

206338

(1)

203419

351

5000Rs.



admissible under Rule 21 & sub-rule 5 (1) of W. P. L. R. Act, 1958
 duly Stamp under the Indian Stamp Act, 1899 subsequently amended Schedule I.A. No. 1000

Registered at North 24 Parganas (D.S.R.)

27 APR 2007

Stamp duty of Rs. 464.000
 has been realized on 13.2.07
 as per Banker's Cheque 26/1/07
 Bank Draft No. 893030
 Date 25/1/07 of Moina Gale

Stamp duty of Rs. 5000/-
 has been realized on 20-9-06
 as per Banker's Cheque /
 Bank Draft No. 672386
 Date 19-9-06 of Soltlake

A 2189-00
 H 28-00
 mb 4-00
 2221-00

Registered at North 24 Parganas

26/4/07

D. S. R. - R
 Registered at North 24 Parganas
 20-9-06

DEED OF CONVEYANCE

THIS INDENTURE made on this 19th day of September, Two Thousand and Six

BETWEEN

1. SATYA RANJAN ROY son of LATE JATINDRA NATH ROY, 2. KARTIK ROY & 3. SOUMEN ROY both sons of SATYARANJAN ROY all residing at VILL. - GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) by faith Hindu by occupation Cultivator 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

25000
 20000
 27000

464000
 A 2904

collected 20/9/06
 20/9/06

29/8/06
UR 36 Snow Blowers Sales P/W

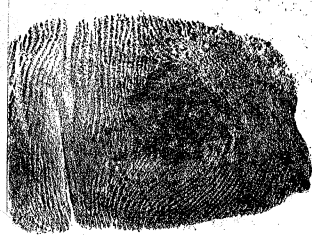
5000/- Mendalpara
Harber
UR-78

25 AUG 2006
445000



Registered on the 19th Sept 2006
Office at Barasat by Satya Ranjan Ray

Satya Ranjan Ray
Sourajitendra Nath Ray
Kartick Ray
Samir Ray



2920

Signature on 19/08/06
North 24 Parganas
10.8.06

19-8-06

Satya Ranjan Ray



2921

Kartick Ray

Raju Biswas
Subhakar Biswas
Kanchana Lpm
Rajaram
Basu

Signature on 19/08/06
North 24 Parganas

: 2 :

AND

290415
27.4.07
1044
27.11

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 DEBENDRANATH BISWAS, SITAPADA BISWAS, SUBODH BISWAS, JASODA DAS, GUNADHAR BISWAS, KSHITISH BISWAS, RABINDRA NATH BISWAS are the recorded owners of agricultural land measuring an area of 18 Satak out of 24 Satak in R.S.DAG NO. 707 under KRI. Khatian Nos. 292, 692, 711, 551, 948, 950, 949 & 951 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS SITAPADA BISWAS died leaving behind his four sons namely JAGANNATH BISWAS, DHARAPADA BISWAS, AMAR CHANDRA BISWAS, BISWANATH BISWAS and four daughters and accordingly all of them became the owners of the said property by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS DEBENDRA NATH BISWAS, SUBODH BISWAS, GUNADHAR BISWAS, KSHITISH BISWAS, RABINDRA NATH BISWAS, JAGANNATH BISWAS, DHARAPADA BISWAS, AMAR CHANDRA BISWAS, BISWANATH BISWAS transferred their respective shares by way of a sale deed no. 2282 dated 10.04.2001 copied in Book No. I, Vol. No. 43, Pages 73 to 80 for the year 2001 duly registered at D.S.R.II, BARASAT to KARTIK ROY & SOUMEN ROY, the vendors herein, and accordingly both of them are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS JASODA DAS is the recorded owners of agricultural land measuring an area of 01 Satak out of 16 Satak in R.S.DAG NO. 1217 under R.S. Khatian No. 261 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS JASODA DAS transferred their respective shares by way of a sale deed no. 5269 dated 10.07.1985 copied in Book No. I, Vol. No. 99F, Pages 219 to 224 for the year 1985 duly registered at D.S.R.II, BARASAT to SATYA RANJAN ROY, another vendor herein, and accordingly he became the owner of the said property and is now well entitled to transfer the same to anyone in anyway. are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS TAPAS GHOSH & 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 17 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

Contd...3

2922

Soumen Ray



16
District Registrar
Puri, Odisha
(D.S.R.-II)

19-9-06

महाराज - महाराज
जय राज - जय राज
महाराज महाराज
महाराज महाराज

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 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 16 Satak in R.S.DAG NO. 707 & 01 Satak in R.S.DAG NO. 1217 i.e. in total 17 Satak under KRI. Khatian No. 292, 692, 711, 551, 948, 950, 949 & 951 & R.S.KHATIAN NO. 261 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).



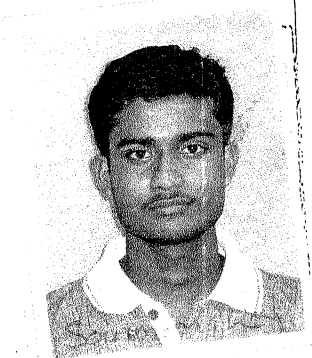
[Handwritten signature]
DIRECTOR, SOCIAL WELFARE
GOVT. OF KARNATAKA
19-9-86

SPECIMEN FORM FOR TEN FINGERPRINTS



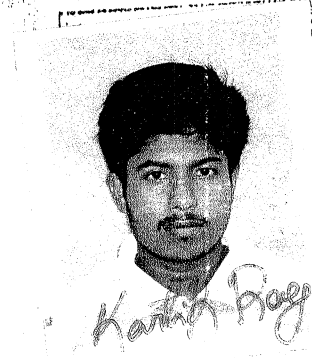
Salga Rajan Raj

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



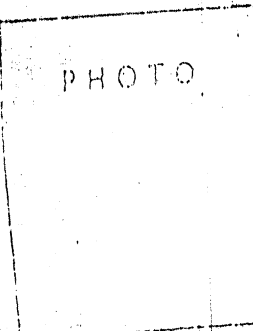
Soumen Ray

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



Kartik Ray

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



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



Handwritten signature or initials

স্বাক্ষরিত ১৯৬৬
১৯-৬-৬৬

পাড়া পঞ্চায়ত

MEMO OF CONSIDERATION

Paid by **SNOW FLOWER SALES PVT. LTD.** by cash an amount of Rs. 2,00,000/- (Rupees TWO LAKHS ONLY).

WITNESSES :

1. *Handwritten signature in Bengali script*
2. *Handwritten signature in Bengali script*

Saluja Ranjan Ray
Kartik Ray
Soumen Ray

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. *Handwritten signature in Bengali script*
2. *Handwritten signature in Bengali script*

Saluja Ranjan Ray
Kartik Ray
Soumen Ray

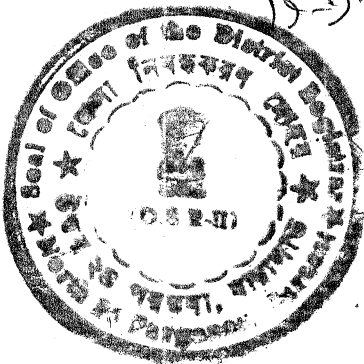
SIGNATURE OF THE VENDORS

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



[Handwritten Signature]
District Engineer
North 24 Parganas

15-2-06



[Faint stamp]
North 24 Parganas
West Bengal

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

date of Registration under section 60 and Rule 69.

stered in Book - I
olume number 5
e from 1956 to 1966
g No 03419 for the year 2007.



16-August-2007
istrict Sub Registrar II
e of the D.S.R.-II NORTH 24-PARGANAS
: Bengal