

06159

Co 7752 342 5000Rs.



Admissible under Rule 21 & also
 Sec 5 (1) of W. B. L. R. Act, 1963
 duty Stamp under the Indian
 Stamp Act 1899 - Subsequently
 recommended Schedule I.A. No.
 Place Paid.

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



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

13/9/06
 14/9/06

15000/-
 has been realised on 14.9.06
 as per Banker's Cheque
 Bank Draft No. 980059
 Date 13.9.06

A24389/-
 Hz 28/-
 9421/-
 800 = 280/-
 823 340/-
 590/-

S. D. S. Barua

Saikat Saha

DEED OF CONVEYANCE

THIS INDENTURE made on this 13th day of September, Two Thousand and Six

BETWEEN

1. UJJWAL SAHA & 2. SAIKAT SAHA both sons of SUDHIR SAHA both residing at 26, BAITHAK KHANA ROAD, SEALDAH, P.S. - MUCHIPARA, KOLKATA - 700 009 both by faith Hindu by occupation Businessman 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.

Contd...2

18210/- + 9090/-
 as been realised on 15.10.07 (5.10.07)
 as per Banker's Cheque 593723, 594218
 Bank Draft No. 2517/07 of M/s. Srite
 Date 08/10/07

D. S. R. - II
 Registrar North 24 Parganas
 5.10.07

23
 13.9.06
 05 OCT 2007
 4389

13/9/06
 14/9/06
 A 6000

29/8/06
WB37 Snow Blowers Sales (P) Ltd

Mandal Pore
Kancher
Per 78

30000

বিচার বিভাগ (সিটিজিয়ন সার্ভিস)
১০, ১৬ এল, খার, অসমিয়া

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৩৪০০০০

7.30
presented for Registration at
on the 31.12.2005
of the Registrar of Companies
Office at Barasat by
of the Executant / Chairman

(1) Saikat Saha
(2) Ujjwal Saha
No. Sudhin Saha
26 Barantheri Khara
P.S. Rd. 105 - 106
District - Barasat
by Caste - Hindu / Christian
by Profession - *[Handwritten]*

Saikat Saha *[Handwritten signature]*



2876

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

Saikat Saha 1.5 Oct 2005



2877

Rajesh Kumar Saha
s/o Late Lalit Mohan Saha
J.F. 6/1 Ashwini
P.S. - Kal-59
District - *[Handwritten]*
by Caste - Hindu / Christian
by Profession - *[Handwritten]*

[Handwritten signature]

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

Rajesh Kumar Saha
s/o Late Lalit Mohan Saha
J.F. 6/1 Ashwini
Kal-59 - oc. Business

Govt
5-10-7
3073

. 2 :

AND

5-10-7

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 SHANTIMOYEE BISWAS wife of LATE UDAY KRISHNA BISWAS had been the recorded owner of agricultural land measuring an area of 14.72 Satak out of 59 Satak in R.S.DAG NO. 653 & 19.96 Satak out of 119 Satak in R.S.DAG NO. 1120 under KRI. Khatian No. 640 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 -- Paraganas (N).

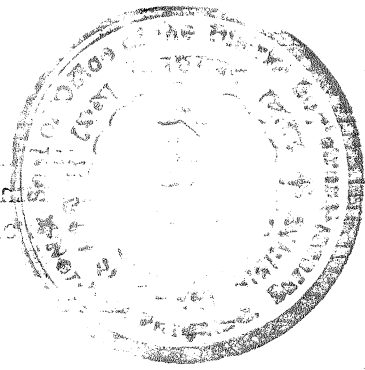
AND WHEREAS SHANTIMOYEE BISWAS transferred above mentioned land by way of a sale deed bearing no. 270 dated 05.11.2004 copied in Book No. I, Vol. No. 18, Pages 59 to 68 for the year 2005 duly registered at A.D.S.R., BIDHAN NAGAR to UJJWAL SAHA & SAIKAT SAHA, the vendors herein, and accordingly both of them became the owners of the said land by way of the said purchase and are now well entitled to transfer the same to anyone in anyway

AND WHEREAS UJJWAL SAHA & OTHER, the vendors herein, are the absolute owners of the said lands and enjoys a good and marketable title on the said lands 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 34.68 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 4,00,000/- (Rupees FOUR LAKHS 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. 400,000/- (Rupees FOUR LAKHS 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

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Registrar of Companies
North 24 Parganas
(W. S. R-3)

14 3 SEP 2006

REGISTRAR OF COMPANIES
NORTH 24 PARGANAS

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 14.72 satak in R.S.DAG NO. 653 & 19.96 Satak in R.S.DAG NO. 1120 i.e. in total **34.68 Satak** under Kri. Khatian No. – 640 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 is bounded as under :-

R.S.DAG NO. 653

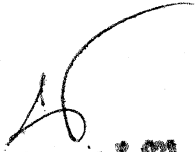
ON THE NORTH : R.S.DAG NO. 649
ON THE SOUTH : R.S.DAG NO. 695 & 696
ON THE EAST : PART OF R.S.DAG NO. 653
ON THE WEST : PART OF R.S.DAG NO. 653

R.S.DAG NO. 1120

ON THE NORTH : R.S.DAG NO. 1121
ON THE SOUTH : R.S.DAG NO. 1110
ON THE EAST : PART OF R.S.DAG NO. 1120
ON THE WEST : PART OF R.S.DAG NO. 1120

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

19 3 SEP 2006

: 4 :

MEMO OF CONSIDERATION

Paid by **SNOW FLOWER SALES PVT. LTD.** by cheques bearing nos. 346639 & 346640 dated 13.09.06 drawn on INDIAN BANK amounting Rs. 2,00,000/- each i.e. in total Rs. 4,00,000/- (Rupees FOUR LAKHS ONLY).

WITNESSES :

1. Sanjib Mondal
village - Jabragachi
P.O. Ghuni
2. Rajesh k. Saha
J.F-6/1, Aseemnagar
Bagehati, Kol-59

Saikat Saha

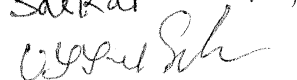


SIGNATURE OF THE VENDORS

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. Sanjib Mondal
Vill - Jabragachi
2. Rajesh k. Saha
J.F-6/1, Aseemnagar
Bagehati, Kol-59

Saikat Saha


SIGNATURE OF THE VENDORS

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

Saswati Poddar



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Registrar's I (2)
North 24 Parganas
(D. S. R-II)

113 SEP 2006

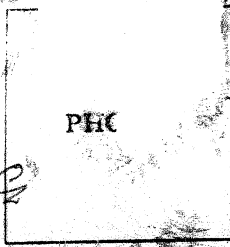
Book No.
Volume No.
Page No.
Being No.
of the year 2003.

Registrar's I (2)
North 24 Parganas
(D. S. R-II)



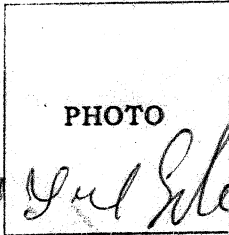
FINGER PRINT'S FORM
DISTRICT & A.D.S.R. REGISTRAR OFFICE

Name : Saket Saha



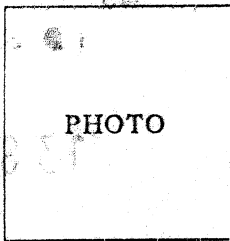
	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

Name : Ujjwal Saha



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LEFT HAND					
	Thumb	Fore	Middle	Ring	Little
RIGHT HAND					

Name :
 100 938 51



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 4596 to 4606
being No 07752 for the year 2007.



(X) 29-January-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

