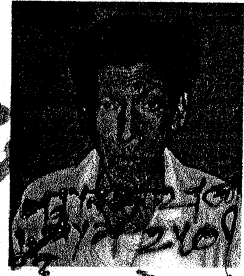


06402

203423 (355) 5000Rs.



1947
27-4-07
1048
1639
4-28
1671



श. उपरि लिखित

Admissible under Rule 21 & 22 of W.B.L.R. Act, 1958
Stamp duty under the Indian Stamp Act 1899 Subsequently amended Schedule LA. No. 1000
Stamp Paid.

North 24 Parganas, Baran

27 APR 2007

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

DEED OF CONVEYANCE

THIS INDENTURE made on this 20th day of September, Two Thousand and Six

BETWEEN

PANCHANAN HATI alias DULAL HATI son of LATE GANESH HATI residing at VILL. & P.O. - KASHINATHPUR, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) by faith Hindu by occupation Housewife 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.**

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

20/9/06
21/9/06

Stamp duty of Rs. 2500/-
has been realized on 21-9-06
as per Banker's Cheque /
Bank Draft No 980805
Date 20-9-06 of Baran

[Signature]

Registrar's Office
North 24 Parganas

21-9-06

327000

8850

27/4/07

593044

25/4/07 Mohalga

4

27/4/07

A 4639-0
H 2870
MB 4-00
1671-0

M/V 32-1000
A 1947
27/5/07
27/5/07
27/5/07

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1563

13/9/06

Small Flowers P. 17th

Mandal Pore.

Krishna 10078

5000

Handwritten signature/initials



presented for registration at...

on the 20th Sept 2006

at... of the Sadar Registration

Office at Barasat by...

of the Registrar / Chairman

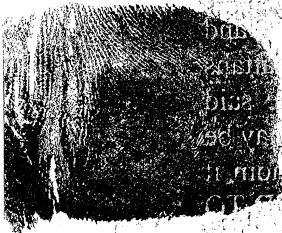
Handwritten text: alian dubal hat

Handwritten text in Bengali: পঞ্চানন ২৭তী ৪৭শ জ্বালন ২৭তী

Handwritten text in Bengali: ২: ৩৫৫ ৫৭ ০৩৫০

Handwritten text: Pandanor Hat, Dubal Hat, Govern Hat

Handwritten text: P.S. ... District - North 24 Parganas, Caste - Hindu / Muslim / Christian



2936

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

20 SEP 2006

Handwritten text in Bengali: পঞ্চানন ২৭তী ৪৭শ জ্বালন ২৭তী

Handwritten text in Bengali: ২: ৩৫৫ ৫৭ ০৩৫০

Handwritten text: Aswapada-narhes, Dubal Hat, P.S. ... District - North 24 Parganas, Caste - Hindu / Muslim / Christian

Handwritten text in Bengali: ৩৫৫ ৫৭ ০৩৫০

Handwritten text in Bengali: পঞ্চানন ২৭তী ৪৭শ জ্বালন ২৭তী

Handwritten text in Bengali: ২: ৩৫৫ ৫৭ ০৩৫০

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

20 SEP 2006

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 PANCHANAN HATI alias DULAL HATI, the vendor herein, is the recorded owner of agricultural land measuring an area of 12 Satak out of 24 Satak in R.S.DAG NO. 1010 under KRI. Khatian No. 373 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS PANCHANAN HATI alias DULAL HATI, the vendor herein, is the absolute owner of the said lands and enjoys a good and marketable title on the said lands which she 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 12 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 1,50,000/- (Rupees ONE LAKH 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. 1,50,000/- (Rupees ONE LAKH 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 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 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

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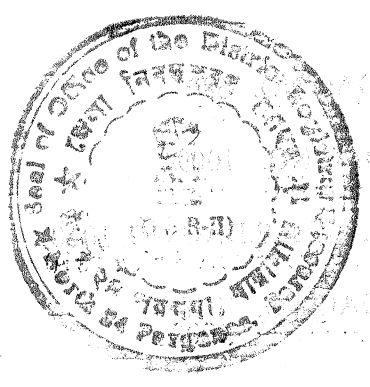
Faint, illegible text at the top of the page, possibly bleed-through from the reverse side.

Faint, illegible text on the right side of the page, possibly bleed-through from the reverse side.

DECLARATION OF THE REGISTRAR

Faint text block below the declaration header, likely containing the registrar's statement.

Vertical list of names and numbers on the right side, possibly a list of registered parties or documents.



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

Handwritten notes in the bottom left corner, possibly indicating the date or location of the document.

REGISTRAR OF THE DISTRICT OF NORTH 24 PARGANAS

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 12 Satak in R.S.DAG NO. 1010 under KRI. Khatian No. 373 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 land butted as follows :

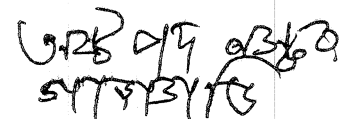
R.S.DAG NO. 1010

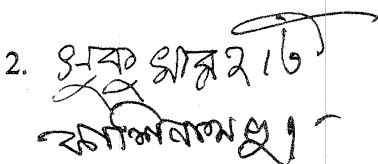
- ON THE NORTH : R.S.DAG NO. 680
ON THE SOUTH : R.S.DAG NO. 1009
ON THE EAST : PART OF R.S.DAG NO. 1010
ON THE WEST : R.S.DAG NO. 1008

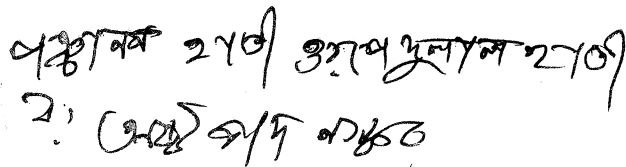
MEMO OF CONSIDERATION

Paid by SNOW FLOWER SALES PVT. LTD. by cheque no. 346650 dated 20.09.06 drawn on INDIAN BANK amounting Rs. 1,50,000/- (Rupees ONE LAKH FIFTY THOUSANDS ONLY).

WITNESSES :

1. 

2. 



SIGNATURE OF THE VENDOR

Contd...4

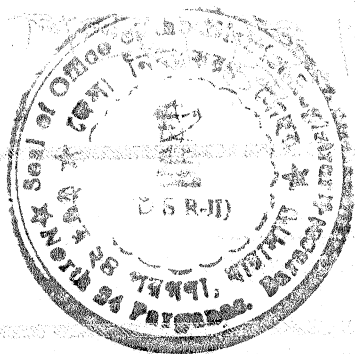
1. Name of the party
 2. Address of the party
 3. Nature of the case
 4. Date of filing

5. Name of the party
 6. Address of the party
 7. Nature of the case
 8. Date of filing

9. Name of the party
 10. Address of the party
 11. Nature of the case
 12. Date of filing

13. Name of the party
 14. Address of the party
 15. Nature of the case
 16. Date of filing

17. Name of the party
 18. Address of the party
 19. Nature of the case
 20. Date of filing



Registrar v s Y (5)
 North 24 Parganas
 (D. S. R-II)
 20 SEP 2006

21. Name of the party
 22. Address of the party
 23. Nature of the case
 24. Date of filing

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

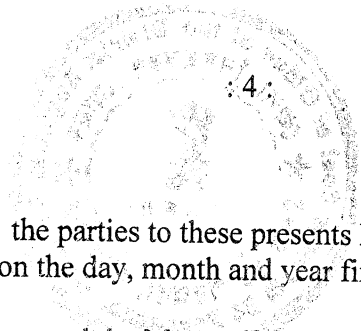
All the above fingerprints are of the abovenamed person and attested by the said person.

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



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

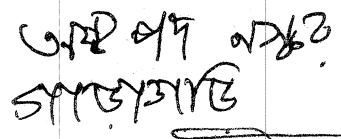
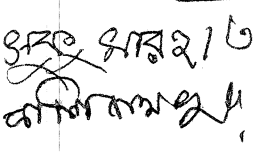
20 SEP 2006

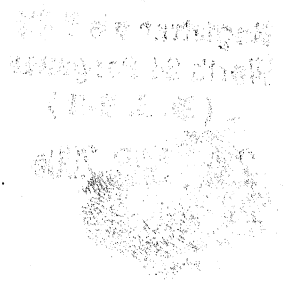


IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

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

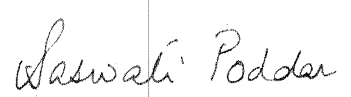
WITNESSES :

1. 
সমাজসেবিকা
2. 
কমিউনিটি



পক্ষান্তর হাতি ডা. পদ্মাভাষ্য
স. অর্থাৎ অর্থাৎ

SIGNATURE OF THE VENDOR


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



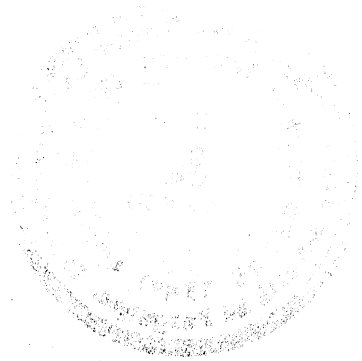
Registrar v/s Y (S)
North 24 Parganas
(D. S. R-II)

20 SEP 2006

Registrar v/s Y (S)
North 24 Parganas
(D. S. R-II)

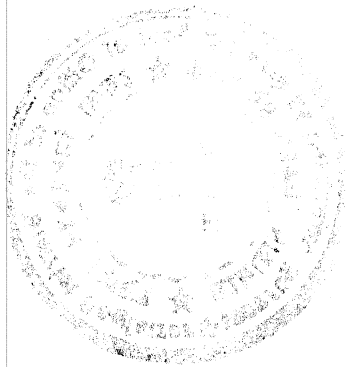


Page No.
Volume No.
Serial No.
Date of the year 2006.



OFFICE OF THE ATTORNEY GENERAL
WASHINGTON, D.C. 20540
(202) 547-2000

SEP 12 1992



SEP 12 1992

SEP 12 1992

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 5
Page from 2006 to 2016
being No 03423 for the year 2007.



[Handwritten Signature]
(X) 06-August-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

[Handwritten notes in Bengali script]