

06814

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380



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

4/10/06
5/10/06

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Admissible under Rule 21 & app.
s/s 5 (1) of W. B. L. R. Act. 1938
duly Stamp under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No. 23
Seen Paid.

5000
R. 495000
8500
49500

Stamp duty of Rs. 8500 + 36000

has been realised on 5.10.06

as per Banker's Cheque /

Bank Draft No. 981861, 071389

Date 4.10.06 of Barisal Mo



Registrar's 7 (S)
North 24 Parganas
(D. S. R-II)

D. S. R-II
North 24 Parganas
5.10.06

DEED OF CONVEYANCE

THIS INDENTURE made on this 25th day of SEPTEMBER Two Thousand and Six

BETWEEN

LAILY BIBI wife of KAMARUDDIN MOLLA residing at Vill - MARICHA, P.O. -
CHAK BARALI, P.S. - BHANGORE, DIST. 24 - PARAGANAS (SOUTH), by faith
Muslim, by occupation Housewife 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

Principal/Gurdian/Testator (Tick the appropriate status)

14718
17-5-07
1339
17-5-07
17-5-07
10879
10911
10911

M/V 2328000
14718

112250-00
100 2000
2701
1391
87-6/10/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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: 2 :

AND

FERNS FOREST SALES PVT. LTD., represented by its Director, 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 LAILI BIBI, the vendor herein, is the recorded owner of agricultural land measuring an area of 02 Satak out of 26 Satak in R.S.DAG NO. 713, 15 Satak out of 269 Satak in R.S.DAG NO. 788, 14 Satak out of 262 Satak in R.S.DAG NO. 789, 02 Satak out of 112 Satak in R.S.DAG NO. 791, 02 Satak out of 112 Satak in R.S.DAG NO. 794, 00 Satak out of 06 Satak in R.S.DAG NO. 867, 03 Satak out of 191 Satak in R.S.DAG NO. 883, 00 Satak out of 37 Satak in R.S.DAG NO. 904, 01 Satak out of 39 Satak in R.S.DAG NO. 914, 01 Satak out of 69 Satak in R.S.DAG NO. 936, 02 Satak out of 71 Satak in R.S.DAG NO. 945, 01 Satak out of 28 Satak in R.S.DAG NO. 996, 01 Satak out of 66 Satak in R.S.DAG NO. 999, 06 Satak out of 114 Satak in R.S.DAG NO. 1014, 03 Satak out of 30 Satak in R.S.DAG NO. 1025, 04 Satak out of 183 Satak in R.S.DAG NO. 1036, 03 Satak out of 143 Satak in R.S.DAG NO. 1037, 05 Satak out of 141 Satak in R.S.DAG NO. 1043, 01 Satak out of 09 Satak in R.S.DAG NO. 1073, 01 Satak out of 35 Satak in R.S.DAG NO. 1077, 04 Satak out of 226 Satak in R.S.DAG NO. 1102, 01 Satak out of 14 Satak in R.S.DAG NO. 1114, 02 Satak out of 32 Satak in R.S.DAG NO. 1137, 01 Satak out of 24 Satak in R.S.DAG NO. 1159 & 00 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e in total 75 Satak under P. S. - Rajarhat in the district of 24th Paraganas (N).
Situating at Mouza Genragari, in P. S. - Rajarhat in the district of 24th Paraganas (N).

has been realised on 17.5.07
as per Banker's Cheque 593190.593196 Contd...3
Bank Draft No. 15/05/07 of Mohusgate

D. S. R. - 2
Resident, North 24-Paraganas
17.5.07

Principal/Gurdian/Testator (Tick the appropriate status)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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: 3 :

AND WHEREAS one KAMALA BIBI wife of ENTAJ ALI was the recorded owner of agricultural land measuring an area of 01 Satak out of 26 Satak in R.S.DAG NO. 713, 17 Satak out of 269 Satak in R.S.DAG NO. 788, 16 Satak out of 262 Satak in R.S.DAG NO. 789, 02 Satak out of 112 Satak in R.S.DAG NO. 790, 02 Satak out of 112 Satak in R.S.DAG NO. 791, 00 Satak out of 06 Satak in R.S.DAG NO. 867, 04 Satak out of 191 Satak in R.S.DAG NO. 883, 01 Satak out of 37 Satak in R.S.DAG NO. 904, 01 Satak out of 39 Satak in R.S.DAG NO. 910, 02 Satak out of 69 Satak in R.S.DAG NO. 936, 01 Satak out of 71 Satak in R.S.DAG NO. 945, 01 Satak out of 28 Satak in R.S.DAG NO. 996, 00 Satak out of 17 Satak in R.S.DAG NO. 998, 01 Satak out of 66 Satak in R.S.DAG NO. 999, 07 Satak out of 114 Satak in R.S.DAG NO. 1014, 04 Satak out of 30 Satak in R.S.DAG NO. 1025, 04 Satak out of 183 Satak in R.S.DAG NO. 1036, 03 Satak out of 143 Satak in R.S.DAG NO. 1037, 06 Satak out of 141 Satak in R.S.DAG NO. 1043, 00 Satak out of 09 Satak in R.S.DAG NO. 1073, 01 Satak out of 35 Satak in R.S.DAG NO. 1077, 05 Satak out of 226 Satak in R.S.DAG NO. 1102, 01 Satak out of 14 Satak in R.S.DAG NO. 1114, 02 Satak out of 32 Satak in R.S.DAG NO. 1137, 01 Satak out of 24 Satak in R.S.DAG NO. 1159 & 00 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e in total 83 Satak under L.R.KHATIAN NO. 789 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS KAMALA BIBI died leaving behind his three sons namely ANWAR ALI, HABIBAR RAHMAN, WAJED ALI and two daughters namely RIZIA KHATOON and LAILI BIBI and accordingly all of them became the absolute owners of the said property by way of inheritance as per Muslim Law of Faraz and are well enjoying the same and are now well entitled to transfer the same to anyone in anyway. And accordingly LAILI BIBI, the vendor herein, became the owner of 1/8th share of her total mother's property i.e. 10.375 Satak in all the dags as mentioned above and is well entitled to transfer the same to anyone in anyway.

AND WHEREAS LAILI BIBI, the vendor herein, is the absolute owner of the said land as mentioned in the schedule below and enjoys a good and marketable title on the said land which she propose to transfer onto the purchaser herein for good and valuable consideration.

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Principal/Gurdian/Testator (Tick the appropriate status)



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: 4 :

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 85.375 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 9,90,000/- (Rupees Nine Lakhs Ninety 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. 9,90,000/- (Rupees Nine Lakhs Ninety 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 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

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Principal/Gurdian/Testator (Tick the appropriate status)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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: 5 :

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 possess and enjoy the said land hereditaments and premises and receive 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.

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Principal/Gurdian/Testator (Tick the appropriate status)

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area 2.125 Satak in R.S.DAG NO. 713, 17.125 Satak in R.S.DAG NO. 788, 16 Satak in R.S.DAG NO. 789, 0.25 Satak in R.S.DAG NO. 790, 02.25 Satak in R.S.DAG NO. 791, 02 Satak in R.S.DAG NO. 794, 00 Satak in R.S.DAG NO. 867, 3.5 Satak in R.S.DAG NO. 883, 0.125 Satak in R.S.DAG NO. 904, 0.125 Satak in R.S.DAG NO. 910, 01 Satak in R.S.DAG NO. 914, 1.25 Satak in R.S.DAG NO. 936, 2.125 Satak in R.S.DAG NO. 945, 01.125 Satak in R.S.DAG NO. 996, 00 Satak in R.S.DAG NO. 998, 01.125 Satak in R.S.DAG NO. 999, 06.875 Satak in R.S.DAG NO. 1014, 3.50 Satak in R.S.DAG NO. 1025, 4.50 Satak in R.S.DAG NO. 1036, 03.375 Satak in R.S.DAG NO. 1037, 05.75 Satak in R.S.DAG NO. 1043, 01 Satak in R.S.DAG NO. 1073, 01.125 Satak in R.S.DAG NO. 1077, 4.625 Satak in R.S.DAG NO. 1102, 01.125 Satak in R.S.DAG NO. 1114, 02.25 Satak in R.S.DAG NO. 1137, 01.125 Satak in R.S.DAG NO. 1159, & 00 Satak in R.S.DAG NO. 1197 i.e in **total 85.375 Satak** under L.R. Khatian No. - 792 & 789 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)

MEMO OF CONSIDERATION

Paid by **FERNS FOREST SALES PVT. LTD.** by D.D. bearing no. 059875 dated 04.10.06 drawn on INDIAN BANK amounting Rs.9,90,000/- (RUPEES NINE LAKHS NINETY THOUSANDS ONLY)

WITNESSES :

1. *glas uddin*
Moriche

2. *Md. Zakir Hossain*
Patharghata

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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.

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. *glas uddin*
Moriche

2. *Md. Zakir Hossain*
Patharghata
Saswati Poddar

মিঃ ও মিঃ বিবি
SIGNATURE OF THE VENDOR

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

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted
on the front page of the document

(1)

Name : Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed
person and attested by the said person.

লাইলা বিবি

Signature of the Presentant

(2) লাইলা বিবি

Name :
Status : Presentant/ Executant/Claimant/Attorney/
Principal/Gurdian/Testator(✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed
person and attested by the said person.

Signature of the Presentant/Executant/Claimant/Attorney/
Principal/Gurdian/Testator (Tick the appropriate status)

ate of Registration under section 60 and Rule 69.

Registered in Book - I
Volume number 6
Page from 694 to 708
being No 03914 for the year 2007.



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

