

06084

P-01683<sup>339</sup> 5000Rs.



Admissible under Rule 51 & 52  
 w/h 5 (1) of W. B. L. R. Act. 1954  
 duly Stamp under the Indian  
 Stamp Act 1899 & Subsequently  
 amended Schedule I A. No. 23  
 Value Paid 1000

7714  
 12914

Stamp duty of Rs. 573000  
 has been realised on 26/2/07  
 as per Banker's Cheque  
 Bank Draft No. 071163  
 Date 01-9-06 of Mohagote

Stamp duty of Rs. 7914  
 has been realised on 12-9-06  
 as per Banker's Cheque  
 Bank Draft No. 071163  
 Date 01-9-06 of Mohagote

A 2807-00  
 H 2800  
 m/b 4-10  
 2859-10

North 24 Parganas

Stamp duty of Rs. 3465/-  
 has been realised on 26-2-07  
 as per Misc Receipt No. 491

Registered at  
 North 24 Parganas  
 (P.S.) 26 FEB 2007

District Sub-Registrar  
 North 24 Parganas, Baranagar

M/V 573000  
 H 3465

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 19<sup>th</sup> day of September, Two Thousand and Six

BETWEEN

KHADEM ALI KARIGAR son of MOHABBAT ALI KARIGAR residing at Vill - &  
 P.O. PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) all  
 by faith Muslim 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.**

80/250  
 20  
 225

visited on 17/05  
 2/11/06  
 Contd...2

80/250  
 20  
 225

Contd...3



: 2 :

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 one KHADEM ALI KARIGAR, the vendor herein, is the recorded owner of agricultural land measuring an area of 02.25 Satak out of 09 Satak in R.S.DAG NO. 912, 12.25 Satak out of 49 Satak in R.S.DAG NO. 994 & 06.50 Satak out of 09 Satak in R.S.DAG NO. 995, under KRI. Khatian No. 166/1 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS KHADEM ALI KARIGAR, the vendor herein, is 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 has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 21.00 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 2,58,000/- (Rupees TWO LAKHS FIFTY EIGHT 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. 2,58,000/- (Rupees TWO LAKHS FIFTY EIGHT 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 possess and enjoy the said land

Contd...3



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 02.25 Satak in R.S.DAG NO. 912, 12.25 Satak in R.S.DAG NO. 994 & 06.50 Satak in R.S.DAG NO. 995 i.e. **21.00 Satak in total** under Kri. Khatian No. - 166/1 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. 912

ON THE NORTH : R.S.DAG NO. 910  
ON THE SOUTH : R.S.DAG NO. 916 & 918  
ON THE EAST : PART OF R.S.DAG NO. 912  
ON THE WEST : PART OF R.S.DAG NO. 912

R.S.DAG NO. 994

ON THE NORTH : R.S.DAG NO. 995  
ON THE SOUTH : R.S.DAG NO. 993  
ON THE EAST : PART OF R.S.DAG NO. 994  
ON THE WEST : PART OF R.S.DAG NO. 994

R.S.DAG NO. 995  
ON THE NORTH :

R.S.DAG NO. 1000  
ON THE SOUTH : R.S.DAG NO. 994  
ON THE EAST : PART OF R.S.DAG NO. 995  
ON THE WEST : PART OF R.S.DAG NO. 995

Contd...4



FINGER PRINT'S FO  
DISTRICT & A.D.S.R. REG

FFICE



Name : .....

சென்னை காவல்துறை துறைமுகப் பகுதி காவல்துறை துறைமுகப் பகுதி காவல்துறை

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

PHOTO

Name : .....

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

PHOTO

Name : .....

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





: 4 :

**MEMO OF CONSIDERATION**

Paid by SNOW FLOWER SALES PVT. LTD., by cheque no. 346634 dated 11.09.06 drawn on INDIAN BANK amounting Rs. 2,58,000/- (Rupees TWO LAKHS FIFTY EIGHT THOUSANDS ONLY)

WITNESSES :

1. Md. Zakir Hossain  
Patharghata.

2. Raju Biswas.  
Kashimethi PWT

স্বাক্ষর: সত্যজিৎ বসু  
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. Md. Zakir Hossain  
Patharghata.

2. Raju Biswas.  
Kashimethi PWT

স্বাক্ষর: সত্যজিৎ বসু  
SIGNATURE OF THE VENDOR

Saswati Poddar

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



uplicate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 2  
Page from 7853 to 7863  
being No 01683 for the year 2007.



(X) 27-June-2007  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal

