

06285.

103417 348 5000Rs.



admissible under Rule 21 & 22
 sub (1) of W.B.L.R. Act. 1954
 duly Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 23
 was paid 10-80



गौर चंद्र बिस्वास

REGISTERED W/O T/O
 North 24 Parganas
 (D.S. 23)

27 APR 2007

5000/-

Stamp duty of Rs. 5000/-

has been realized on 19-9-06.

as per Bank Cheque/

Bank Draft No. 980279

Date 19-9-06 of Bargarh

46

Stamp Duty North 24 Parganas

19-9-06

A 298900
 2800
 2221-10

599000

19950

27/9/07

593028

27/9/07 Mohan Singh

27/9/07

DEED OF CONVEYANCE

THIS INDENTURE made on this 18th day of September, Two Thousand and Six

BETWEEN

GOUR CHANDRA BISWAS son of LATE SUDHIR KUMAR BISWAS residing at VILL - GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) by faith Hindu 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.

Contd...2

A 250200
 2000
 270-82

599000
 A-4389

V/Sat memo 1229
 dt-15/9/06
 250200
 2000
 270

নং 1496 তার 13/9/06

ক্রেতার নাম... Snow Flowers Sales P.Ltd.
নাম... Mandal Patta
টাকার মূল্য... 5000 টাকা মাত্র
মাসিক ভেতরের থাকবে 78

বিধান নম্বর (সংক্রমণ নং)
এ. ডি. এম. আর. অফিস

88600

চালান নং

মোট টাকার কত কটা... 0.1 SEP 2006

এই চালান নং-এ মোট কত টাকা

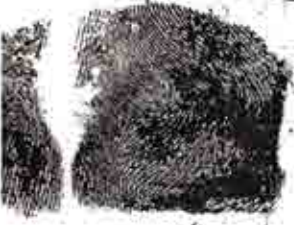
টাকার পরিমাণ... 300000

ক্রেতার নাম... স্বর্গেশ্বর
ভেঙার... দ্বিতীয়



Presented for Registration at... A.M.P.
on the... 15th day of Sept 2006
at... of the Sadar Registration
Office at Barasat by Gour Ch Biswas
as of the Executant Claimant

Gour Ch Biswas
15th Sept 2006
Gour Ch Biswas
Barasat
North 24 Parganas
West Bengal



2902
15-9-06

Gour Ch Biswas

Dibyendu Biswas
Gour Ch Biswas
Barasat
North 24 Parganas
West Bengal

Dibyendu Biswas
s/o - Gour Biswas
vill - Garagan
P.S. - Rajarhat
PCC - Busi

15-9-06

: 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 GOUR CHANDRA BISWAS, the vendor herein, is the recorded owner of agricultural land measuring an area of 18 Satak out of 36 Satak in R.S.DAG NO. 723 under KRI. Khatian No. 211 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

WHEREAS one SUDHIR CHANDRA BISWAS son of LATE MONMOTHO BISWAS, had been the recorded owner of agricultural land measuring an area of 04.75 Satak out of 19 Satak in R.S.DAG NO. 966 under KRI. Khatian No. 704 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS SUDHIR CHANDRA BISWAS died leaving behind his two sons namely GOUR CHANDRA BISWAS, MADHAB BISWAS and four daughters namely HIRAN BALA GAYEN, PUSHPA MONDAL, MANJU RANG, FULJU NAIK and accordingly all of them became the owners of the said property by way of inheritance in equal ration and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS HIRAN BALA GAYEN and her three sisters gifted their respective share by way of a gift deed bearing no. 7654 dated 18.08.2006 copied in Book No. I, Vol. No. 459, Pages 275 to 285 for the year 2006 duly registered at A.D.S.R., BIDHAN NAGAR to their brother GOUR CHANDRA BISWAS, the vendor herein, and accordingly GOUR CHANDRA BISWAS became the owner of 03.96 Satak of land comprised in R.S.DAG NO. 966.

AND WHEREAS GOUR CHANDRA BISWAS, the vendor herein, is the absolute owner of the said lands and enjoys a good and marketable title on the said lands which he propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 21.96 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 2,00,000/- (Rupees TWO 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. 2,00,000/- (Rupees TWO 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

Contd...3

15-9-06



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Office of the District Registrar
North 24 Parganas
West Bengal

15-9-06

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 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 18 Satak in R.S.DAG NO. 723 and 03.96 Satak in R.S.DAG NO. 966 i.e. in total 21.96 Satak under KRI. Khatian No. 211 & 704 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. 723

- ON THE NORTH : R.S.DAG NO. 724 7 726
ON THE SOUTH : R.S.DAG NO. 722
ON THE EAST : PART OF R.S.DAG NO. 723
ON THE WEST : R.S.DAG NO. 719

Contd...4

महाराष्ट्र राज्य सरकार
अर्थ विभाग
मुंबई

सुभाष चंद्र बोस
मार्च 24 परगना, बरसाना



Handwritten signature

স্বাক্ষর করা হয়েছে
সেক্টর 24 পারগনা
০৯.৯.১৫

15-9-05

GOVERNMENT OF WEST BENGAL
DEPARTMENT OF LAND REVENUE
OFFICE OF THE DISTRICT REGISTRAR,
PARGANA

পারগণা জেলা
পারগণা জেলা

: 4 :

R.S.DAG NO. 966

ON THE NORTH : R.S.DAG NO. 977

ON THE SOUTH : R.S.DAG NO. 965

ON THE EAST : PART OF R.S.DAG NO. 966

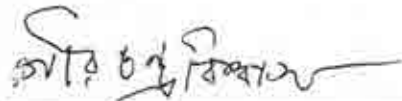
ON THE WEST : PART OF R.S.DAG NO. 966

MEMO OF CONSIDERATION

Paid by SNOW FLOWER SALES PVT. LTD. by cheque no. 346645 dated 18.09.06 drawn on INDIAN BANK amounting Rs. 2,00,000/- (Rupees TWO LAKHS ONLY).

WITNESSES :

1. Dibyendu Bhowar
Garagani
2. Sudip Bhowar
Garagani



SIGNATURE OF THE VENDOR

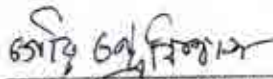
IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES :

1. Dibyendu Bhowar
2. Garagani
Sudip Bhowar
Garagani

Saswati Podder

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



SIGNATURE OF THE VENDOR



North 24 Parganas
(D.S.R.-II)

15-9-06



North 24 Parganas
(D.S.R.-II)

Book No.
Volume No.
Page No.
Year 2008

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

Vertical text on left: 2007/10/15/100

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Fore Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 1934 to 1944
being No 03417 for the year 2007.



(X) 06-August-2007
District Sub Registrar II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal