIBI, two sons namely OMAR ALI MONDAL, MOHAR ALI MONDAL, and two daughters namely JELEPAN BIBI, AREPAN BIBI and accordingly all of them became the legal owners of the said property by way of inheritance as per Muslim Law of faraz and are well enjoying the same and are well entitled to transfer the same to anyone in anyway. And after the death of RAMJAN MONDAL, his wife SOKARJAN BIBI also died leaving behind the same legal heirs. And accordingly AREPAN BIBI became the owner of 13.81 Satak in R.S.DAG NO. 784 & 02.83 Satak in R.S.DAG NO. 786.

AND WHEREAS AREPAN BIBI died leaving her only son namely ERSHAD ALI MONDAL and only daughter namely SAHIDA BIBI, the vendor herein, and accordingly both of them became the legal owners of the said property by way of inheritance as per Muslim Law of faraz and are well enjoying the same and are well entitled to transfer the same to anyone in anyway. And accordingly SAHIDA BIBI, the vendor herein, became the owner of 04.60 Satak in R.S.DAG NO. 784 & 00.95 Satak in R.S.DAG NO. 786.

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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: 3 :

AND WHEREAS SAHIDA BIBI, the vendor herein, became the absolute owner of the 05.55 satak of land as mentioned in the schedule hereunder and enjoys a good and marketable title on the said land which she propose to transfer into the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 05.55 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 70,000/- (Rupees Seventy 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. 70,000/- (Rupees Seventy 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

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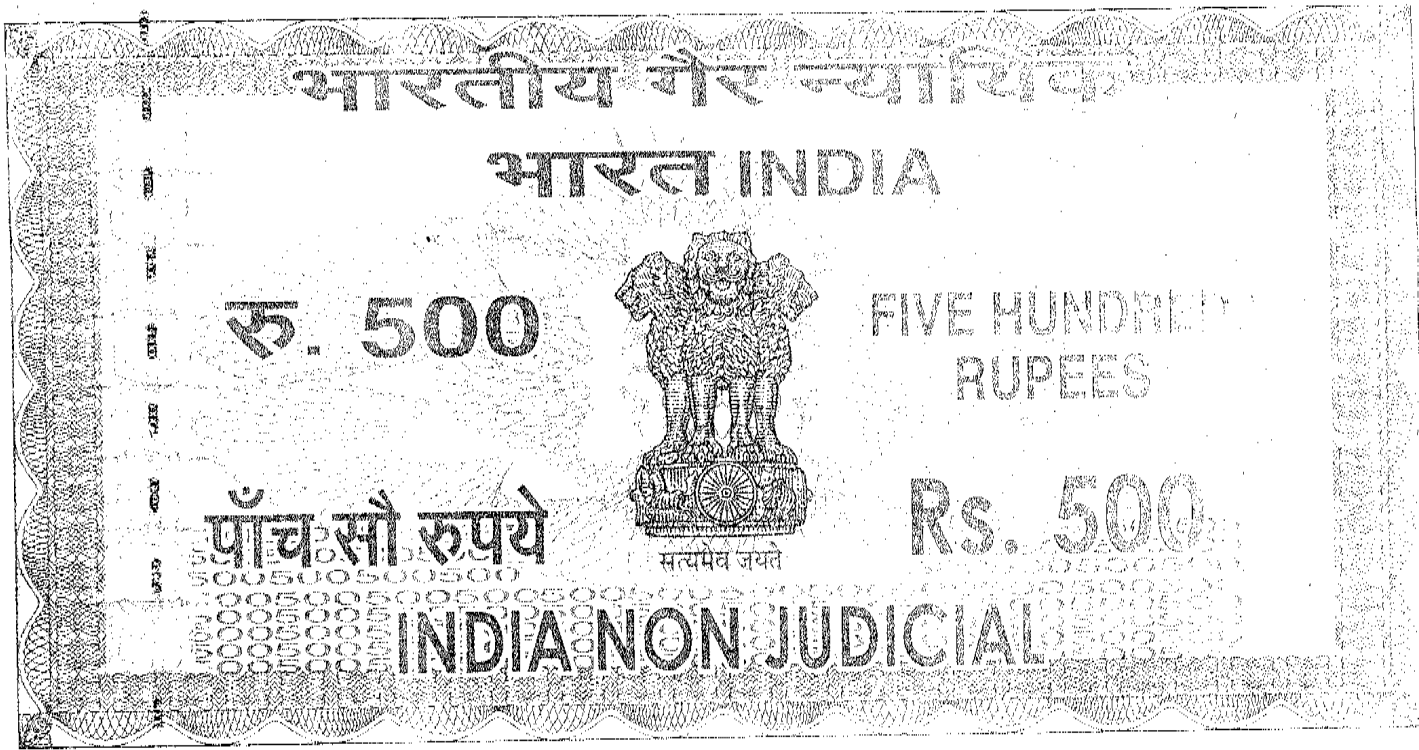
470
 05/9/06
 Snow Flowers Sales Pvt. Ltd
 1000/-
 1000/-
 28/08

30 AUG 2006
 300000



Registrar of Companies
 North 24 Parganas
 (D. S. R-II)

16 SEP 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 192733

: 4 :

of 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 possess 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 04.60 Satak in R.S.DAG NO. 784 & 00.95 Satak in R.S.DAG NO. 786 i.e. in total 05.55 Satak under Kri. Khatian No. - 568 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...5

471 05/9/06
Sriw... Sales Ltd. No
Mendaulana
Gurkes
per 78

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288000



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Registrar of North 24 Parganas
(S. E. R. II)
1-6 SEP 2006

FINGER PRINTS F
DISTRICT & A.D.S.R. REC

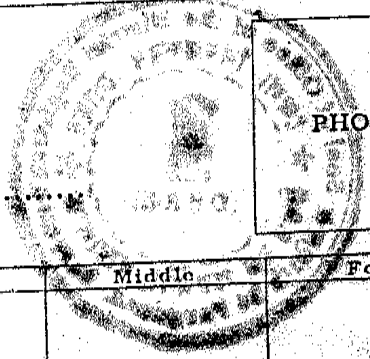
OFFICE

nr 237 488
2: nr 237 (left)



Name:

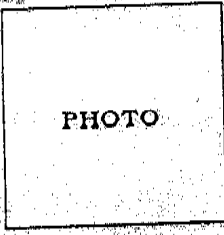
LEFT HAND	Little	Ring	Middle	Fore	Thumb
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					



Name:

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

Handwritten notes and stamps in the center of the page.



Name:

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



The Plot of lands are bounded as under : -

R.S.DAG NO. 784 :

- ON THE NORTH : R.S.DAG NO. 781
- ON THE SOUTH : R.S.DAG NO. 783
- ON THE EAST : PART OF R.S.DAG NO. 784
- ON THE WEST : R.S.DAG NO. 785

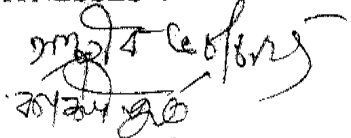
R.S.DAG NO. 786 :


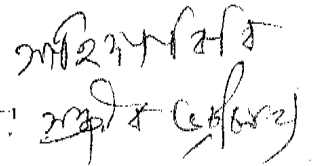
- ON THE NORTH : R.S.DAG NO. 780
- ON THE SOUTH : R.S.DAG NO. 787
- ON THE EAST : PART OF R.S.DAG NO. 786
- ON THE WEST : R.S.DAG NO. 736 & 740

MEMO OF CONSIDERATION

Paid by **SNOW FLOWER SALES PVT. LTD.** by cheque no. 346628 dated 05.09.06 drawn on INDIAN BANK amounting Rs. 70,000/- (Rupees : SEVENTY THOUSANDS ONLY)

WITNESSES :

1. 
 20/09/06

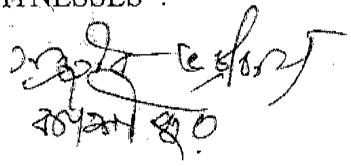
 
 20/09/06


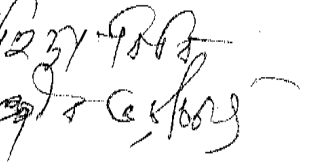
2. Siba Biswas
 Vill - Garagori
 P.S. - Rajshahi

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. 
 20/09/06

 
 20/09/06

2. Siba Biswas
 Vill - Garagori
 P.S. - Rajshahi

SIGNATURE OF THE VENDOR


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



[Signature]
Registrar n° 7 (II)
North 24 Parganas
(D. S. R-II)

- 6 SEP 2006

Book No.
Volume No.
Page No.
Date the year 2006

Registrar n° 7 (II)
North 24 Parganas
(D. S. R-II)

