

06813

50397

381



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

4/10/06
5/10/06

774482

Admissible under Rule 21 & 22 of S (I) of W.B.I.R. Act. 1907
any Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 1000
Dues Paid.



Stamp duty of Rs. 15000/-
has been realised on 5.10.06
as per Banker's Cheque /
Bank Draft No. 981862
Date 4.10.06 of Barasat

Registrar u.s. 140
North 24 Parganas
(D. S. R-II)

17 MAY. 2007

DEED OF CONVEYANCE

THIS INDENTURE made on this 4th day of October, Two Thousand and Six

BETWEEN

SHIBUPADA NASKAR son of LATE ASTAPADA NASKAR all residing at VILL. - GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) by faith Hindu by occupation Businessman 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.**

4389-00
28-00

4421/17 901000

5511
Car

8/10/06
9/10/06

Visit Code No. - 1320
4/10/06

Contd. 2

250000
20000
270000

250000

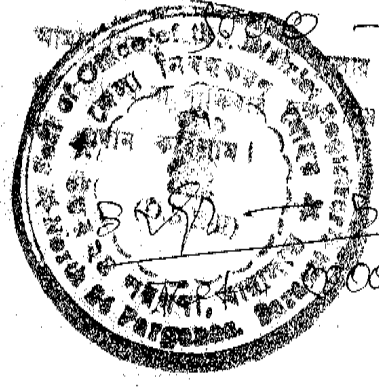
229 25/9/06
Rems. Parent Sales P 102

1000 102 U. Pagon
100

Signature

21 SEP 2006

308000



Vertical text on the left side of the document, possibly a list of details or a checklist.

presented for Registration at...
in the... 4th day of... 2006...
of the Sadar Registration Office at Barasat by...
of the Executant / Claimant.

Shibu pada marker
Solt Asta pada marker
Ganga pada marker



3194

Registrar u s 1 (2)
North 24 Parganas
(D. S. R-II)

4 OCT 2006

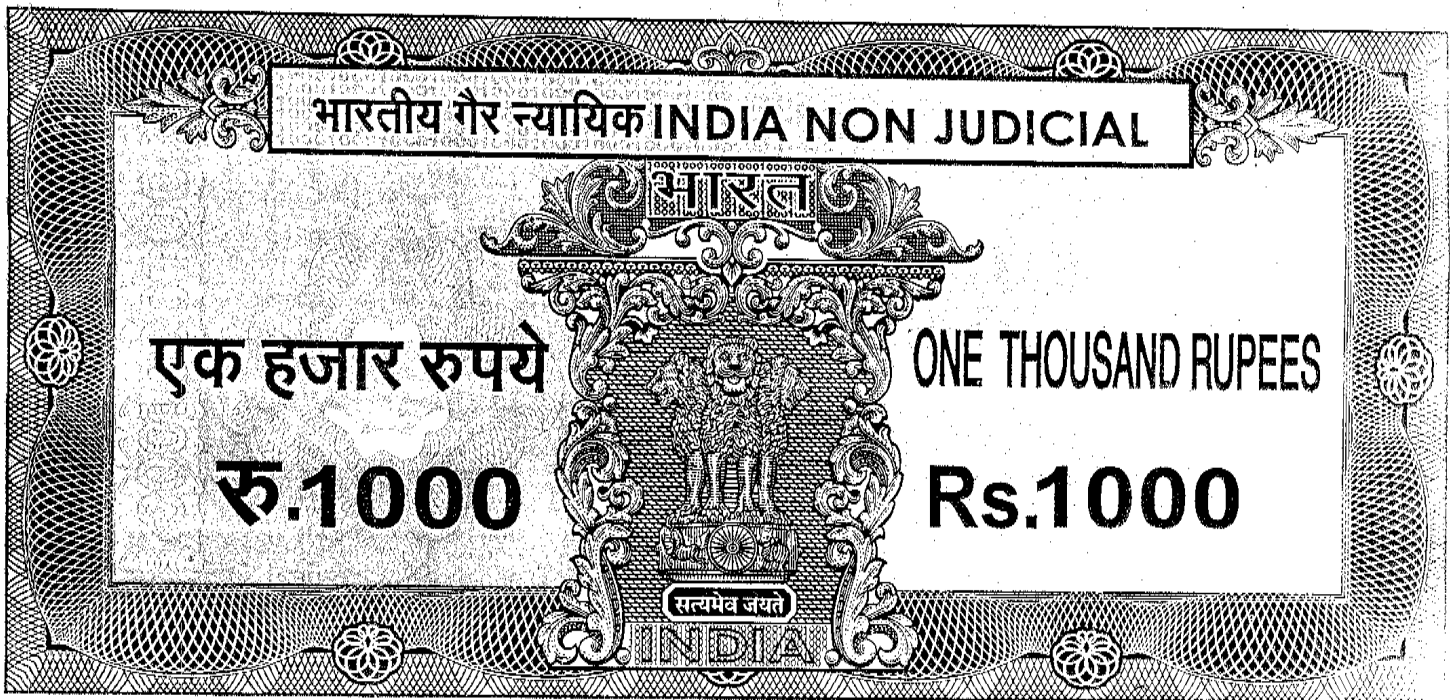
Vertical text on the right side, possibly a list of details or a checklist.

Ganga marker
Shibu pada marker
Solt Asta pada marker

Handwritten list of names in Bengali script:
মিলা - সিবু বন্দ্যোপাধ্যায়
স্বামী - স্বামী বন্দ্যোপাধ্যায়
স্বামী - স্বামী বন্দ্যোপাধ্যায়
স্বামী - স্বামী বন্দ্যোপাধ্যায়
স্বামী - স্বামী বন্দ্যোপাধ্যায়

Registrar u s 1 (2)
North 24 Parganas
(D. S. R-II)

4 OCT 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

10/1000
 has been realised on 05/05/11
 as per Banker's Cheque 17.5.07
 Bank Draft No. 15/5/07 of Rs. 1000/-

: 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 ASTAPADA NASKAR alias ASTA KUMAR NASKAR son of LATE GURUCHARAN NASKAR had been the recorded owner of agricultural land measuring an area of 04 Satak out of 20 Satak in R.S.DAG NO. 674, 169 Satak out of 209 Satak in R.S.DAG NO. 736 & 16 Satak out of 96 Satak in R.S.DAG NO. 772 under KRI. Khatian No. 29 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS ASTA PADA NASKAR alias ASTA KUMAR NASKAR died leaving behind his wife namely NIRMALA NASKAR, five sons namely LAKSHMI KANTA NASKAR, SHIBU PADA NASKAR, SACHIN KUMAR NASKAR DEBUPADA NASKAR, KALYAN KUMAR NASKAR and three daughters namely KANAN BALA BAG, KIRAN BALA NASKAR, ANGUR BALA MONDAL and accordingly all of them became the owners of the said property by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS ASTAPADA NASKAR transferred 16 Satak of land comprised in R.S.DAG NO. 736 to his elder son LAKSHMIKANT NASKAR and accordingly at the time of his death he was the owner of only 153 Satak of land in R.S.DAG NO. 736 which his legal heirs will share among themselves.

Contd...3

5511
 17.5.07
 1342

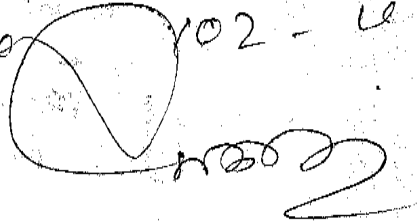
17.5.07

2293

25/9/06

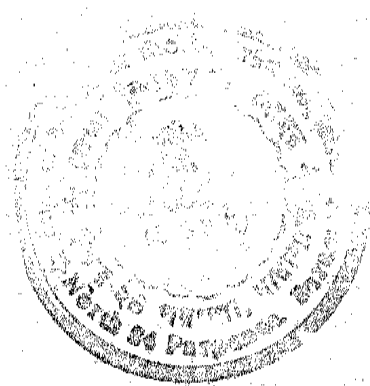
Reems Rarest Sales P/O

1000 102 - U. P. group
K. S. H. S.



308000

308000

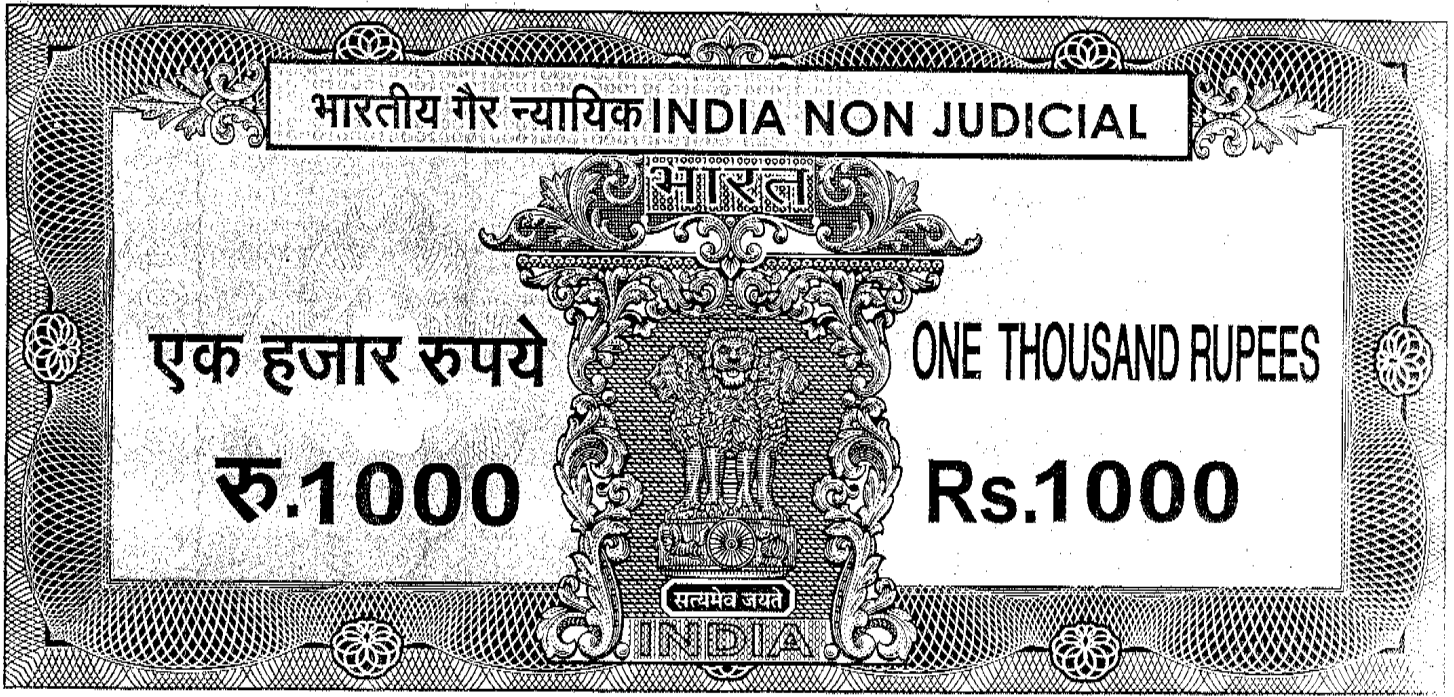


Registrar

District 24 Parganas

(D. S. R-II)

7-4 OCT 2006



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

: 3 :

AND WHEREAS NIRMALA NASKAR and her three daughters transferred their share of 01.77 Satak in R.S.DAG NO. 674, 60.25 Satak in R.S.DAG NO. 726 & 07.11 Satak of land in R.S.DAG NO. 792 by way of a Gift deed bearing no. 5959 dated 25.01.2005 copied in Book No. I, Vol. No. 363, Pages 194 to 209 for the year 2005 duly registered at A.D.S.R., BIDHAN NAGAR to LAKSHMIKANT NASKAR & 4 OTHERS, the vendors herein, and accordingly all of them became the owners of the said land by way of the said purchase and are now well entitled to transfer the same to anyone in anyway. And accordingly SHIBUPADA NASKAR, the vendor herein, became the owner of 00.80 Satak in R.S.DAG NO. 674, 29.05 Satak in R.S.DAG NO. 736 and 03.20 Satak in R.S.DAG NO. 792 and accordingly he is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS SHIBUPADA NASKAR, the vendors herein, is the absolute owner of the said lands and enjoys a good and marketable title on the said lands which he propose to transfer onto 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 33.05 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 4,00,000/- (Rupees Four 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. 4,00,000/- (Rupees Four 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

Contd...4

3294

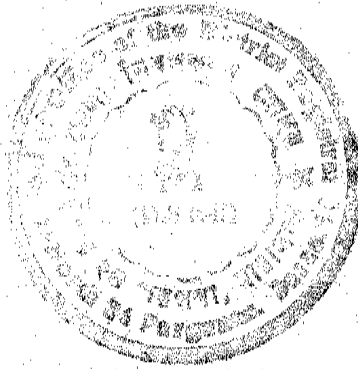
25/9/06

Reams Forest Sales P100

1000 102. v. P. of am
ml - 100

[Handwritten signature]

1 SEP 2006



[Handwritten signature]
Magistrate North 24 Pergamans
(D. S. B-II)

4 OCT 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

7744

: 4 :

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 payment of the said fixed annual rent and NOTWITHSTABNDING 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.

Contd...5

3295

25/9/08

From Parent - Sales P-1700

1000 102- U.P. from RUT/08

[Handwritten signature]

21 SEP 2008

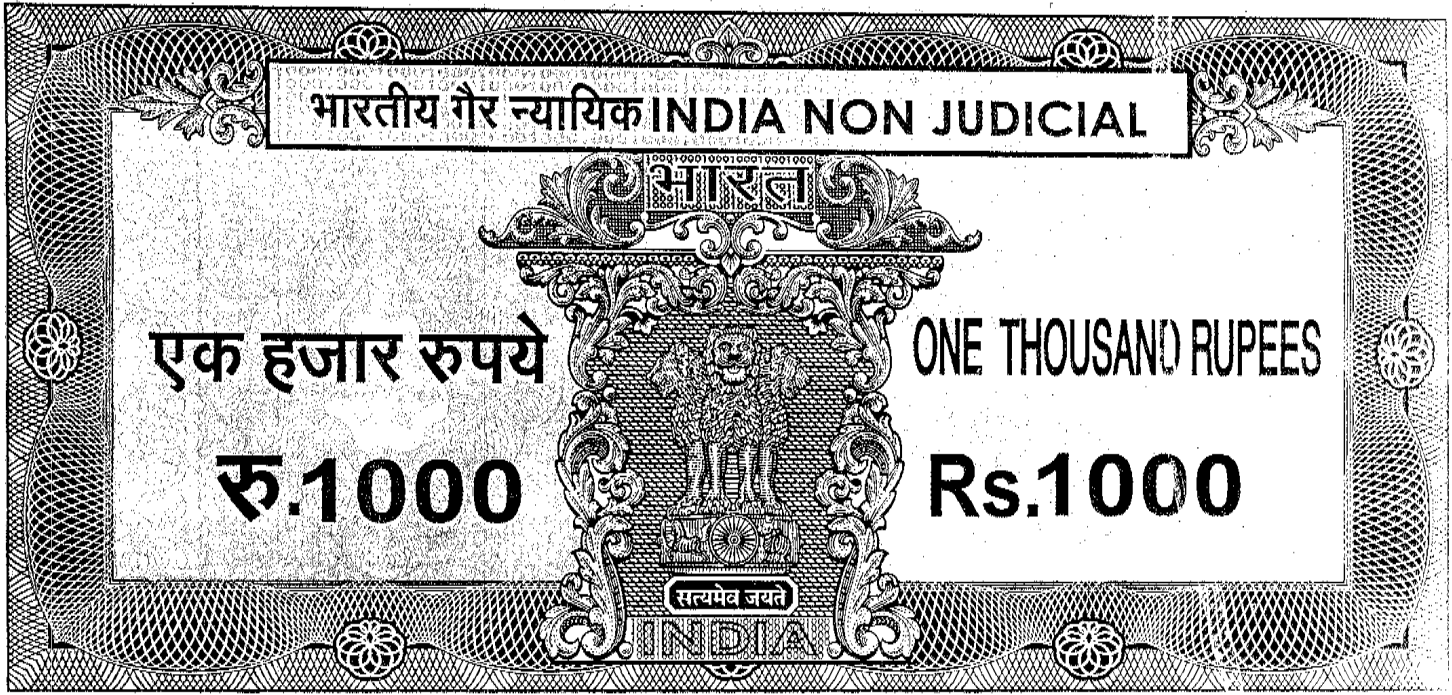
100000



Ls

Registrar of Companies
North 24 Parganas
(D.S. R-II)

1-4 OCT 2008



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

7744

: 5 :

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 of 00.80 Satak in R.S.DAG NO. 674, 29.05 Satak in R.S.DAG NO. 736 & 03.20 Satak in R.S.DAG NO. 792 i.e. in total 33.05 Satak under Kri. Khatian No. - 29 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).

The Plot of lands is bounded as under :-
R.S.DAG NO. 674

ON THE NORTH : R.S.DAG NO. 675
ON THE SOUTH : R.S.DAG NO. 672
ON THE EAST : PART OF R.S.DAG NO. 674
ON THE WEST : PART OF R.S.DAG NO. 674
R.S.DAG NO. 736
ON THE NORTH : R.S.DAG NO. 747
ON THE SOUTH : R.S.DAG NO. 734 & 735
ON THE EAST : PART OF R.S.DAG NO. 736
ON THE WEST : PART OF R.S.DAG NO. 736

Contd...6

3296

25/9/06
Fennis Forest Sales P. Ltd
102 - U. P. Jhansi
Kul - 06

(000)
[Handwritten signature]

21 SEP 2006

308000



[Handwritten signature]
Registrar of Companies
West Bengal
(S. S. R-II)

4 OCT 2006

DISTRICT NORTH 24 PARGANAS






OFFICE OF THE

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



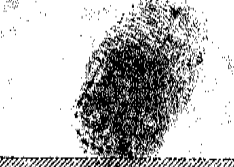


(1)

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.

Signature of the Presentant

(2)

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)



Registrar us 1 (A)
North 24 Parganas
(D. S. R-II)

[-4 OCT 2006

SIGNATURE

OFFICE OF THE DISTRICT REGISTRAR
NORTH 24 PARGANAS
WEST BENGAL

: 6 :

R.S.DAG NO. 792

ON THE NORTH : R.S.DAG NO. 787

ON THE SOUTH : R.S.DAG NO. 791

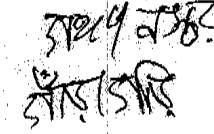
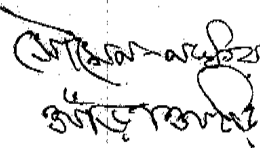
ON THE EAST : PART OF R.S.DAG NO. 792

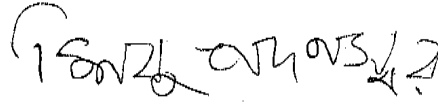
ON THE WEST : PART OF R.S.DAG NO. 792

MEMO OF CONSIDERATION

Paid by **FERNS FOREST SALES PVT. LTD** by cheque no. 350163 dated 04.10.06 drawn on INDIAN BANK amounting Rs. 4,00,000/- (Rupees FOUR LAKHS ONLY).

WITNESSES :

1. 
2. 

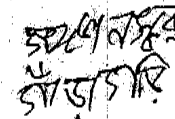
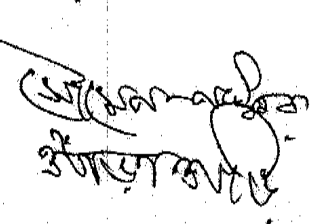


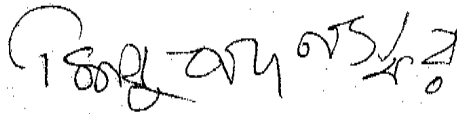
SIGNATURE OF THE VENDOR

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. 
2. 



SIGNATURE OF THE VENDOR

Saswati Poddar

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

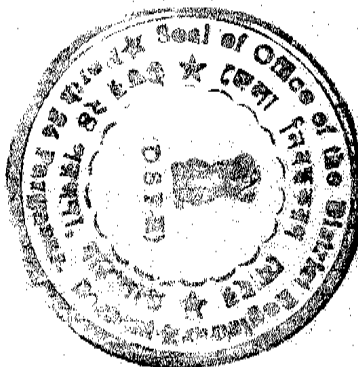


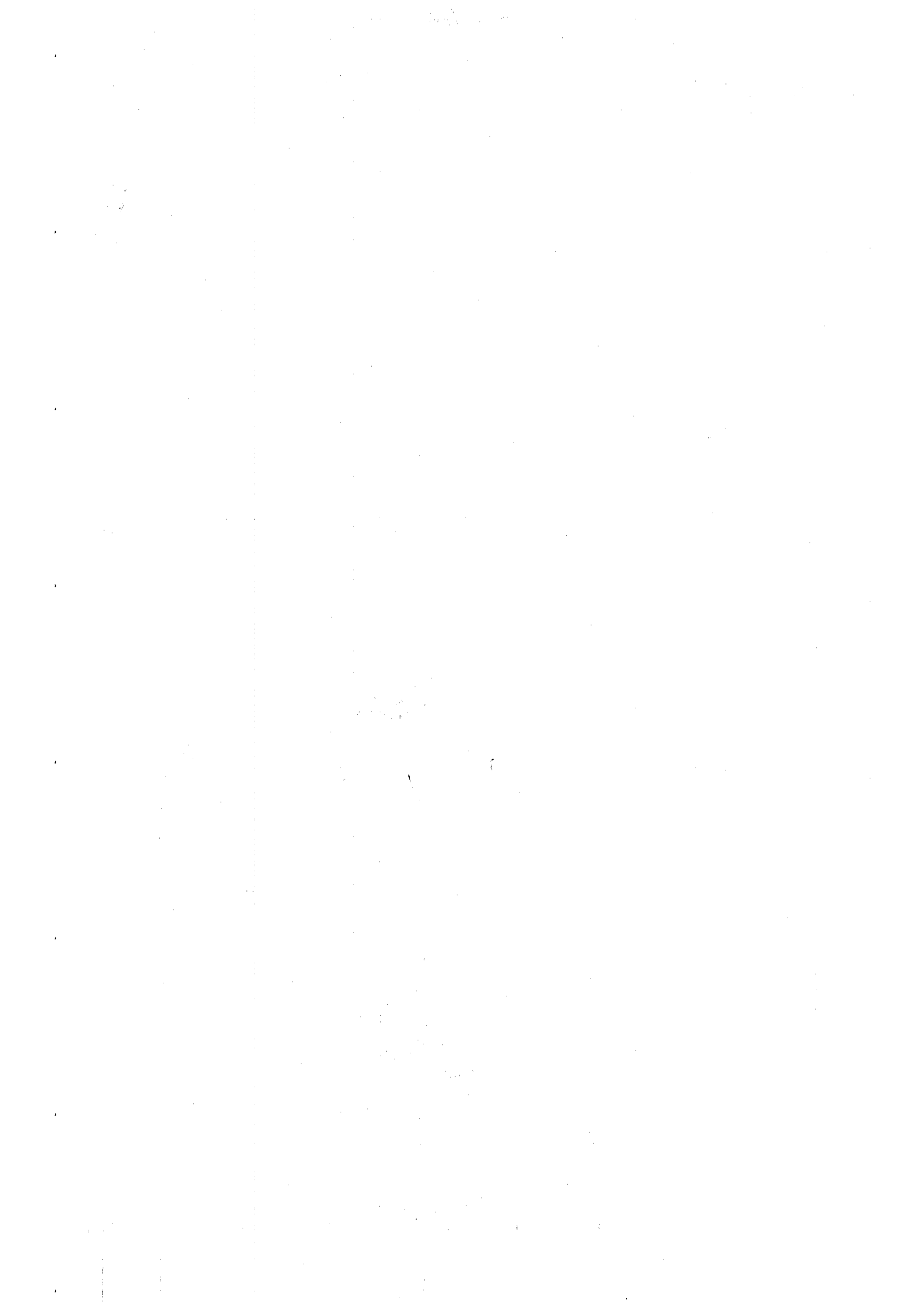
[Signature]
Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

F-4 OCT 2006

Book No.
Volume No.
Page No.
Being No.
of the year 2006

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 743 to 757
being No 03917 for the year 2007.



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