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पश्चिम बंगाल WEST BENGAL

C 917327

09/09/09
blw

Adl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)
10 SEP 2009

DEED OF CONVEYANCE

THIS INDENTURE made on this 09th Day of September Two Thousand and nine.

VICAR NO-01584/01

2(1) - 2/09

2(2) - 8/09

331+

BETWEEN

NISHA MORE wife of **ALOK KUMAR MORE** by faith Hindu ,by occupation-housewife, presently residing at 19, Col. Biswas Rd., P.S-Kareya ,Kolkata-700019 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**.

AND

IDEAL ROSE DEVELOPERS 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**.

AND

SNOW WHITE COMMODITIES PVT. LTD. being a Company incorporated under the Companies Act, 1956 and represented by its Director **Mr. 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**

A to on
05/09/17

WHEREAS, NISHA MORE the vendor herein, is the recorded owner of agricultural land measuring more or less 7.66 Satak out of 309 Satak in R.S.& L.R. DAG NO. 852 under L.R KHATIAN NO.425/1 situated at Mouza- Thakdari, J. L. No. 19, P.S, Bidhan Nagar, North 24 Parganas.

AND WHEREAS, NISHA MORE the vendor herein, purchased the said property from SOUMEN PRAMANIK & 12 OTHERS, by way of a Sale Deed bearing no. 5201 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 0.67 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 6.99 Satak in R.S.& L.R. DAG NO. 852 under L.R KHATIAN NO.425/1 situated at Mouza- Thakdari, J. L. No. 19, P.S, Bidhan Nagar, North 24 Parganas 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 she 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 6.99 Satak in R.S.& L.R. DAG NO. 852 under L.R KHATIAN NO.425/1 situated at Mouza- Thakdari, J. L. No. 19, P.S, Bidhan Nagar, North 24 Parganas hereinafter called the "said plot", more fully and particularly described in Schedule hereunder written, for a price of Rs.24,80,400/- (Rupees TWENTY FOUR LAKHS EIGHTY THOUSAND & FOUR HUNDRED ONLY) in total paid by

the purchaser to the vendors and the confirming party herein 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.24,80,400/- (Rupees TWENTY FOUR LAKHS EIGHTY THOUSAND & FOUR HUNDRED ONLY) in total paid by the purchaser to the vendors and the confirming party herein 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 pattaahs 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 6.99 Satak in R.S.& L.R. DAG NO. 852 under L.R KHATIAN NO.425/1 situated at Mouza- Thakdari,, 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- Thakdari, J. L. No. 19, P.S, Bidhan Nagar, North 24 Parganas

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. 852

On the North : Mouza Mahish Bathan
On the East : By R.S./L.R. Dag No 786- 788, 850, 900 & others
On the South : By R.S./L.R. Dag No 918.
On the West : Mouza Mahish Bathan

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. *Krishnendu Gorak.*
DN-37, Saltlake city,
Kolkata - 700091.
2. *Dapan Adan*
Chandan Nagar,
Hooghly,

Nisha Haldar

SIGNATURE OF THE VENDOR

Guruch Kunnale Sharma.
Guruch Sharma?

SIGNATURE OF THE CONFIRMING
PARTY

MEMO OF CONSIDERATION

Received from the within named Purchaser by the vendor herein a sum of Rs. 12,70,910/- (Rupees TWELVE LAKHS SEVENTY THOUSAND NINE HUNDRED TEN ONLY) and by the confirming party herein a sum of Rs. 12,09,490/- (Rupees TWELVE LAKHS NINE THOUSAND FOUR HUNDRED NINETY 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.642308	02.09.2009	BANK OF INDIA	Rs. 12,70,910/-
Cheque No.642311	02.09.2009	BANK OF INDIA	Rs. 12,09,490/-
		TOTAL	Rs. 24,80,400/-

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. *Krishnendu Sarkar.*

2. *Japan Adam*

Nisha Hal

SIGNATURE OF THE VENDOR

Suresh Kanate Sharma,
(Suresh Sharma,)

SIGNATURE OF THE CONFIRMING
PARTY

Saswati Poddar.

Drafted by: SASWATI PODDAR, Adv.

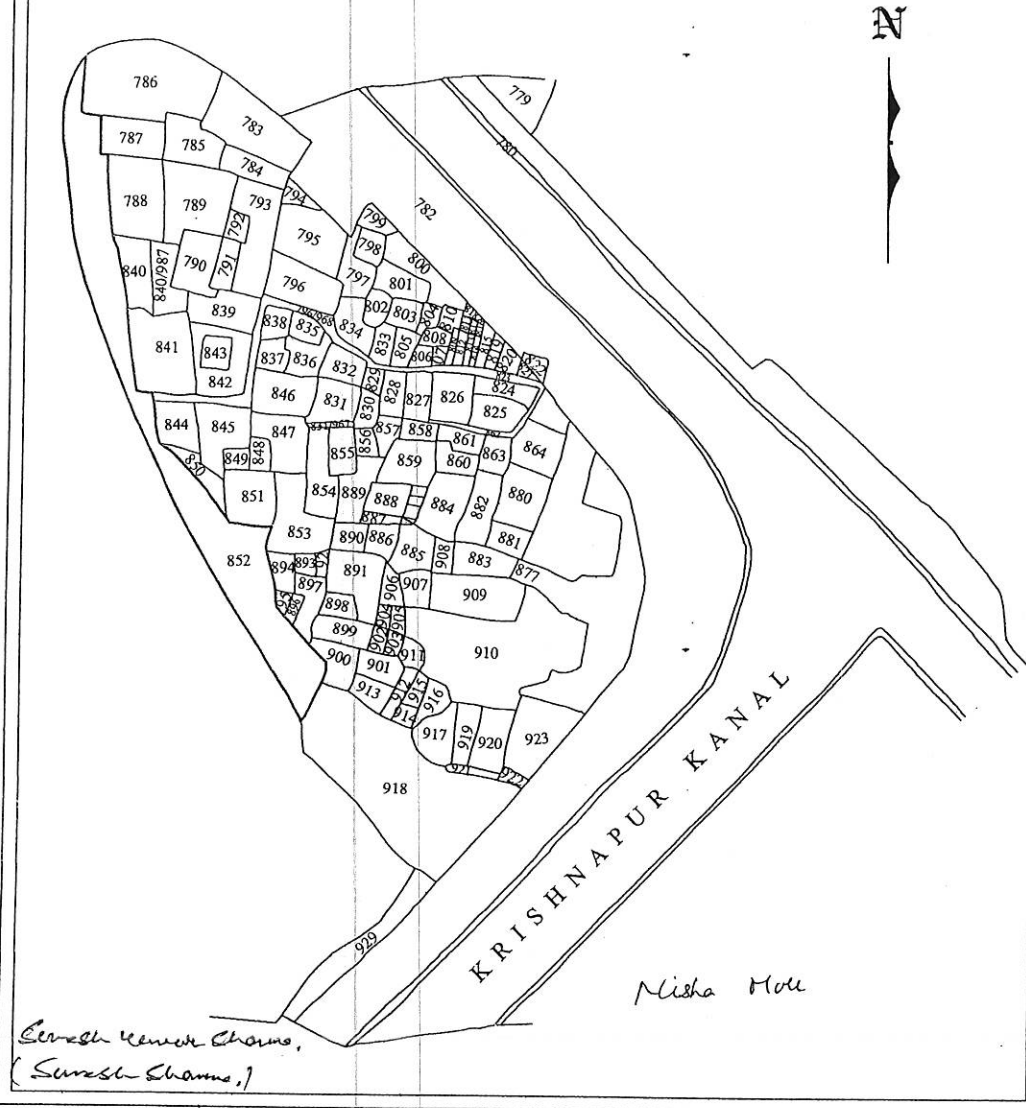
WB/236/01

8.






























SITE PLAN OF LAND AT MOUZA-THAKDARI, J.L. NO.- 19,
R.S. NO.-216, TOUJI NO.- , L.R. KHATIAN NO.-425/1,
R.S. & L.R. DAG NO.-852, P.S.-BIDHAN NAGAR (EAST).
DIST.-NORTH 24 PGS.

AREA OF LAND : 6.99 Satak.

SCALE- 1:3960





SPECIMEN FORM TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants					
5.4. Hemant Singh						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
	Nisha Male	Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
	(Sunil Kumar Sharma)	Little	Ring	Middle (Left Hand)	Fore	Thumb
	Sunil Kumar Sharma					
		Thumb	Fore	Middle (Right Hand)	Ring	Little

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 08241 / 2009, Deed No. (Book - I , 08331/2009)

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Suresh Kumar Sharma Address -7 Grant Lane 3rd Floor, Kol	Confirming Party		 LTI	<i>Suresh Kumar Sharma</i>
			10/09/2009	10/09/2009	


Name of Identifier of above Person(s)

Tapas Adak
PS-.,Chandannagar Hooghly

Signature of Identifier with Date

Tapas Adak
10-09-09




(Rajendra Prasad Upadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-08331 of :2009
(Serial No. 08241, 2009)

On 09/09/2009

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

Presented for registration at 18.00 hrs on :09/09/2009, at the Private residence by Nisha More, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 09/09/2009 by

1. Nisha More, wife of Alok Kumar More, 19, Col. Biswas Rd. Kol, Thana Kareya, Pin 700019, By caste Hindu, by Profession : House wife
Identified By Tapas Adak, son of Kashinath Adak Chandannagar Hooghly Thana: ., by caste Hindu, By Profession : Service.

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

On 10/09/2009

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.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 27280/- , E = 14/- on:10/09/2009

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- 2480400/-

Certified that the required stamp duty of this document is Rs 148844 /- and the Stamp duty paid as: Impresive Rs- 100

Deficit stamp duty

Deficit stamp duty Rs 148744/- is paid, by the draft number 718441, Draft Date 09/09/2009 Bank Name STATE BANK OF INDIA, B. T. Road. Cal., received on :10/09/2009.



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

Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 SEP 2009

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-08331 of :2009
(Serial No. 08241, 2009)

Admission of Execution(Under Section 58)

Execution is Admitted on 10/09/2009 by

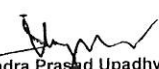
1. Suresh Kumar Sharma, Director, Snow White Commodities Pvt Ltd, 7 Grant Lane, 3rd Floor, Kol, profession :----
Identified By Tapas Adak, son of Kashinath Adak Chandannagar Hooghly Thana: ., by caste Hindu, By Profession
:Service.

Name of the Registering officer :**Rajendra Prasad
Upadhyay**

Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**



Page : 2 of 2


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


Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

10 SEP 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 13112 to 13125
being No 08331 for the year 2009.




(Rajendra Prasad Upadhyay) 11-September-2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal