

60

06399... 803470 354 5000Rs.



Handwritten notes on the left side of the stamp area.



मायबा जामि जा मालिक

Stamp duty of Rs. 7500/-
has been realized on 21-9-06
as per Banker's Cheque /
Bank Draft No. 980519
Date 28-9-06 of Baranet

Admissible under Rule 21 & 22
u/s 6 (1) of W. B. L. R. Act. 1951
Stamp Act 1899 under the India
amended Schedule I.A. No. 10-23

27 APR 2007
Registrar's Office
North 24 Parganas
(D. S. R-II)

Stamp duty of Rs. 56000/-
has been realized on 27/4/07
as per Banker's Cheque 59903/-
Bank Draft No. 23/4/07
Date 27/4/07 of Motirajgore

DEED OF CONVEYANCE

THIS INDENTURE made on this 20th SEP Two Thousand and Six

BETWEEN

SABUR ALI MULLICK son of LATE LALCHAND MOLLA residing at VILL. -
GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. - 24
PARAGANAS (NORTH) 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.

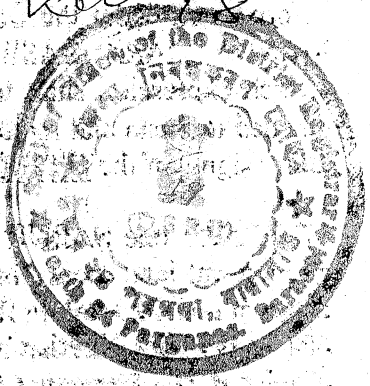
Handwritten calculations and notes at the bottom of the page, including dates like 27.4.07 and 20/9/06, and amounts like 560000 and 270.

1498 13/01/06
ক্রেতার নাম... S. New Glancers P. Ltd.

নাম... Mandel-paren

ক্রেতার ঠিকানা... 5000 কালি নদ
ক্রেতার ঠিকানা... Kabisber near 78

বিশেষ নম্বর (সি.সি.সি.সি.)



চালান নং...
মোট টাকার পরিমাণ...
এই চালান নং...
টাকার পরিমাণ...
01 SEP 2006

টাকার পরিমাণ... 300000

ক্রেতার নাম...
ভেঙার...
সাবিসাতি মালিক

Sabisati Malik
Co. P. Chandra Moha
P. S. P. Patharghara
District - North 24 Parganas
By Caste - Hindu/Muslim/Christian
Signature

Presented for Registration at...
on the... day of...
at... of the Sadar Registrar's Office
Office at Barasat by...
Signature of the Executant / Claimant

সাবিসাতি মালিক



29/8/06

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

20 SEP 2006

সাবিসাতি মালিক

Ashim Malik
Co. Ashim Malik
P. S. Kashi/SP
District - North 24 Parganas
By Caste - Hindu/Muslim/Christian
Signature

Ashim Malik
Co. Ashim Malik
P. S. Kashi/SP
District - North 24 Parganas
By Caste - Hindu/Muslim/Christian
Signature

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

20 SEP 2006

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 SABUR ALI MULLICK, the vendor herein, is the recorded owner of agricultural land measuring an area 04 Satak out of 36 Satak in R.S.DAG NO. 655, 11 Satak out of 22 satak in R.S.DAG NO. 693 & 03 Satak out of 22 Satak in R.S.DAG NO. 684 under KRI. Khatian No. 684/1 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS one RAMICHA BIBI was the recorded owner of agricultural land measuring an area of 09 Satak out of 36 Satak in R.S.DAG NO. 655 & 05 Satak out of 22 Satak in R.S.DAG NO. 684 under KRI. Khatian No. 570 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS RAMICHA BIBI died leaving behind her two sons namely ASRAF MULLICK, SABUR ALI MULLICK and seven daughters namely CHHABILA KHATOON, ALEHAR BIBI, AMENA BIBI, SHAHNOOR BIBI, AINOOR BIBI, MARIAN BIBI, JAMIRAN BIBI and accordingly all of them became the owners of the said property by way of inheritance as per Muslim Law of Faraz and are well entitled to transfer the same to anyone in anyway. And accordingly SABUR ALI MULLICK, the vendor herein, became the owner of 01.63 Satak in R.S.DAG NO. 655 and 00.90 Satak in R.S.DAG NO. 684 as per the Muslim Law of Faraz and is well entitled to transfer the same to anyone in anyway.

AND WHEREAS SABUR ALI MULLICK, the vendor herein, is the absolute owner of the said land and enjoy a good and marketable title on the said land which he 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 20.53 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 2,50,000.00 (Rupees Two Lakhs Fifty 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. 2,50,000.00 (Rupees Two Lakhs Fifty 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 anyway 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



Registrar's Y (13)
North 24 Parganas
(D. S. R-II)

20 SEP 2006

OFFICE OF THE DISTRICT REGISTRAR
NORTH 24 PARGANAS
WEST BENGAL

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 an 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 05.63 satak in R.S.DAG NO. 655, 03.90 Satak in R.S.DAG NO. 684 & 11 Satak in R.S.DAG NO. 693 i.e. in total **20.53 Satak** under L.R.KHATIAN NO. 570 & 684/1 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. 655

ON THE NORTH : R.S.DAG NO. 654
ON THE SOUTH : R.S.DAG NO. 656
ON THE EAST : PART OF R.S.DAG NO. 655
ON THE WEST : PART OF R.S.DAG NO. 655

Contd...4



[Handwritten signature]

Registrar of the District
North 24 Parganas
(D. S. R-II)
20 SEP 2006

পশ্চিমবঙ্গের উত্তর ২৪ পরগণা জেলা
(D. S. R-II)

DISTRICT NORTH 24 PARGANAS






OFFICE OF THE

Photo of the presentant should be pasted
in the front page of the document






(1)

Name : Status - Presentant

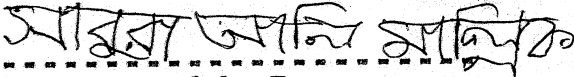
LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB
				

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE
				

All the above fingerprints are of the abovenamed
person and attested by the said person.



Signature of the Presentant

(2)

Name :

Status : Presentant/ Executant/Claimant/Attorney/
Principal/Gurdian/Testator(✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed
person and attested by the said person.

Signature of the Presentant/Executant/Claimant/Attorney/
Principal/Gurdian/Testator (Tick the appropriate status)

R.S.DAG NO. 684

ON THE NORTH : R.S.DAG NO. 685

ON THE SOUTH : R.S.DAG NO. 680

ON THE EAST : PART OF R.S.DAG NO. 684

ON THE WEST : PART OF R.S.DAG NO. 684

R.S.DAG NO. 693

ON THE NORTH : R.S.DAG NO. 656

ON THE SOUTH : R.S.DAG NO. 691

ON THE EAST : PART OF R.S.DAG NO. 693

ON THE WEST : PART OF R.S.DAG NO. 657

MEMO OF CONSIDERATION

Paid by **SNOW FLOWER SALES PVT. LTD.** by cheque no. 349001 dated 20.09.06 drawn on INDIAN BANK amounting Rs.2,50,000/- (Rupees : TWO LAKHS FIFTY THOUSANDS ONLY)

WITNESSES :

1. Ashim Mallik
of - vill - Kashi math pur.

2. G. P. S. S. S.
৩৪ টায় ১১২৫ ১২

স্বাক্ষরিত
অসমীয়া

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.

This Indenture of Conveyance and the Memo of Consideration has been read over and explained to the vendors in Bengali language to which they have admitted and have understood

WITNESSES :

1. Ashim Mallik
of vill - Kashi math pur.

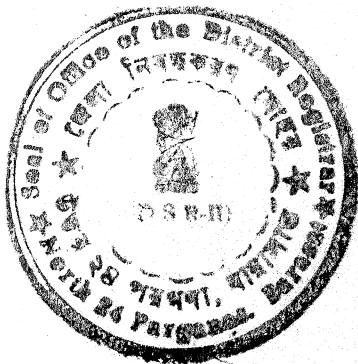
2. G. P. S. S. S.
৩৪ টায় ১১২৫ ১২

স্বাক্ষরিত
অসমীয়া

SIGNATURE OF THE VENDOR

Saswati Poddar

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



[Signature]
Registrar u/s 7 (B)
North 24 Parganas
(D. S. R-II)

20 SEP 2006

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

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

