

B E T W E E N

ALKA DEVI GARODIA wife of **SARWAN KUMAR GARODIA** by faith Hindu, by occupation-housewife, presently residing at 5/1, **BASANT VIHAR, KANKI Rd., RACHI (BIHAR)** hereinafter called the '**VENDOR**' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, representative, executors, administrators and assigns) of the **ONE PART**.

A N D

IDEAL NICE PLAZA PVT. LTD., being a Company incorporated under the Companies Act, 1956 and represented by its Director **SRAWAN KUMAR HIMATSINGKA** and having its registered office situated at 50, **J.L.NEHRU ROAD, KOLKATA-700071** 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**

A N D

SNOW WHITE COMMODITIES PVT. LTD. being a Company incorporated under the Companies Act, 1956 and represented by its Director **SURESH KUMAR SHARMA** and having its registered office situated at 7, **GRANT LANE, 3rd FLOOR, KOLKATA-700012** hereinafter called and referred to as the as the **CONFIRMING PARTY** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, nominees and assigns) of the **THIRD PART**

WHEREAS, ALKA DEVI GARODIA the vendor herein, is the recorded owner of agricultural land measuring more or less 8.98 Satak out of 730 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO.19/5 situated at Mouza – MAHISHBATHAN, J. L. No. 18, under P. S. – Bidhan Nagar (East) in the district of 24 – Paraganas (North).

AND WHEREAS, ALKA DEVI GARODIA the vendor herein, purchased the said property from SUSHIL KUMAR PRAMANICK & 12 OTHERS, by way of a Sale Deed bearing no. 5011 for the year 1995 duly registered at OFFICE OF THE DISTRICT REGISTRAR., BARASAT, NORTH 24 PARGANAS is the absolute owner & occupier of the said land and enjoy a good and marketable title on the said land which she proposes to transfer unto the purchaser herein for good and valuable consideration.

AND WHEREAS, out of the above said property 1.14 satak has been acquired by the Govt. of West Bengal under the Land Acquisition Act 1984 and accordingly the vendor herein, became the absolute owner & occupier of the remaining 7.84 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO.19/5 situated at Mouza – MAHISHBATHAN, J. L. No. 18, under P. S. – Bidhan Nagar (East) in the district of 24 – Paraganas (North) and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS the vendor herein, is the absolute owner & occupier of the said land and enjoy a good and marketable title on the said land which they proposes to transfer unto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 7.84 Satak at Mouza – MAHISHBATHAN hereinafter called the “said plot”, more fully and particularly described in Schedule hereunder written, for a price of Rs.15,77,000/- (Rupees FIFTEEN LAKHS SEVENTY SEVEN THOUSAND 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.15,77,000/- (Rupees FIFTEEN LAKHS SEVENTY SEVEN THOUSAND ONLY) paid by the purchaser to the vendors before the execution of this present (the receipt of which the vendor doth hereby admit and 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 hereunder written with the rights of all sewers, drains, common fences, rights, liberties, privileges, easements, Quasi - 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 property or any part thereof **TOGETHER WITH** All deeds patahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and property 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 Sali Land measuring an area of 7.84 Satak in R.S.& L.R. DAG NO. 490 under L.R KHATIAN NO.19/5 situated at Mouza – MAHISHBATHAN under ward No. 14, Bidhan Nagar Municipality within the limit of Bidhan Nagar (East) 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 – MAHISHBATHAN, J. L. No. 18, TOUZI NO. 10 in the district of 24 – Paraganas (North).

A Map or Plan Annex hereto bordered "RED" line being part of this document

The Plot of land is bounded as under :-

R.S. & L.R.DAG NO. 490

ON THE NORTH : PART OF R.S. & L.R.DAG NO. 490.

ON THE SOUTH : R.S. & L.R.DAG NO. 555

ON THE EAST : MOUZA THAKDARI

ON THE WEST : R.S. & L.R.DAG NO. 487, 488 & 489

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. Jagan Adani
Chanda Nagar,
Hooshiy
2. Krishnendu Sankar
DN-37, Saltlake city
101-91.

Usha Devi Girardis

SIGNATURE OF THE VENDOR

Sanjay Sharma

Sanjay Sharma
Director
SIGNATURE OF THE CONFIRMING
PARTY

MEMO OF CONSIDERATION

Received from the within named Purchaser by the vendor herein a sum of Rs. 9,50,304/- (Rupees NINE LAKHS FIFTY THOUSAND THREE HUNDRED & FOUR ONLY) and by the confirming party herein a sum of Rs Rs 6,26,696/- (Rupees SIX LAKH TWENTY SIX THOUSAND SIX HUNDRED & NINETY SIX ONLY) towards full and final payment of the consideration for sale of the Said Plot described in the Schedule above, in the following manner.

Mode	Date	Bank	Amount(Rs)
Cheque no: '641806'	2/09/09	Bank of India	Rs. 9,50,304/-
Cheque no: '641807'	2/09/09	Bank of India	Rs 6,26,696/-
		TOTAL	Rs.15,77,000/-

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. Jagan Adam
2. Gopinath Sankar.

Alka Devi Gerodia

SIGNATURE OF THE VENDOR

SASWATI Commodities Pvt. Ltd

Surabi Sharma

SIGNATURE OF THE CONFIRMING

PARTY

Saswati Poddar.

Drafted by: SASWATI PODDAR, Adv.












WB/236/01

NATURE 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

 <i>Adika Devi Choudhary</i>	LH.					
	RH.					

ATTESTED :-

 <i>Suresh Chandra</i>	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					



ATTESTED :-

SPECIMEN FORM TEN FINGERPRINTS

No. Signature of the executants and/or purchaser Presentants

S. K. Thirumangalakudi



				
Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		
Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		
Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-08154 of :2009
(Serial No. 08048, 2009)

On 02/09/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 05.30 hrs on 02/09/2009, at the Private residence by Alka Devi Garodia, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 02/09/2009 by

1. Alka Devi Garodia, wife of Sarwan Kr Garodia, 5/1 Basant Vihar Kanki Rd Rachi Bihar, Thana -, By caste Hindu, by Profession :House wife

2. Suresh Kr Sharma, Director, Snow White Commodities Pvt Ltd, 7 Grant Lane 3rd Floor, Kol - 12, profession :---

Identified By Krishnendu Sarkar, son of S N Sarkar, D N - 37 Salt Lake City 700091 Thana: B N, by caste Hindu, By Profession :Service.

Name of the Registering officer :Rajendra Prasad
Upadhyay
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

On 04/09/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10.00/-

Payment of Fees:

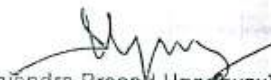
Fee Paid in rupees under article : A(1) = 17336/- B = 14/- on:04/09/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-1577000/-

Certified that the required stamp duty of this document is Rs 94640/- and the Stamp duty paid as: Impresive Rs:10

Deficit stamp duty


[Rajendra Prasad Upadhyay]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :1-08154 of :2009
(Serial No. 08048, 2009)

Deficit stamp duty Rs 94540/- is paid by the draft number 718372, Draft Date 02/09/2009 Bank Name STATE BANK OF INDIA, B. T. Rd. Cal., received on 04/09/2009.

Name of the Registering officer :**Rajendra Prasad
Upadhyay**
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**


[Rajendra Prasad Upadhyay]
ADDITIONAL DISTRICT SUB-REGISTRAR

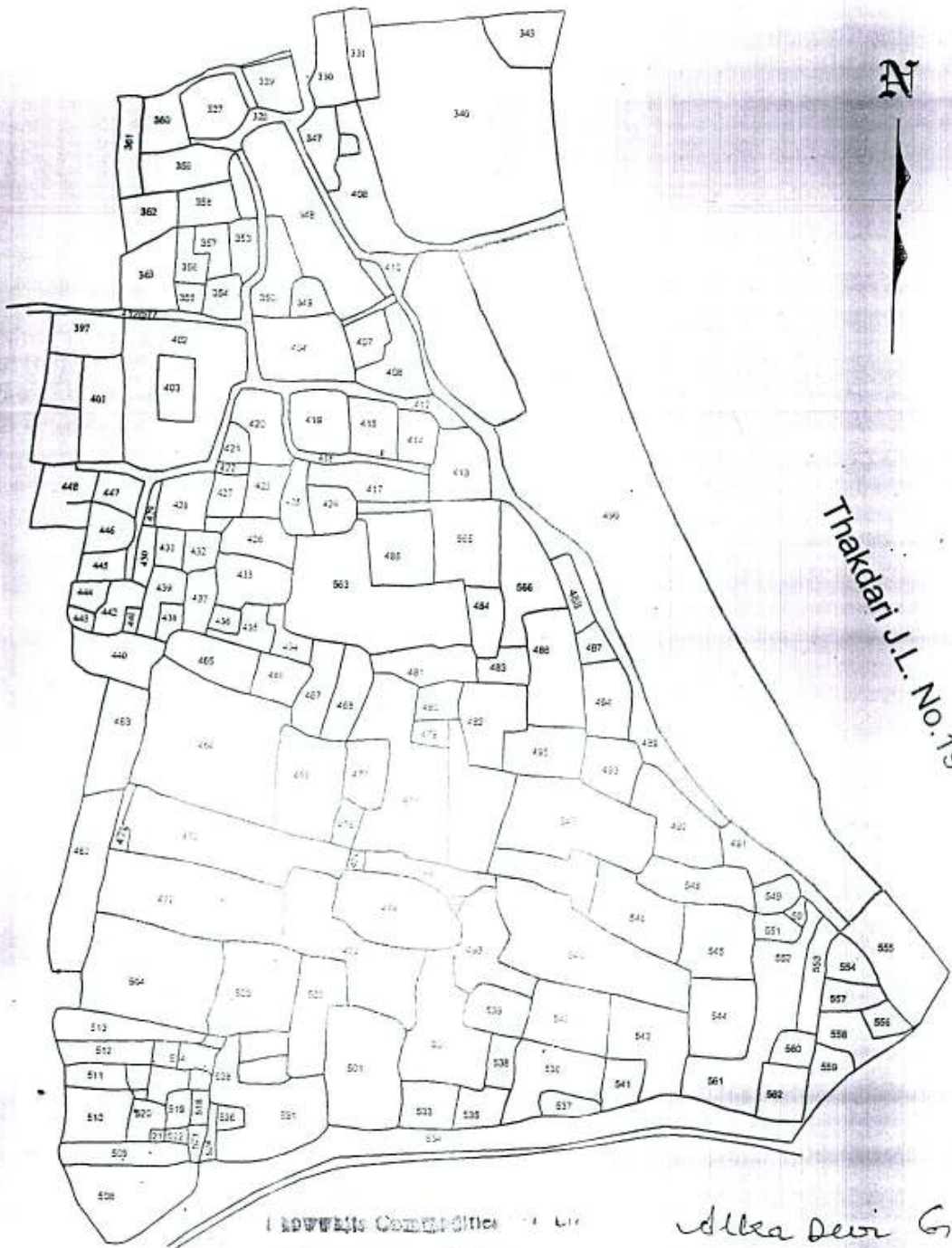
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal

SITE PLAN OF LAND AT MOUZA-MAHISHBATHAN,
J.L. NO.- 18, R.S. NO.-203. L.R. KHATIAN NO.-19/5,
R.S. & L.R. DAG NO.-490, P.S.-BIDHAN NAGAR (EAST).
DIST.-NORTH 24 PGS.

AREA OF LAND : 7.84 Satak.

SCALE- 1:3960

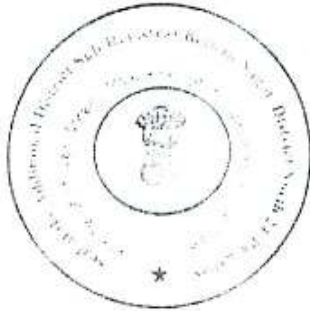


Suresh Chandra

Alka Devi Garodia

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 8945 to 8958
being No 08154 for the year 2009.



(Rajendra Prasad Upadhyay) 07-September-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal