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203906

373



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

Stampable under Rule 21 & 22A
 s/s 5 (1) of W.B.L.R. Act, 1988
 duly Stamp under the Indian
 Stamp Act 1898 Subsequently
 amended Schedule I.A. No. 23
 Date Paid 16-00

774545

S-5000
 30-40000
 15000
 60000

M/V 2700000

Amount value amount Rs. 45000 + 30000
 Credit Stamp Duty Rs. 1715/07
 has been realised on 17/5/07
 as per Banker's Cheque 573782
 Bank Draft No. 573783
 of Channinggate

Stamp Paid 16-00
 as been realised on 28-9-06
 as per Banker's Cheque /
 Bank Draft No. 071486, 071481
 Date 27-9-06 of Mohingole

A 13189-00
 H 28-00
 Mb 14-00

D. S. A. -
 Section North 24-Paraganas

1715/07

28/9-06
 17 MAY 2007

DEED OF CONVEYANCE

THIS INDENTURE made on this 27th September, Two Thousand and Six

BETWEEN

1. PRABHAT BISWAS, 2. SHANKAR BISWAS, 3. KINKAR BISWAS, 4. DIPANKAR BISWAS all sons of LATE RAJANIKANTA BISWAS, 5. JAGAT TARINI BISWAS wife of LATE RAJANI KANTA BISWAS all residing at Vill - GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) and 6. ANIMA MONDAL wife of SASHADHAR MONDAL residing at Vill - NANGAL BENKII, P.O. - PITHAPUKUR, P.S. - KASHIPUR, DIST. 24 - PARAGANAS (SOUTH) hereinafter called the 'VENDORS' (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

25000
 20000
 22000
 M/V 2700000
 16500

3398

25/9/06

F.F.S. Pvt. Ltd.
102, Uttar Samacharanagar
New 100

5000

আমার নিকটে 5000/- মূল্যের ষোলো

21 SEP 2006

কর্তব্য বা থাকিবার ক্ষমতা নিয়ন্ত্রিত
কর্তৃপক্ষ কর্তৃক।



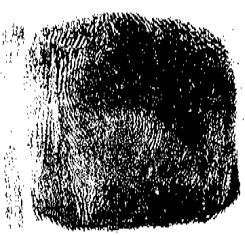
Form for Registration of...
the 27th...
Office at...
of the Registrar / District...

3398 - 3397

Total 5000/-

Pranab Ghosh
Sankar Ghosh
Kishor Ghosh
Dipankar Ghosh
Jagadish Ghosh
Anoma Ghosh
Sankar Ghosh
Ratan Ghosh
Kishor Ghosh
Anoma Ghosh

স্বাক্ষর



3148

Registrar U/S T (2)
North 24-Parganas
W.B., India
27-9-06

স্বাক্ষর



3149

স্বাক্ষর

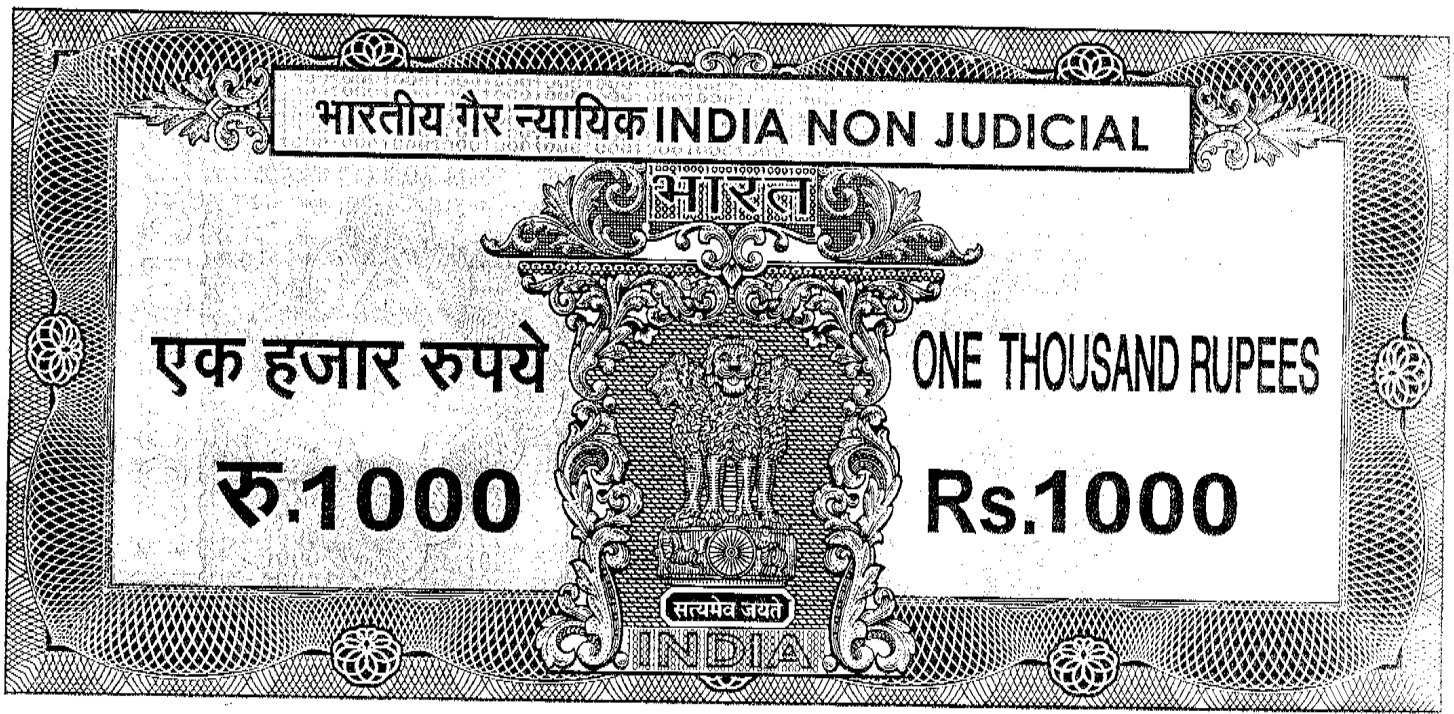


3150

স্বাক্ষর

Sudip Ghosh
Jagadish Ghosh
Ratan Ghosh
Kishor Ghosh
Anoma Ghosh

Registrar U/S T (2)
North 24-Parganas
W.B., India
27-9-06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

: 2 :

AND

FERNS FOREST SALES PVT. LTD. being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 102, UTTAR PANCHANAGRAM, TILJALA, P.O. - V.I.P.NAGAR, KOLKATA - 700100 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 RAJANIKANTA BISWAS son of LATE SARAT CHANDRA BISWAS was the recorded owner of agricultural land measuring an area of 11 Satak out of 11 Satak in R.S.DAG NO. 887, 14 Satak out of 14 Satak in R.S.DAG NO. 905, 10 Satak out of 30 Satak in R.S.DAG NO. 944, 11 Satak out of 34 Satak in R.S.DAG NO. 957, 13 Satak out of 27 Satak in R.S.DAG NO. 983, 14 Satak out of 42 Satak in R.S.DAG NO. 1070, 09 Satak out of 27 Satak in R.S.DAG NO. 1083, 12 Satak out of 36 Satak in R.S.DAG NO. 1107 & 05 Satak out of 16 Satak in R.S.DAG NO. 1220 i.e. in total 99 Satak under R.S.KHATIAN NO. 558 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS RAJANIKANTA BISWAS died leaving behind his four sons namely PRABHAT BISWAS, SHANKAR BISWAS, KINKAR BISWAS, DIPANKAR BISWAS, wife JAGAT TARINI BISWAS & only daughter namely ANIMA MONDAL, the vendors herein, and accordingly all of them became the absolute owners of the said property by way of inheritance and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS PRABHAT BISWAS & OTHERS, the vendors herein, are the absolute owners of the said land and enjoys a good and marketable title on the said land which they propose to transfer onto the purchaser herein for good and valuable consideration.

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3394 25/9/06

F.F.S. Pvt. Ltd.

10000 102 letters Samehangom
100-100

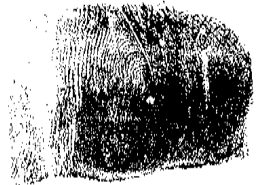
SEP 2006

305000



3151

Sipankes Paitoa



3152

স্বাক্ষরিত টোকা
স্বাক্ষরিত টোকা



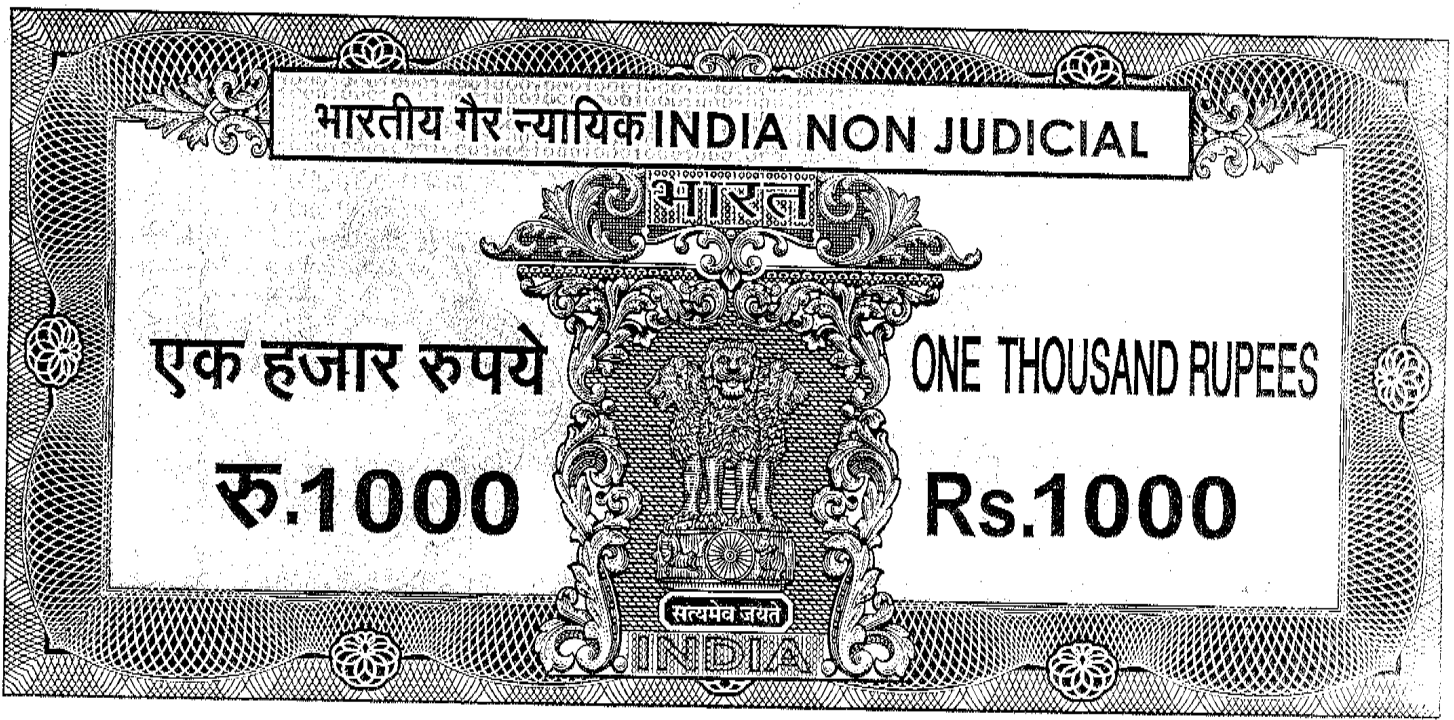
3153

North 24-Parganas
(R.E.L.-1)

27-2-06

Prerna Mondal

- Indira Binu
- 90- Singur ch. binu
- 11- Gogri
- 10- Patharghata
- 13- Rayahat
- 000- business



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 99 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 12,00,000/- (Rupees TWELVE LAKHS) 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. 12,00,000/- (Rupees TWELVE LAKHS) 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 patta's 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

Contd...4

3385

25/9/06

F.F.S. P.H. dt2.

102 letters from [unclear] 102-100.

1000h

[Handwritten signature]



24-PM [unclear]
(12.12.06)

275-06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

: 4 :

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 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 purchase 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 11 Satak in R.S.DAG NO. 887, 14 Satak R.S.DAG NO. 905, 10 Satak in R.S.DAG NO. 944, 11 Satak in R.S.DAG NO. 957, 13 Satak in R.S.DAG NO. 983, 14 Satak in R.S.DAG NO. 1070, 09 Satak in R.S.DAG NO. 1083, 12 Satak in R.S.DAG NO. 1107 & 05 Satak in R.S.DAG NO. 1220 i.e. in total 99 Satak under R.S.KHATIAN NO. 558 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).

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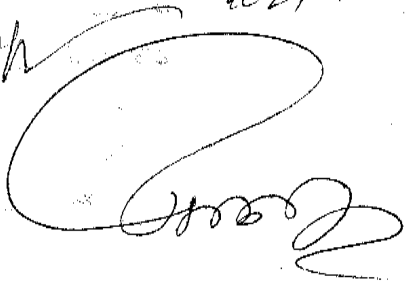
25/9/06

3396

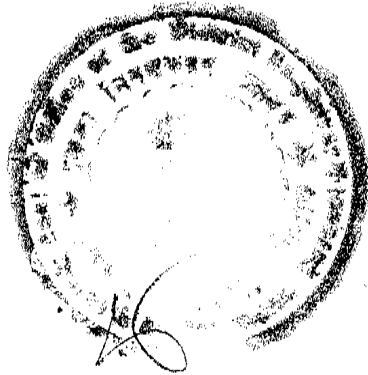
F. F. S. Ltd. dt2.

102, letters from company
per 100

1000h



1 SEP 2006



RECEIVED
2006 09 27
F. F. S. LTD

27-9-06



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

: 5 :

The lands are butted and bounded as below :

R.S.DAG NO. 887	
ON THE NORTH	: R.S.DAG NO. 903
ON THE SOUTH	: R.S.DAG NO. 886
ON THE EAST	: R.S.DAG NO. 903
ON THE WEST	: R.S.DAG NO. 885
R.S.DAG NO. 905	
ON THE NORTH	: R.S.DAG NO. 906
ON THE SOUTH	: R.S.DAG NO. 918.
ON THE EAST	: R.S.DAG NO. 917
ON THE WEST	: R.S.DAG NO. 904
R.S.DAG NO. 944	
ON THE NORTH	: R.S.DAG NO. 935
ON THE SOUTH	: R.S.DAG NO. 943
ON THE EAST	: PART OF R.S.DAG NO. 944
ON THE WEST	: R.S.DAG NO. 942

Contd...6

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North 24-Parganas
(B. R. R. - 1)

27/8/85

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R.S.DAG NO. 957
ON THE NORTH : R.S.DAG NO. 978

ON THE SOUTH : R.S.DAG NO. 960

ON THE EAST : PART OF R.S.DAG NO. 957

ON THE WEST : R.S.DAG NO. 956

R.S.DAG NO. 983
ON THE NORTH : R.S.DAG NO. 984

ON THE SOUTH : R.S.DAG NO. 982

ON THE EAST : PART OF R.S.DAG NO. 983

ON THE WEST : PART OF R.S.DAG NO. 983

R.S.DAG NO. 1070
ON THE NORTH : R.S.DAG NO. 1071

ON THE SOUTH : R.S.DAG NO. 1068

ON THE EAST : PART OF R.S.DAG NO. 1070

ON THE WEST : R.S.DAG NO. 1049, 1050, 1051

R.S.DAG NO. 1083
ON THE NORTH : R.S.DAG NO. 1089

ON THE SOUTH : R.S.DAG NO. 1076

ON THE EAST : PART OF R.S.DAG NO. 1083

ON THE WEST : R.S.DAG NO. 1036

R.S.DAG NO. 1107
ON THE NORTH : R.S.DAG NO. 1108

ON THE SOUTH : R.S.DAG NO. 1103

ON THE EAST : PART OF R.S.DAG NO. 1107

ON THE WEST : R.S.DAG NO. 1016

R.S.DAG NO. 1220
ON THE NORTH : R.S.DAG NO. 1218

ON THE SOUTH : R.S.DAG NO. 1204

ON THE EAST : PART OF R.S.DAG NO. 1220

ON THE WEST : R.S.DAG NO. 1219

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North 24-Parganas
(B. R. R. - 1)

27/8/85

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MEMO OF CONSIDERATION

Paid by **FERNS FOREST SALES PVT. LTD** by different cheques as mentioned below in total amounting Rs. 12,00,000/- (Rupees : TWELVE LAKHS ONLY)

SL. NO.	NAME	BANK	CHEQUE NO.	DATE	AMOUNT
1	PRABHAT BISWAS	INDIAN BANK	350151	27.09.06	200000.00
2	SHANKAR BISWAS	INDIAN BANK	350152	27.09.06	200000.00
3	KINKAR BISWAS	INDIAN BANK	350153	27.09.06	200000.00
4	DIPANKAR BISWAS	INDIAN BANK	350154	27.09.06	200000.00
5	JAGAT TARINI BISWAS	INDIAN BANK	350155	27.09.06	200000.00
6	ANIMA MONDAL	INDIAN BANK	350156	27.09.06	200000.00

WITNESSES :

1. *Ludip Rains*
Garagadi

2. *दिपंकरी बिस्वास*
सिंहाबाई

अनमा मण्डल

अनमा मण्डल

अनमा मण्डल

अनमा मण्डल

Dipankar Biswas

अनमा मण्डल
अ. मण्डल

Anima Mondal

SIGNATURE OF THE VENDORS

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. *Ludip Rains*
Garagadi

2. *दिपंकरी बिस्वास*
सिंहाबाई

अनमा मण्डल

अनमा मण्डल

अनमा मण्डल

Dipankar Biswas

अनमा मण्डल
अ. मण्डल

Anima Mondal

SIGNATURE OF THE VENDORS

Saswati Poddar

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



Handwritten signature or initials.

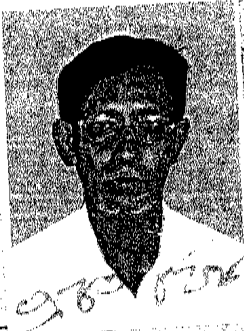
Magistrate u/s I (2)
North 24 Parganas

(D. S. B. H.)

27-9-07

FINGER PRINTS FOR
DISTRICT & A.D.S.R. REGI

OFFICE



Name :

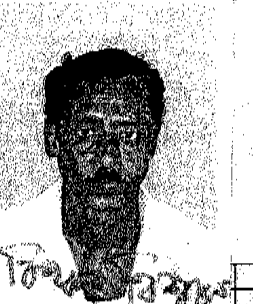
	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
RIGHT HAND					

Name :



	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
RIGHT HAND					

Name :



	Little	Ring	Middle	Fore	Thumb
LEFT HAND					
RIGHT HAND					

FINGER PRINTS FOR
DISTRICT & A.D.S.R. REG

OFFICE



Shankar Prasad

Name :

LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIGHT HAND	Thumb	Fore	Middle	Ring	Little



Shankar Prasad
Shankar Prasad

Name :

LEFT HAND	Little	Ring	Middle	Fore	Thumb
RIGHT HAND	Thumb	Fore	Middle	Ring	Little



Shankar Prasad

Name :

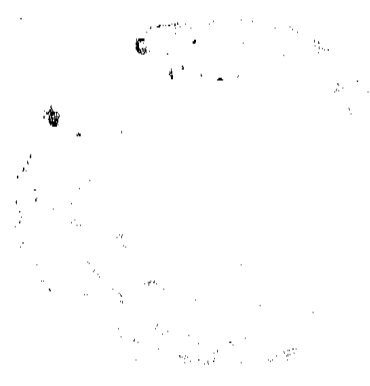
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RIGHT HAND	Thumb	Fore	Middle	Ring	Little



26

পূর্ব বঙ্গ প্রদেশ (২৭)
পার্শ্ব ২৪-পার্শ্ব
(A. S. R. - II)

২৭-৭-০৬



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 561 to 579
being No 03906 for the year 2007.



(X) 17-August-2007
District Sub Registrar II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal