

06651

206/2018

5000Rs



8-1-149230/18  
 registered in the name of the vendor and  
 the consideration of Rs. 5000/- is attached with  
 this document.  
 Registrar LIS 7(2)  
 District Sub Registrar II  
 24 Pgs (N) Barasat  
 01 JUN 2018

cash stamp copy of Rs. 7500/-  
 has been realised on 26-9-06  
 as per Banker's Cheque /  
 Bank Draft No. 07995  
 Date 25-9-06 of Mohinote

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 24<sup>th</sup> day of September, Two Thousand and Six

BETWEEN

TARAK CHANDRA MONDAL son of LATE BISWASNATH MONDAL residing at VILL. & P.O. - JUGBERIA, P.S. - KHARDAH, DIST. - 24 - PARAGANAS (NORTH) by faith Hindu by occupation Businessman 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  
 1219/10/2018/250

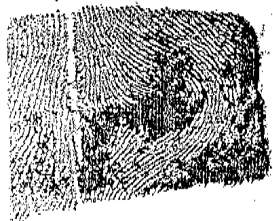
1499  
5000  
টাকা  
বিমান নং (স্ট্যাম্প সিস্টেম)  
এ. ডি. এস. হার, অফিস

12/2/06  
Snow Flakes - P. Ltd.  
Mondul Pore,  
Kusba - Krl 78

স্টাম্প নং  
মোট টাকায়  
এই চাকমা নং-এ মোট কত টাকা  
টাকায় অধিক করা হইয়াছে  
স্টেম্পারীর নাম  
ভেজাব-মিতা

07 SEP 2006

300000



৩০২২

3022

Registrar U/S 7(2)  
District Sub-Registrar II  
24 Pgs (N) Baranet

৩০২২

Ma. Zakir Hossain  
S/o - Khadem ali,  
VILL P.O - Patharghata,  
P.S - Rajarchat,  
Dist. - North 24 Pgs.  
Occ - Business.

[Signature]

Registrar U/S 7(2)  
District Sub-Registrar II  
24 Pgs (N) Baranet

25-9-06

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 SANYASI MONDAL son of LATE RAGHUNATH MONDAL had been the recorded owner of agricultural land measuring an area of 21 Satak out of 21 Satak in R.S.DAG NO. 687 under KRI. Khatian No. 672 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS SNAYASI MONDAL transferred above mentioned land by way of a sale deed bearing no. 9269 dated 23.09.1983 copied in Book No. I, Vol. No. 243, Pages 229 to 236 for the year 1983 duly registered at A.D.S.R., BIDHAN NAGAR to TARAK CHANDRA MONDAL, the vendor herein, and accordingly he became the owner of the said land by way of the said purchase and is now well entitled to transfer the same to anyone in anyway

AND WHEREAS TARAK CHANDRA MONDAL, 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 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 2,50,000/- (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/- (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 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

Contd. 3



*[Handwritten signature]*

Registrar U/S 7(2)  
District Sub. Registrar II  
24 Pgs (N) Barasat

25-9-06

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 21 satak in R.S.DAG NO. 687 under Kri. Khatian No. - 672 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. 687

ON THE NORTH : R.S.DAG NO. 688

ON THE SOUTH : R.S.DAG NO. 682 & 683

ON THE EAST : R.S.DAG NO. 686

ON THE WEST : R.S.DAG NO. 681

Contd...4



*[Handwritten signature]*

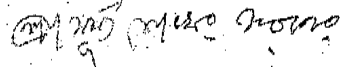
Registrar U/S 7(2)  
District Sub-Registrar II  
24 Pgs (N) Barasat

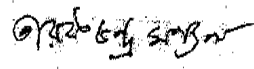
25-9-06

MEMO OF CONSIDERATION

Paid by SNOW FLOWER SALES PVT. LTD. by cheque bearing no. 349008 dated 24.09.06 drawn on INDIAN BANK Rs. 2,50,000/- (Rupees TWO LAKHS FIFTY THOUSANDS ONLY).

WITNESSES :

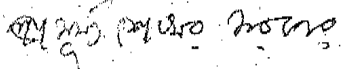
1.   
স্বাক্ষরিত: (স্বাক্ষরিত)  
২৪/০৯/০৬
2. Md. Zakir Hossain  
Patharghata.

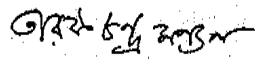


\_\_\_\_\_  
SIGNATURE OF THE VENDOR

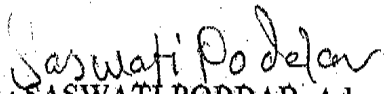
IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES :

1.   
স্বাক্ষরিত: (স্বাক্ষরিত)  
২৪/০৯/০৬
2. Md. Zakir Hossain  
Patharghata.



\_\_\_\_\_  
SIGNATURE OF THE VENDOR

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



*[Handwritten signature]*

Registrar U/S 7(2)  
District Sub-Registrar II  
24 Pgs (N) Barasat







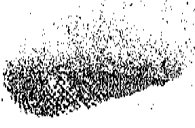




25-9-06



SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAIMENT  
WITH PHOTO


# UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

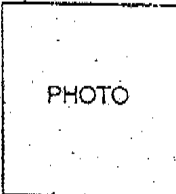
	LH.					
	RH.					

ATTESTED:

*Signature*

	LH.					
	RH.					

ATTESTED:

	LH.					
	RH.					

ATTESTED:



UNDER RULE 44A OF THEIR ACT 1908  
THROUGH SMALL TO THUMB PRINTS  
BY BOX THUMB TO SMALL PRINTS



*[Handwritten signature]*

Registrar U/S 71(1)  
District Sub-Registrar II  
24 Pgs (N) Barasat

25-9-06

Government of West Bengal  
Office of the Deputy Inspector General of Registration  
Range- II, Barasat  
North 24 Parganas

Memo No. : 52

Date: 31/05/2018

From:- The D.I.G.R-II

To:- The D.S.R.- II  
Barasat, North 24 Parganas

Sub:- Action taken by D.I.G.R.-II on deed no. P-6651/06, 9005/06 & 853/07.

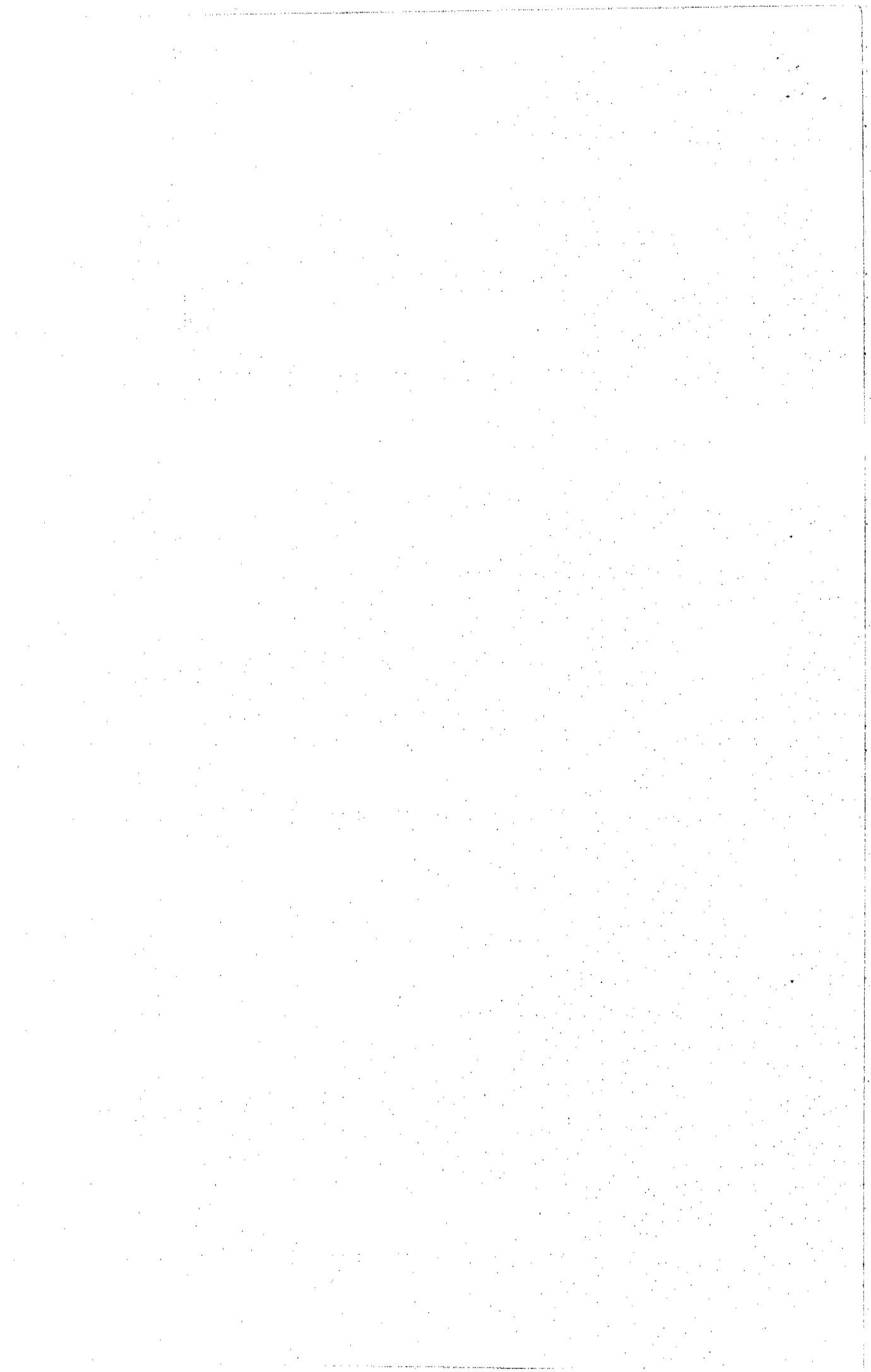
In response to your letter vide memo no. 62 dated 24.05.2018 the undersigned is to inform you that no action has been taken by the undersigned till date on deed no. P-6651/06, 9005/06 & 853/07 presented for registration to DSR-II, Barasat.

Under this circumstances you may accept deficit stamp duty and registration fees on the market value as assessed by the then DSR-II, Barasat for the aforementioned deed.

*fmr 31/5/18*

D.I.G.R

Range-II, at Barasat.  
Deputy Inspector General  
of Registration Range-II  
at Barasat



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-024403385-1 Payment Mode: Online Payment  
GRN Date: 31/05/2018 20:00:36 Bank: ICICI Bank  
BRN: 1462237456 BRN Date: 31/05/2018 20:06:01

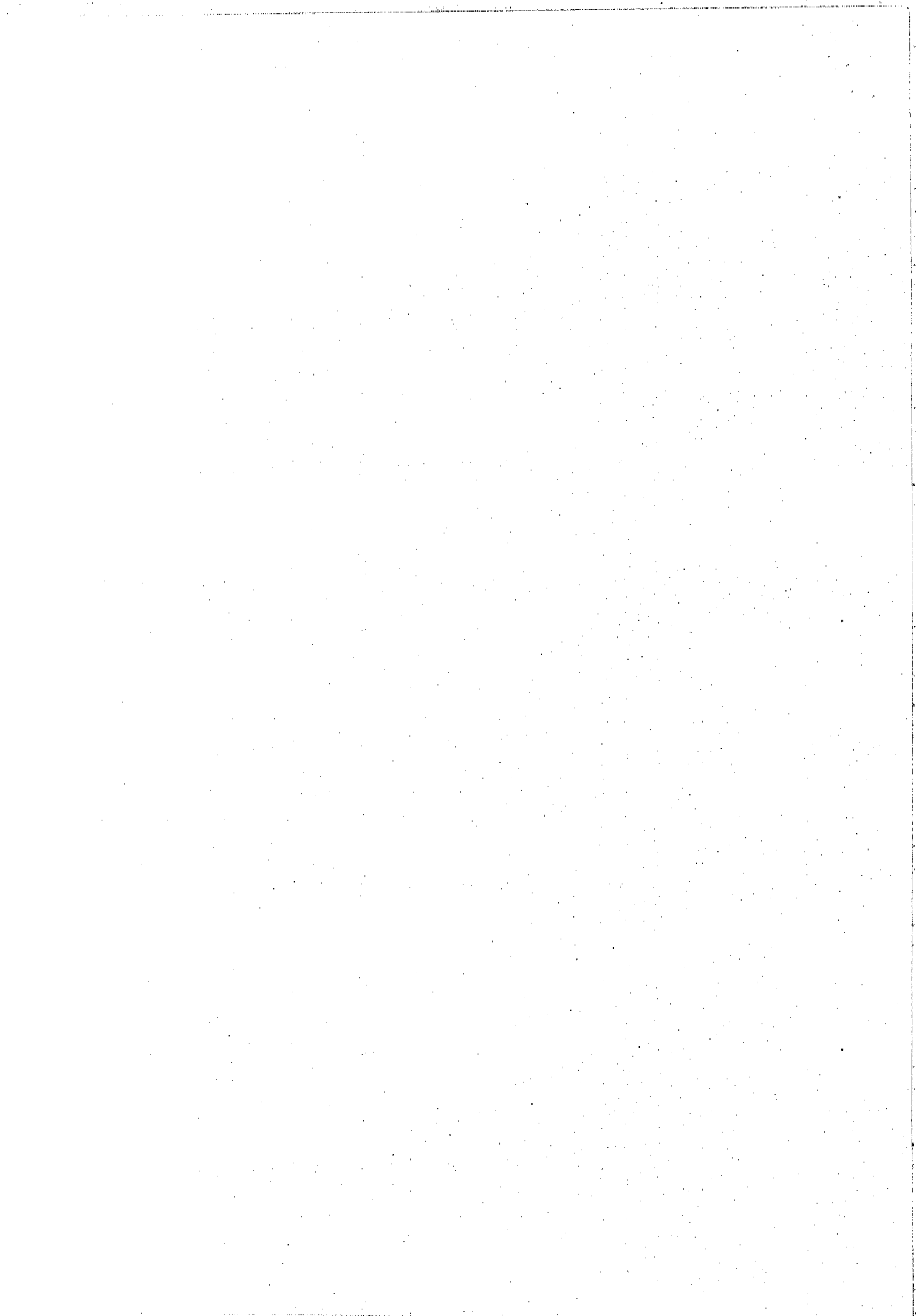
DEPOSITOR'S DETAILS

Id No. : 15021000149230/6/2018  
[Quer./No./Query Year]  
Name : SATTYAAHOMES DEVELOPMENT PVT LTD  
Contact No. : 22839015 Mobile No. : +91 9836700012  
E-mail : anirban@hilandcal.com  
Address : 225C A J C BOSE ROAD 4H FLOOR KOLKATA 700020  
Applicant Name : Mr Sanjay Mondal  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Sale Document Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [₹]
1	15021000149230/6/2018	Property Registration- Stamp duty	0030-02-103-003-02	16170
2	15021000149230/6/2018	Property Registration- Registration Fees	0030-03-104-001-16	3539

In Words : Rupees Nineteen Thousand Seven Hundred Nine only  
Total 19709



**SNOW FLOWER SALES PVT. LTD.**  
DN- 37, SALT LAKE CITY, SECTOR - V, KOLKATA - 700091.

To,  
The Registrar,  
D.S.R - II, Barasat,  
North 24 Parganas.

Sub : Prayer for Original Copy of our pending deed.

Respected Sir,

This is to inform you that in the year of 2006 we registered a Deed being I.G.R No - P 06651 in the name of Snow Flower Sales Pvt Ltd. Paying some stamp duty. But due to some financial problem we cannot pay the rest stamp duty. Now we want to get the copy paying the rest amount of stamp duty.

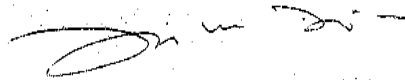
Snow Flower Sales Pvt Ltd is a Real Estate company not a Financial Company. Utpal Mondal, s/o Lt.Nabin Mondal, residing at Mandal Para 106 Kasba South 24 Parganas 700078 was the Director of Snow Flower Sales Pvt. Ltd. in the year of 2006.

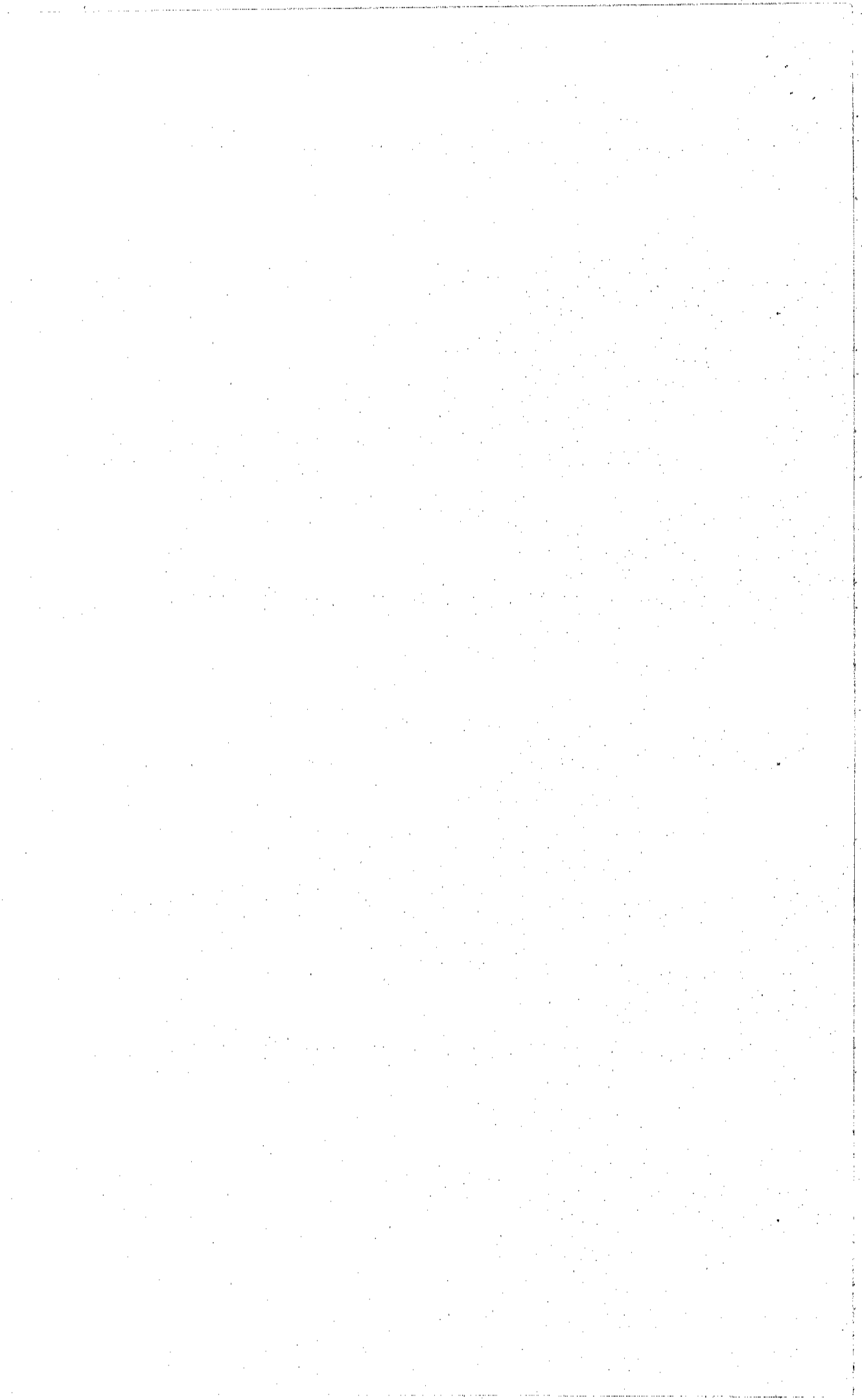
We, therefore, request you to grant our prayer & give us the permission for depositing the pending stamp duty so that we can get our original deed.

Thanking You.

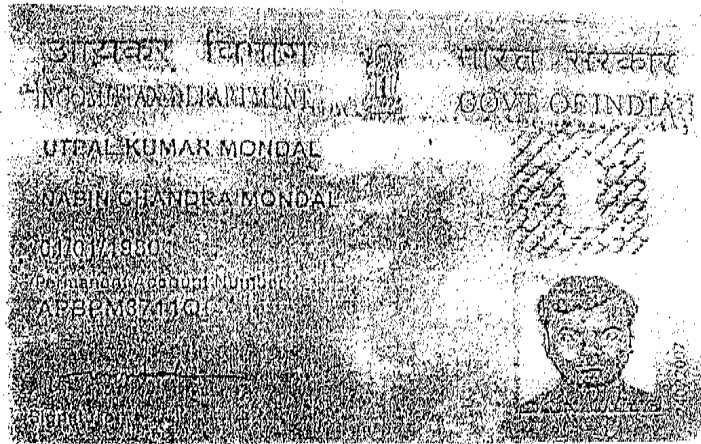
Yours faithfully,

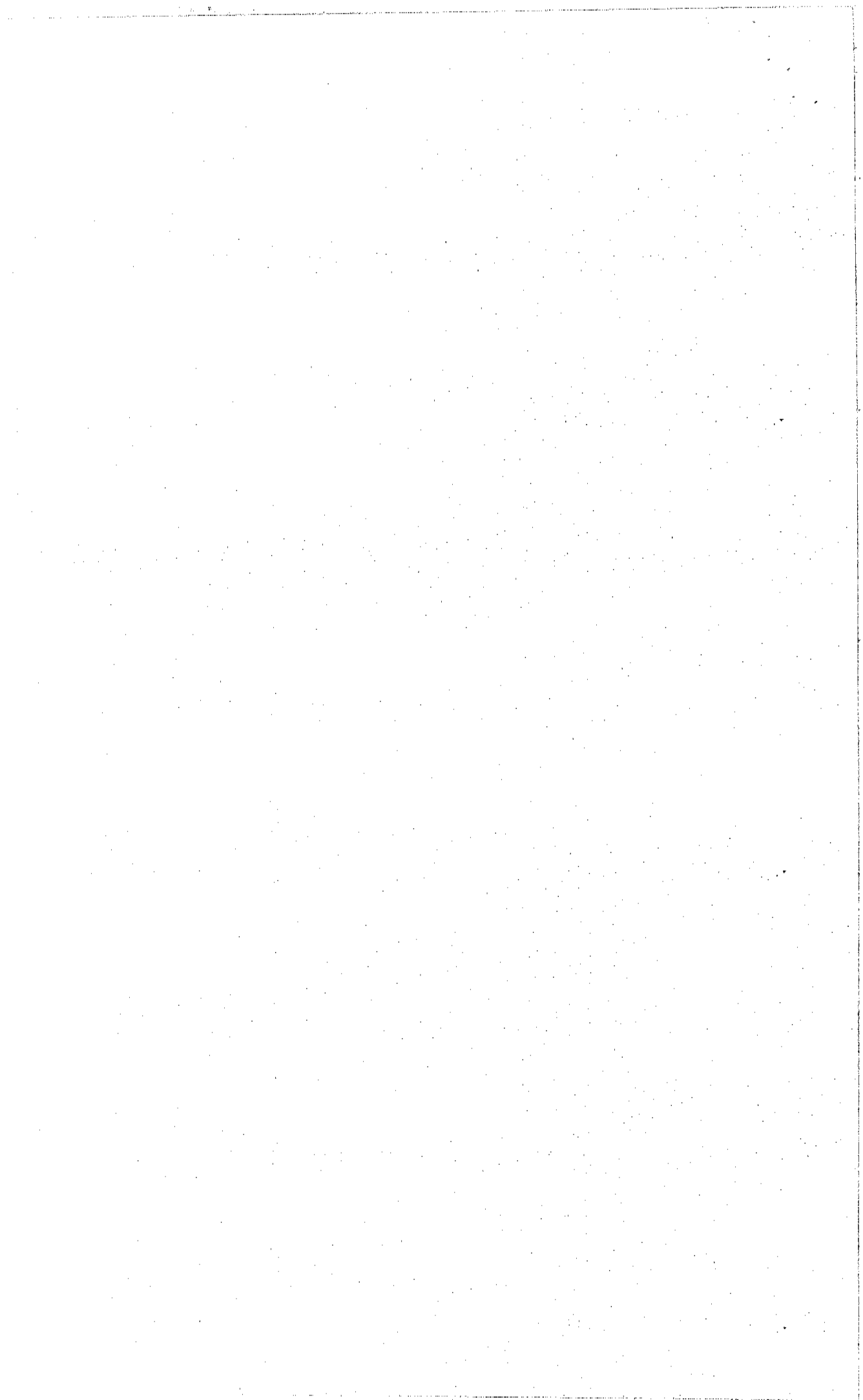
**Snow Flower Sales Pvt. Ltd.**











### Major Information of the Deed

Deed No.	I-1502-02061/2018	Date of Registration	01/06/2018
Query No / Year	1502-1000149230/2018	Office where deed is registered	
Query Date	25/09/2006	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjay Mondal Uttar Badra, Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700079, Mobile No. : 7278728934, Status : Others		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,50,000/-	Rs. 5,73,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 28,670/- (Article:23)	Rs. 6,310/- (Article:A(1), E, M(b))		
Remarks			

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Garagari

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-687	LR-672	Shali	Shali	21 Dec	2,50,000/-	5,73,000/-	
<b>Grand Total :</b>					<b>21Dec</b>	<b>2,50,000 /-</b>	<b>5,73,000 /-</b>	

#### Seller Details :

Sl No	Name Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Tarak Chandra Mondal (Presentant) Son of Late Biswasnath Mondal Executed by: Self, Date of Execution: 24/09/2006 , Admitted by: Self, Date of Admission: 25/09/2006 ,Place : Office			
Jugberia, P.O:- Jugberia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual Executed by: Self, Date of Execution: 24/09/2006 , Admitted by: Self, Date of Admission: 25/09/2006 ,Place : Office				

Major Information of the Deed :- I-1502-02061/2018-01/06/2018

01/06/2018 Query No:-15021000149230 / 2018 Deed No :I - 150202061 / 2018, Document is digitally signed.

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**Buyer Details :**

Sl. No	Name, Address, Photo, Finger print and Signature
1	<b>SNOW FLOWER SALES PVT LTD</b> Mandal Para, Kasba, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Status : Organization, Status : Not Executed

**Representative Details :**

Sl. No	Name, Address, Photo, Finger print and Signature
1	<b>Utpal Kumar Mondal</b> Son of Late Nabin Mondal Mandal Para Kasba, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APBPM3711Q Status : Representative, Representative of : SNOW FLOWER SALES PVT LTD (as Director)

**Identifier Details :**

Name & address	
Md Zakir Hossain Son of Khadem Ali Patharghata, P.O:- Patharghata, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135. Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Tarak Chandra Mondal.	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Tarak Chandra Mondal	SNOW FLOWER SALES PVT LTD-21 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Garagari

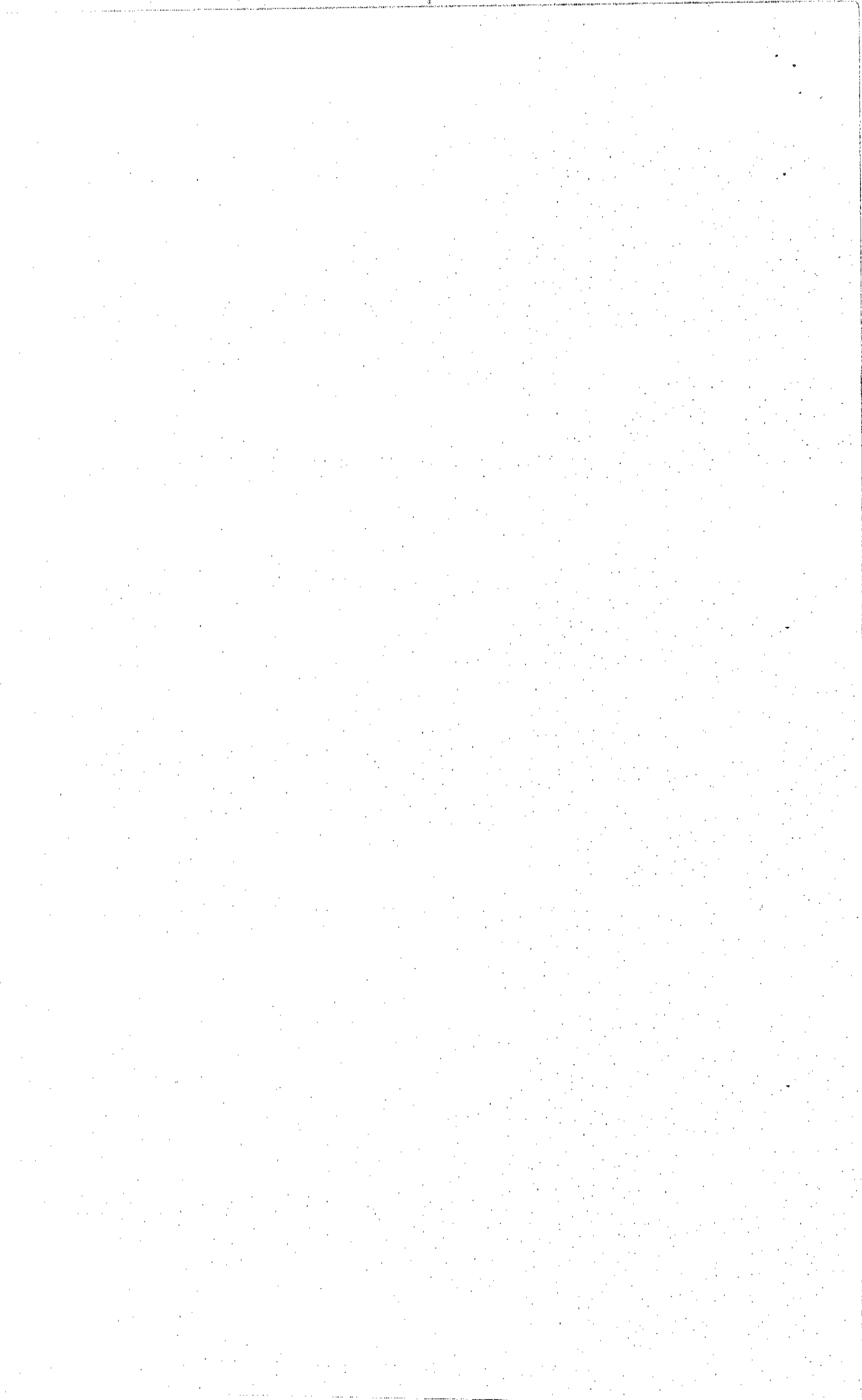
Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 687(Corresponding RS Plot No:- 687), LR Khatian No:- 672	Owner: সন্ন্যাসী মওল, Gurdian: রঘুনাথ মওল, Address: মিজ, Classification: শালি, Area: 0.21000000 Acre,

**Endorsement For Deed Number : I - 150202061 / 2018**

Major Information of the Deed :- I-1502-02061/2018-01/06/2018

01/06/2018 Query No:-15021000149230 / 2018 Deed No : I - 150202061 / 2018, Document is digitally signed.

Page 11 of 17



On 25-09-2006

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 18:21 hrs on 25-09-2006, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Tarak Chandra Mondal, Executant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 5,73,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 25/09/2006 by Tarak Chandra Mondal, Son of Late Biswasnath Mondal, Jugberia, P.O. Jugberia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession Business

Indetified by Md Zakir Hossain, , Son of Khadem Ali, Patharghata, P.O: Patharghata, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Payment of Stamp Duty

Ranen Dutta

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

On 26-09-2006

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,310/- ( A(1) = Rs 6,292/- .E = Rs 14/- M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 2,771/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 28,670/- and Stamp Duty paid by Draft Rs 7,500/-  
Description of Draft

1. Draft(8554) No: 071395, Date: 25/09/2006, Amount: Rs.7,500/-, Bank: ,

Ranen Dutta

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

On 01-06-2018

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 6,310/- ( A(1) = Rs 6,292/- .E = Rs 14/- .M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,539/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 31/05/2018 8:06PM with Govt. Ref. No: 192018190244033851 on 31-05-2018, Amount Rs: 3,539/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 1462237456 on 31-05-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1502-02061/2018-01/06/2018

01/06/2018 Query No:-15021000149230 / 2018 Deed No : I - 150202061 / 2018, Document is digitally signed.





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 28,670/- and Stamp Duty paid by online = Rs 16,170/-

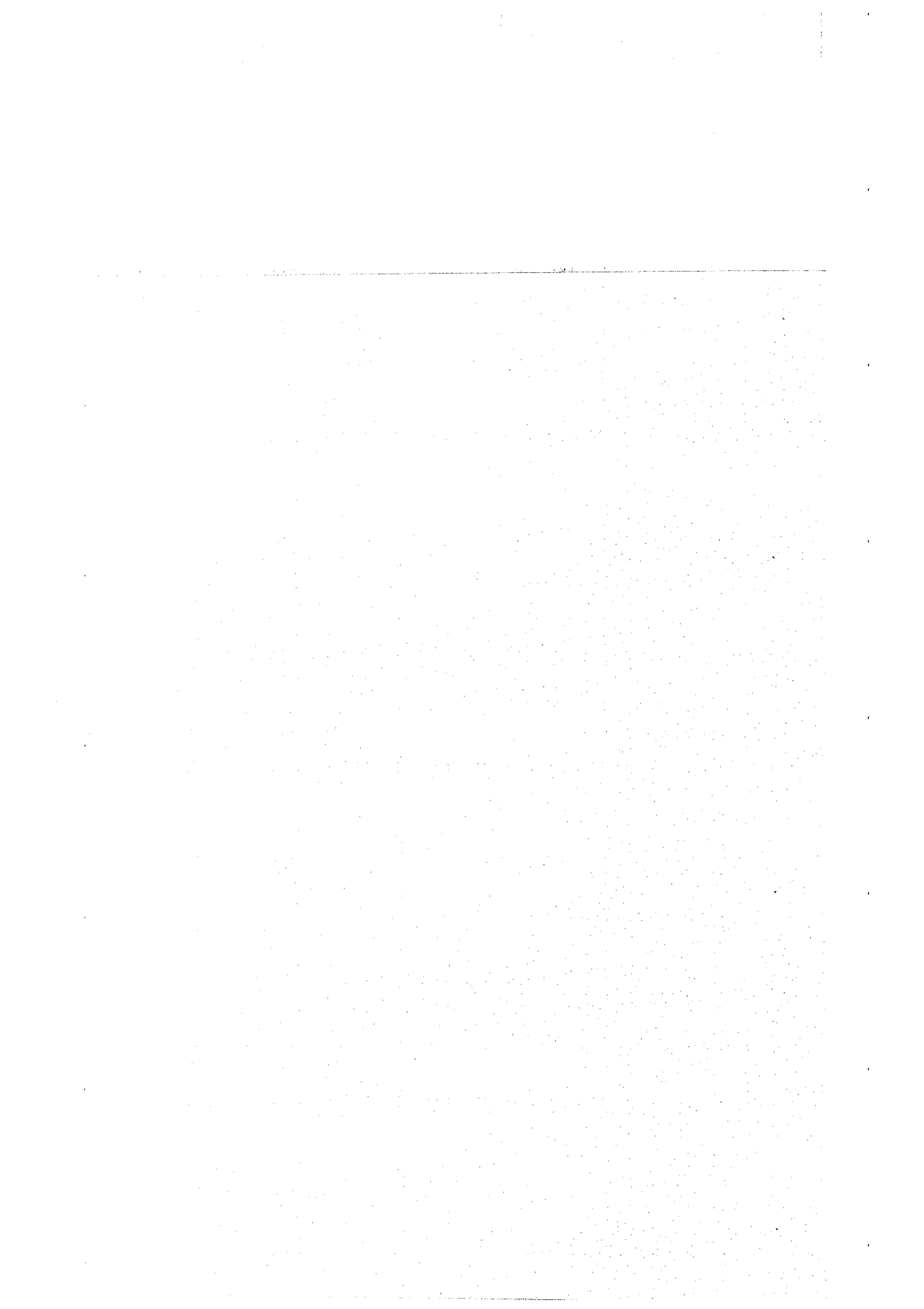
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/05/2018 8:06PM with Govt. Ref. No: 192018190244033851 on 31-05-2018, Amount Rs: 16,170/- Bank: ICICI Bank (ICIC0000006); Ref. No. 1462237456 on 31-05-2018, Head of Account 0030-02-103-000-02

*UK Basu*

Utpal Kumar Basu  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. II NORTH 24-  
PARGANAS  
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1502-02061/2018-01/06/2018

01/06/2018 Query No:-15021000149230 / 2018 Deed No :I - 150202061 / 2018, Document is digitally signed.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2018, Page from 59545 to 59561

being No 150202061 for the year 2018.



*UK Basu*

Digitally signed by UTPAL KUMAR BASU  
Date: 2018.06.01 14:07:41 +05:30  
Reason: Digital Signing of Deed.

(Utpal Kumar Basu) 01-06-2018 14:07:12  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

