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19.20.08

C 922682

Subarna Kumar Chatterjee
Chartered Accountant (Sole Agent)

9 JUN 2008

20 JUN 2008

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 19th day of JUNE, TWO THOUSAND EIGHT;

BETWEEN

MRS. ANJU CHHAWCHHARIA, (PAN No.ACDPC5465G), wife of Sri Manoj Chhawchharia, both by faith Hindu and residing at 1A, Nando Mullick Lane, Kolkata - 700 006, hereinafter referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART;

Anju Chhawchharia

AND

For SNOW WHITE ENTERPRISES PVT. L

[Signature]
Dire

3.5.98

M. Musker Adv.

NAME	
ADDRESS	
RS	
1 JUN 2008	
SURENDRANATH MUKHERJEE	
Advocate, High Court, Kolkata	
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17 JUN 2008

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For SNOW WHITE ENTERPRISES PVT. LTD.

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Director

(SANJAY SARAF)



5938

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Anju Chhauwchharia



Identified by me.

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Mahendra Musker
Advocate, High Court, Kolkata

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MUSKER ENTERPRISES PVT. LTD.
Kolkata

17 JUN 2008

M/s. SNOW WHITE ENTERPRISES PRIVATE LIMITED, (PAN No. AAHCS2108P), a Private Limited Company, within the meaning of the Companies Act, 1956, having its Registered Office at no.5, Kabir Road, Kolkata - 700 026, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its directors present or future, executors, administrators, representatives and assigns), hereinafter referred to as the '**PURCHASER**' of the **OTHER PART**;

WHEREAS:

- A. Avanti Paul and Jibanti Paul were jointly the owners in respect of land measuring about 10 (Ten) Bighas and 6 (Six) Cottahs situate lying at and being R. S. Dag No. 140 J. L. No.10 Mouza - Atghara, P. S. Rajarhat, 24-Parganas (North).
- B. The said Avanti Paul and Jibanti Paul made a plan by dividing a portion of the said plot of land measuring about 10 Bighas into 26 separate and independent plots and the same were numbered and marked as Plots Nos. 4 to 29 in the manner as shown in the Plan annexed hereto and therein bordered with Yellow colour further making a common road/passage measuring about 37 Cottahs for the use and enjoyment of the same by the owners/occupiers of the said several 26 plots and the said common road / passages is shown in Green borders in the Plan annexed hereto. The remaining portion of the said plot of land measuring about 5 Cottahs and 7 Chittacks was sold by the said Avanti Paul and Jibanti Paul in favour of different buyers.
- C. In or about the year 1965 the said Avanti Paul and Jibanti Paul with the consent and concurrence of the heirs of Late Jiten Paul namely Smt. Charusila Paul, Kali Krishna Paul, Radha Charan Paul and Golak Paul duly sold all the said 26 plots together with proportionate ownership right in the said common road/passage measuring about 37 Cottahs in favour of different buyers.
- D. By a Bengali Kobala dated 10th August, 1965 registered in Book No.1, Being Deed No.7428 for the year 1965 at the office of the Sub-Registrar, Cossipore, Dum Dum, the said Avanti Paul and Jibanti Paul with the consent of the abovenamed heirs, heiress and legal representatives of Late Jiten Paul, duly sold transferred and conveyed unto and in favour of one Sri Kalyan Mullick ALL THAT the land in aggregate measuring about 7 (Seven) Cottahs being Plot No.7 comprised in portion of R. S. Dag No.140, J. L. No.10, P. S. Rajarhat, Mouza Atghara, 24-Parganas (North) and the same is marked as Plot No.7 in the plan annexed thereto Together with proportionate ownership right title or interest in respect of the said Road/passage (equivalent to 1 Cottah 9 Chittacks 23 Sq. Ft.) shown in Green borders in the Plan annexed thereto, more fully described in Part-I of the First Schedule hereto (hereinafter referred to as "**the Said Plot**") free from all encumbrances whatsoever, at or for the consideration therein mentioned.
- E. By a Bengal Kobala (Sale Deed) dated 13th August, 1965 registered at the Office of the Sub-Registrar- Cossipore, Dum Dum and recorded in Book No.1, Being Deed No.7430, Pages 96 to 105, for the year 1965 the said Avanti Paul and Jibanti Paul with the consent of the abovenamed heirs, heiresses and legal

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9 JUN 2008

representatives of Late Jiten Paul duly sold transferred and conveyed unto and in favour of the said Sri Kalyan Mullick and 16 others All that the land in aggregate measuring about 27 Cottahs and 25 Sq. ft. being Plot Nos.13 and 29 comprised in portion of R. S. Dag No.140, J. L. No. 10, P. S. Rajarhat, Mouja Atghara, Dist.24 Parganas North shown and delineated in Black borders in the Plan "X" annexed thereto and therein also marked as Plot Nos. 13 and 29 together with proportionate ownership right title or interest in respect of the said Road/passage shown in green borders in the Plan "X" annexed thereto, (hereinafter referred to as the Plot Nos. 13 and 29).

- F. As far as the ownership of Sri Kalyan Mullick in the said plots No.13 and 29 is concerned, Sri Kalyan Mullick became entitled to ALL THAT an undivided share or interest in the said Plot No.13 and 29 (equivalent to 14 Chittacks and 19 Sq. Ft.) Together with undivided proportionate ownership right in the road/passage (equivalent to 3 Chittacks and 12 Sq. Ft.), more fully described in Part-II of the First Schedule hereunder written (hereinafter referred to as the "Said Undivided Share or interest in the said Plot Nos.13 and 29").
- G. In the premises aforesaid, Sri Kalyan Mullick became the absolute owner in respect of Firstly All That piece or parcel of agricultural land measuring about 7 (seven) Cottahs being the said Plot No.7 Together with proportionate ownership rights in the said road/passage equivalent to 1 Cottah 9 Chittacks and 23 Sq. Ft. (out of total land measuring about 37 Cottahs shown and delineated in GREEN borders in the Plan annexed hereto) comprised in portion of R.S. Dag No. 140, J.L. No. 10, P.S. Rajarhat, Mouja Atghara, Dist. 24- Parganas (North), more fully described in Part-I of the First Schedule hereunder written AND SECONDLY the "Said Undivided Share or interest in the Said Plot Nos. 13 and 29 being All That the undivided share or interest in the said Plot Nos. 13 and 29 being land equivalent to 14 Chittacks and 19 Sq. Ft. Together with undivided proportionate ownership right in the said road/passage equivalent to 3 Chittacks and 12 Sq. ft. (out of total land measuring about 37 Cottahs shown and delineated in GREEN borders in the Plan annexed hereto) situated at portion of R. S. Dag Nos. 140, J. L. No. 10 P.S. Rajarhat, Mouja Atghara, Dist. 24- Parganas (North) more fully described in Part-II of the First Schedule hereunder written (hereinafter collectively referred to as "the Said Premises").
- H. By an Indenture of Conveyance dated 4th June, 2002, registered at the office of the Additional District Sub-Registrar-II, Barasat, North 24 Parganas and recorded in Book No.1, Volume No.61, Pages 55 to 71, Being Deed No.01741 for the year 2004, the aforesaid owner Sri Kalyan Mullick sold transferred and conveyed portion of his share or interest in "the Said Premises" i.e. All THAT the piece or parcel of plot of agricultural land measuring about 3 (Three) Cottahs 8 (Eight) Chittacks be the same little more or less situate lying at and being Southern portion of the Plot No. 7 shown and delineated in RED borders in the plan annexed hereto TOGETHER WITH undivided proportionate ownership right in the road/passage measuring 37 Cottahs (equivalent to 12 Chittacks and 34 Sq. ft.) shown and delineated in green borders in the plan annexed hereto, TOGETHER WITH undivided proportionate share or interest in the said Plot Nos. 13 and 29 (equivalent to 7 (Seven) Chittacks and 9 (Nine) Sq. ft.) shown and delineated in BLACK borders in the Plan annexed hereto

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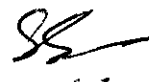
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9 JUN 2008

TOGETHER WITH undivided proportionate ownership right in the said passage/road (equivalent to 1 (One) Chittack 29 (Twenty-Nine) Sq. Ft.) shown and delineated in Green Borders in the plan annexed hereto comprised in portion of R. S. Dag No.140, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24 Parganas (North), more fully described in the Second Schedule hereunder written (hereinafter referred to as "the SAID PROPERTY") unto and in favour of the Vendor herein free from all encumbrances, mortgages, charges, liens, lispensens, claims, demands, liabilities, acquisitions, requisitions, Barga, attachment, alignment and trusts whatsoever, at or for the agreed consideration mentioned therein.

- I. In the premises aforesaid, Mrs. Anju Chhawchharia, the Vendor herein, became the absolute owner of the Said Property free from all encumbrances whatsoever and howsoever.
- J. The Vendor herein applied for and got the mutation certificate from the Rajarhat Gopalpur Municipality in her favour recording the Said Property in her name under Mutation Certificate no.16616 dated 24th May, 2004 and the Said Property has been recorded as Holding No.AS/10/1557/2004.
- K. The Vendor abovenamed doth hereby represented and assured the Purchaser as follows:
- i) That the Vendor is the sole and absolute owner of the Said Property;
 - ii) That "the Said Property" is free from all encumbrances, mortgages, charges, liens, lispensens, claims, demands, liabilities, acquisitions, requisitions, alignments, Barga, attachment and trust whatsoever;
 - iii) That "the Said Property" is not adversely affected by the West Bengal Land Reforms Act, 1956 and/or the Urban Land (Ceiling & Regulation) Act, 1976;
 - iv) That neither "the Said Property" is affected by any Barga whatsoever and that the Vendor abovenamed at all times have been and still is in physical possession and occupation of the Said Property;
 - v) That the Vendor abovenamed has undivided proportionate ownership right in respect of the said road/passage and in Plot Nos.13 & 29 as shown in green borders and Black borders respectively in the plan annexed hereto;
 - vi) That there is no restrain order passed by any court of law nor there is any impediment of any nature whatsoever for the Vendor to sell and/or transfer the Said Property or portion thereof including her undivided proportionate ownership right and/or share in the said road/passage and Plot Nos.13 & 29 in favour of the Purchaser abovenamed;
 - vii) That in the event the Purchaser abovenamed agrees to purchase and/or acquire the Said Property in entirety or portion thereof as per this Deed, the Vendor abovenamed shall make over the vacant and peaceful possession of the same in favour of the Purchaser;

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9 JUN 2008

- viii) That the Vendor herein and/or her predecessors in title have not deposited the title deeds or documents in respect of "Said Property" with any person or party with an intention to create equitable mortgage or as security for performance of any act or payment of any money or otherwise;
- ix) The Vendor has not entered into any agreement and/or arrangement with any person or party either for sale or for development of the Said Property nor any such agreement is subsisting;
- L. The Purchaser herein relying on the abovementioned various representations and assurances and further believing the same to be true, approached the Vendor for purchase of the portion of the Said Property being demarcated portion of the Plot No.7 (South) and proportionate undivided ownership right in the road/passage together with undivided proportionate share or interest in the Plot No.13 and 29 and proportionate undivided ownership right in the road/passage in favour of the Purchaser herein.
- M. The Vendor has agreed to sell and the Purchaser herein has agreed to purchase the Portion of the Said Property i.e. **ALL THAT** portion of share or interest in the piece or parcel of agricultural land measuring about 1 (One) Cottah 2 (Two) Chittacks and 21 (Twenty-One) Sq. Ft. (out of Vendor's share measuring 3 (Three) Cottahs 8 (Eight) Chittacks of land being the Southern portion of Plot No.7 shown and delineated in RED borders in the plan annexed hereto) Together with undivided proportionate ownership right in the road/passage (equivalent to land measuring 4 (Four) Chittacks 10 (Ten) Sq. Ft.) (out of Vendor's share measuring 12 (Twelve) Chittacks 34 (Thirty-Four) Sq. Ft.) Together With undivided proportionate share or interest in the said Plot Nos. 13 and 29 (equivalent to 2 (Two) Chittacks 17 (Seventeen) Sq. Ft.) (out of Vendor's share measuring 7 (Seven) Chittacks and 9 (Nine) Sq. ft.) **TOGETHER WITH** proportionate undivided ownership right in the said passage/road (equivalent to 24 (Twenty-Four) Sq. Ft.) (out of Vendor's share measuring 1 (One) Chittack 29 (Twenty-Nine) Sq. Ft.) in aggregate admeasuring 1 (One) Cottah 9 (Nine) Chittacks and 27 (Twenty-Seven) Sq. Ft. comprised in portion of R. S. Dag No.140, R. S. Khatian No.90, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24 Parganas (North), more fully described in the Third Schedule hereunder written (hereinafter referred to as "**the Portion of the Said Property**") free from all encumbrances, mortgages, charges, liens, lispendens, claims, demands, liabilities, acquisitions, requisitions, Barga, attachment and trusts whatsoever, at or for the agreed consideration and on the agreed terms mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said agreement and in consideration of the sum of **Rs.19,20,000/= (Rupees Nineteen Lacs Twenty Thousand)** only duly paid to the Vendor herein by M/s. Snow White Enterprises Private Limited, the Purchaser herein, at or before the execution of these presents (the receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof acquits releases and discharges the Purchaser as also "the Portion of the Said Property" hereby sold transferred and conveyed) the Vendor doth hereby grant, sell, transfer, convey, assign and assure unto and in favour of the Purchaser abovenamed **ALL THAT** portion of share or interest in the piece or parcel of

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9 JUN 2008

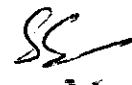
agricultural land being Southern portion of Plot No.7 measuring about 1 (One) Cottah 2 (Two) Chittacks and 21 (Twenty-One) Sq. Ft. {out of Vendor's share measuring 3 (Three) Cottahs 8 (Eight) Chittacks} shown and delineated in PINK borders in the plan annexed hereto Together with undivided proportionate ownership right in the road/passage (equivalent to land measuring 4 (Four) Chittacks and 10 (Ten) Sq. Ft. out of Vendor's share measuring 12 (Twelve) Chittacks 34 (Thirty-Four) Sq. Ft.) shown and delineated in GREEN borders in the plan annexed hereto **TOGETHER WITH** undivided proportionate share or interest in the said Plot Nos. 13 and 29 (equivalent to 2 (Two) Chittacks and 17 (Seventeen) Sq. Ft. out of Vendor's share measuring 7 (Seven) Chittacks and 9 (Nine) Sq. ft.) shown and delineated in Black Borders in the plan annexed hereto **TOGETHER WITH** proportionate undivided ownership right in the said passage/road (equivalent to 24 (Twenty-Four) Sq. Ft. out of Vendor's share measuring 1 (One) Chittack 29 (Twenty-Nine) Sq. Ft.) shown and delineated in GREEN borders in the plan annexed hereto comprised in portion of R. S. Dag No.140, R. S. Khatian No.90, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24 Parganas (North), more fully described in the Third Schedule hereunder written (hereinafter referred to as "**the Portion of the Said Property**") free from all encumbrances, mortgages charges, liens, lispensens, claims, demands, liabilities, acquisitions, requisitions, Bargas, attachments, alignments and trust whatsoever;

OR HOWSOEVER OTHERWISE "**the Portion of the Said Property**" or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described and distinguished;

TOGETHER WITH all compounds, areas, ways, paths, passages, sewers, drains, water, water-courses, plants trees, crops, bushes and all manner of connections and all other rights of land comprised therein **AND ALL** liberties, privileges, easements and appurtenances whatsoever thereunto belonging or held or used or occupied therewith or reputed to belong or appurtenant thereto **A N D** the reversion or reversions, remainder or remainders **AND THE** rents issues and profits of "**the Portion of the Said Property**" and all the estates, right, title, interest, property, claim and demands whatsoever both at law and in equity of the Vendor into, upon and in any manner concerning "**the Portion of the Said Property**" and every part thereof **TOGETHER WITH** all rights of ingress to and egress from "**the Portion of the Said Property**" at all times with all rights to lay drains, water pipes, sewerages, electric and telephone cables and pipes **TOGETHER WITH** all deeds, pattahs, muniments writings and evidences of title and other documents exclusively relating to or concerning "**the Portion of the Said Property**" or any part thereof, which now are or hereafter shall or may be in the custody, power or possession of the Vendor or any other person or persons from whom the Vendor can or may procure the same, without any action or suit at law or in equity.

TO HAVE AND TO HOLD "**the Portion of the Said Property**", more fully described in the Third Schedule hereunder written hereby sold, granted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use and benefit of the Purchaser absolutely and for ever as and for an absolute indefeasible and perfect estate of inheritance thereof in fee simple or an estate equivalent thereto, without any manner of condition use trust and other things whatsoever to alter defeat encumber or make void the same **A N D** free from all encumbrances, charges, mortgages, liens, lispensens, claims, demands,

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9 JUN 2008

liabilities, acquisitions, requisitions, barga, attachments, alignments and trusts whatsoever;

AND THE VENDOR doth hereby covenant with the Purchaser as follows:

THAT notwithstanding any act deed matter or thing whatsoever by the Vendor or any of the predecessors in title of the Vendor made, committed or knowingly suffered to the contrary, the Vendor is lawfully rightfully and absolutely seized and possessed or otherwise well and sufficiently entitled to "the Portion of the Said Property" hereby granted sold, conveyed and transferred or intended so to be in perfect and indefeasible estate of inheritance, without any manner of condition use trust or thing whatsoever to alter, defeat, encumber or make void the same ;

THAT notwithstanding any such act deed matter or thing whatsoever as aforesaid, the Vendor now has good right, full power and absolute authority and indefeasible title to grant, sell, convey and transfer "the Portion of the Said Property" hereby granted sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid and according to the true intent and meaning of these presents;

AND THAT the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy "the Portion of the Said Property" hereby granted sold conveyed and transferred and receive the rents issues and profits of "the Portion of the Said Property", without any lawful eviction interruption hindrance claim or demand whatsoever from or by the Vendor or any other persons or persons having or lawfully or equitably claiming from under or in trust for the Vendor;

AND THAT free and clear and freely and clearly and absolutely acquired exonerated released and discharged by and at the costs and expenses of the Vendor and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all manner of encumbrances whatsoever made, suffered, created, done executed or occasioned by the Vendor or any other person or persons whosoever lawfully or equitably or rightfully claiming any estate or interest or right as aforesaid;

AND THAT "the Portion of the Said Property" is not affected by any barga or any attachment including attached under any certificate case or any proceedings started at the instance of the Income Tax authorities or the Estate Duty authorities or other Government authorities under the Public Demand Recovery Act or any other acts or otherwise whatsoever;

AND THAT no declaration has been made or published for acquisition or requisition of "the Portion of the Said Property" or any part thereof under the Land Acquisition Act or any other acts or laws for the time being in force **AND THAT** "the Portion of the Said Property" or any part thereof is not affected by any notice or proceeding for acquisition or requisition under the Defence of India Act or Rules framed there under or any other Acts or enactments whatsoever;

AND THAT "the Portion of the Said Property" being agricultural land, there is no impediment under the provisions of the Urban Land (Ceiling & Registration)

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9 JUN 2008

Act, 1976 for the Vendor to grant, transfer, convey, sell, assign and assure "the Portion of the Said Property" in favour of the Purchaser in the manner aforesaid;

AND THAT the Vendor and all other persons having or lawfully or equitably or rightfully claiming any estate right title or interest or trust property claim and demand whatsoever in "the Portion of the Said Property" hereby sold, conveyed, granted and transferred or any 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 make do execute and perfect or cause to be made, done, executed and perfected all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring conveying and confirming "the Portion of the Said Property" and every part thereof unto and to the use and benefit of the Purchaser for ever in the manner aforesaid, as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO

("The Said Premises")

Part-I

("the Said Plot")

All That piece or parcel of agricultural plot of land measuring 7 (Seven) Cottahs be the same a little more or less situate lying at and being Plot No.7 comprised in portion of R. S. Dag No.140, R. S. Khatian No.90, J. L. No.10, P. S. Rajarhat, Mouza-Atghara, 24-Parganas (North) within the jurisdiction of Additional Sub-Registry Office of Bidhannagar, Salt Lake City, District North 24 Parganas, shown and delineated in BLUE border in the plan annexed hereto and marked as Plot No.7;

TOGETHER WITH an undivided proportionate ownership right in the road/passage measuring about 37 Cottahs (equivalent to 1 (One) Cottahs 9 (Nine) Chittacks and 23 (Twenty-Three) Sq. Ft.) shown in Green borders in the plan annexed hereto;

Part-II

(Said Undivided Share or interest in the Said Plot nos.13 & 29)

ALL THAT an undivided share or interest in the agricultural land in aggregate measuring 1 (One) Bighas 7 (Seven) Cottahs and 25 (Twenty-five) Sq. Ft. being plot Nos.13 and 29 (equivalent to 14 Chittacks and 19 Sq. Ft.) comprised in portion of R. S. Dag No. 140, R. S. Khatian No.90, J. L. No.10, P. S. Rajarhat, Mouja Atghara, 24 Parganas (North) within the jurisdiction of Additional Sub-Registry Office of Bidhannagar, Salt Lake City, District North 24 Parganas, shown and delineated in Black border in the plan annexed hereto and marked as Plot nos.13 and 29;

TOGETHER WITH an undivided proportionate ownership right in the road/passage measuring about 37 Cottahs (equivalent to 3 (Three) Chittacks and

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9 JUN 2008

12 (Twelve) Sq. Ft.) shown and delineated in green borders in the plan annexed hereto.

THE SECOND SCHEDULE ABOVE REFERRED TO

("the Said Property")

All That portion of piece or parcel of agricultural land measuring 3 (Three) Cottahs 8 (Eight) Chittacks be the same a little more or less situate lying at and being the Southern portion of Plot No.7 shown and delineated in RED borders in the plan annexed hereto **TOGETHER WITH** undivided proportionate ownership right in the road/passage (equivalent to 12 (Twelve) Chittacks and 34 (Thirty-Four) Sq. Ft.); both being the portion of the Said Plot, morefully described in Part-I of the First Schedule hereinabove **TOGETHER WITH** undivided proportionate share or interest in the said Plot Nos. 13 and 29 (equivalent to 7 (Seven) Chittacks and 9 (Nine) Sq. ft. be the same a little more or less) shown and delineated in Black border **TOGETHER WITH** undivided proportionate ownership right in the said road/passage (equivalent to 1 (One) Chittack and 29 (Twenty-Nine) Sq. ft.); both being the portion of the Said Undivided right in the Said Plot Nos.13 & 29 morefully described in Part-II of the First Schedule hereinabove, in aggregate admeasuring 4 (Four) Cottahs 13 (Thirteen) Chittacks and 27 (Twenty-Seven) Sq. Ft. stands recorded under the Municipal Holding No.AS/10/1557/2004 in Ward No.6 within the municipality of Rajarhat Gopalpur Municipality in the District of North 24 Parganas.

THE THIRD SCHEDULE ABOVE REFERRED TO

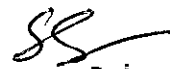
("the Portion of the Said Property")

All THAT portion of piece or parcel of agricultural land measuring 1 (One) Cottah 2 (Two) Chittacks 21 (Twenty-One) Sq. Ft. be the same a little more or less situate lying at and being portion of the Southern portion of Plot No.7 shown and delineated in PINK border in the Plan annexed hereto **TOGETHER WITH** undivided proportionate ownership right in the road/passage (equivalent to 4 (Four) Chittacks and 10 (Ten) Sq. Ft.) **TOGETHER WITH** undivided proportionate share or interest in the said Plot Nos. 13 and 29 equivalent to 2 (Two) Chittacks and 17 (Seventeen) Sq. Ft. **TOGETHER WITH** undivided proportionate ownership right in the said passage/road equivalent to 24 (Twenty-Four) Sq. Ft., in aggregate admeasuring 1 (One) Cottah and 9 (Nine) Chittacks and 27 (Twenty-Seven) Sq. Ft. being the portion of the Said Property, morefully described in the Second Schedule hereinabove written.

By this Deed total 1 (One) Cottahs 9 (Nine) Chittacks and 27 (Twenty-Seven) Sq. Ft. is being conveyed

1 (One) Cottah 2 (Two) Chittacks and 21 (Twenty-One) Sq. Ft. of land in Plot No.7 (South) and 4 (Four) Chittacks and 10 (Ten) Sq. Ft. of undivided ownership right in the passage TOGETHER WITH 2 (Two) Chittacks and 17 (Seventeen) Sq. Ft. undivided share or interest in Plot No.13 & 29 and 24 (Twenty-Four) Sq. Ft. of undivided ownership right in the passage

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9 JUN 2008

IN WITNESS WHEREOF the Vendor and the Purchaser hereto have put their respective hands and seal on the day month and year first above written.

SIGNED SEALED AND DELIVERED

By **ANJU CHHAWCHHARIA**
the Vendor abovenamed at Kolkata
in the Presence of:

Anju Chhawchharia

anjudchhawchharia
MANOJ CHHAWCHHARIA,
1A Nanda Mullick Lane
Kolkata - 700006.

SIGNED SEALED AND DELIVERED

By **SANJAY SARAF**, Director of M/s.
SNOW WHITE ENTERPRISES PRIVATE
LIMITED, the Purchaser abovenamed at
Kolkata in the Presence of:

For SNOW WHITE ENTERPRISES PVT. LTD.

Sanjay Saraf
Director

Muskan
Mahendra Muskara
GA, K. S. Roy Road
Kolkata - 700001

Drafted by:
Mahendra Muskara
Advocate, High Court
Kolkata.



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9 JUN 2008

MEMO OF CONSIDERATION

RECEIVED of and from the within named
Purchaser the within mentioned amounts
Towards payment of consideration in full
And as per Memo hereunder written

Rs.19,20,000/=

MEMO

1. By Cheque no.000873 dated 3rd May, 2008
drawn on American Express Bank Limited,
Kolkata on behalf of the Purchaser in favour
of Mrs. Anju Chhawchharia, the Vendor for **Rs.2,50,000/=**
2. By Cheque no.296346 dated 6th May, 2008
drawn on Oriental Bank of Commerce, Park
Street, Kolkata on behalf of the Purchaser in
favour of Mrs. Anju Chhawchharia, the Vendor for **Rs.2,50,000/=**
3. By Cheque no.144611 dated 16th June, 2008
drawn on ICICI Bank Limited, Bhowanipore Branch,
Kolkata by the Purchaser in favour of
Mrs. Anju Chhawchharia, the Vendor for **Rs.14,20,000/=**

Total: Rs.19,20,000/=

(Rupees Nineteen Lacs Twenty Thousand Only)

Witness:

[Handwritten signature]

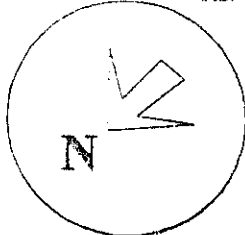
Anju Chhawchharia
(ANJU CHHAWCHHARIA)



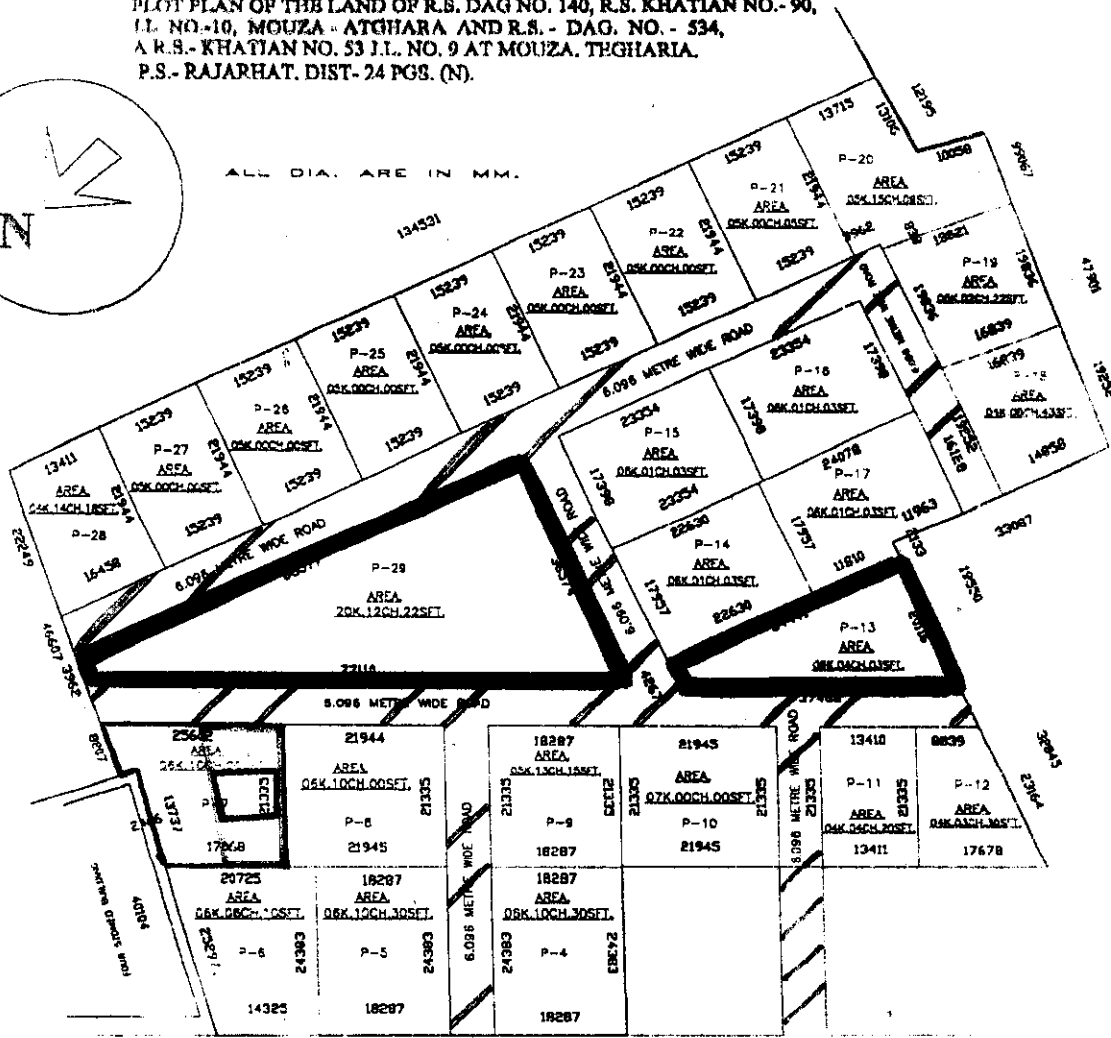
[Handwritten signature]
[Redacted text]

9 JUN 2008

PLOT PLAN OF THE LAND OF R.S. DAG NO. 140, R.S. KHATIAN NO.- 90,
 I.L. NO.-10, MOUZA - ATGHARA AND R.S. - DAG. NO. - 534,
 A R.S.- KHATIAN NO. 53 I.L. NO. 9 AT MOUZA. TEHGARIA,
 P.S.- RAJARHAT. DIST- 24 PGS. (N).



ALL DIA. ARE IN MM.



57173
 25.950 METRE WIDE RAJARHAT ROAD

For SNOW WHITE ENTERPRISES PVT. LTD.

[Handwritten Signature]
 Director

Aju Chhawchharua

SIGNATURE OF THE VENDOR/VENDORS



[Handwritten signature]

9 JUN 2008












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

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












L.H. BOX- SMALL TO THUMB PRINTS

N.B.:-

R. H. BOX- THUMB TO SMALL PRINTS

 <i>Anju Chhawchharia</i>	LH.					
	RH.					

ATTESTED :-

 <i>Sharaf</i>	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-



[Handwritten signature]
A horizontal line of text, possibly a name or title, is obscured by a thick black redaction bar. A large, stylized handwritten flourish extends from the right side of the line.

9 JUN 2008





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

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









L.H. BOX- SMALL TO THUMB PRINTS

N.B.:-

R. H. BOX- THUMB TO SMALL PRINTS

 <i>Signature</i>	LH.					
	RH.					

ATTESTED :-

 <i>Signature</i>	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

Government of West Bengal
OFFICE OF THE A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR

Enclosure No. 1 of order number B-07973 of 2008
(Serial No. (S. No. 2008)

DD/2008 Date: Name: STATE BANK OF INDIA, Kalighat, received on: 20/06/2008.

Name of the Registering officer: Nurul Amin Khan
Designation: ADDITIONAL DISTRICT SUB-REGISTRAR

[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal

AKB



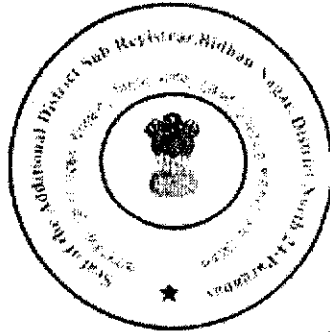
Handwritten signature above a rectangular stamp containing illegible text.

7 11 JUN 1988



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 685 to 701
being No 07973 for the year 2008.



(Nurul Amin Khan) 23-June-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

LR 1763