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P-05054



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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2952000
 401000 + 40000
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 20-6-07
 593505
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 19/6/07
 30/10/08
 071576 at 20/10/08
 071572 at 20/10/08
 Mohyagabe
 30/10/08

DEED OF CONVEYANCE

THIS INDENTURE made on this 18th day of October, Two Thousand and Six

BETWEEN

A-14839-10

H-28

mb-4

A-871

1. SHYAM NASKAR 2. NIRAPADA NASKAR both sons of LATE LATE AKHIL NASKAR alias AMIYA NASKAR both residing at R.D-26/2 RAGHUNATHPUR KOLKATA-700059, P.S- RAJARHAT. 3. PRASENJIT NASKAR son of LATE DULAL NASKAR 4. RAJLAKSHMI NASKAR daughter of LATE DULAL NASKAR 5. KAUSHALA NASKAR wife of LATE DULAL NASKAR all residing at R.D-24 RAGHUNATHPUR KOLKATA-700059, P.S- RAJARHAT by faith Hindu by occupation Cultivators & Housewives 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

Registrar u/s I (A)
 North 24-Parganas
 (D. S. R. - II)

20 JUN 2007

M/V 2952000

A-17622

Visit Carrexio-1459
 at 18/10/08



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

: 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 NANI BALA NASKAR wife of LATE AKHIL NASAKR alias AMIYA NASKAR had been the recorded owner of agricultural land measuring an area of 08 Satak out of 08 Satak in R.S.DAG NO. 430, 12 Satak out of 12 Satak in R.S.DAG NO. 431, 04 Satak out of 115 Satak in R.S.DAG NO. 680, 40 Satak out of 40 Satak in R.S.DAG NO. 815, 62 Satak out of 62 Satak in R.S.DAG NO. 1121, 37 Satak out of 37 Satak in R.S.DAG NO. 1150 & 43 Satak out of 43 Satak in R.S.DAG NO. 1163 i.e in total 206 Satak under KRI. Khatian No. 332 & 334 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS NANIBALA NASKAR died leaving behind his four sons namely DULAL NASKAR, SHYAM NASKAR, NIRAPADA NASKAR, ROBIN NASKAR & three daughters namely NIRMALA NASKAR, KALOMONI MONDAL, BHILA 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 DULAL NASKAR, SHYAM NASKAR & NIRAPADA NASKAR are the recorded owners of land measuring 06 Satak, 07 Satak & 07 Satak respectively out of 47 Satak in R.S.DAG NO. 1181 under L.R.KHATIAN NOS. 851, 852 & 853 respectively situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

Contd...3

481 10/10/06
F.F. S. No. 110.

1000 টাকা মাত্র

102. letter from Rangpur
400-100

বিশ্বাস নসর (সিটলেসক [নসর])
স.স.উ. কলিকতা, অফিস

480000



3334

Rajalakshmi Naskar.



3335

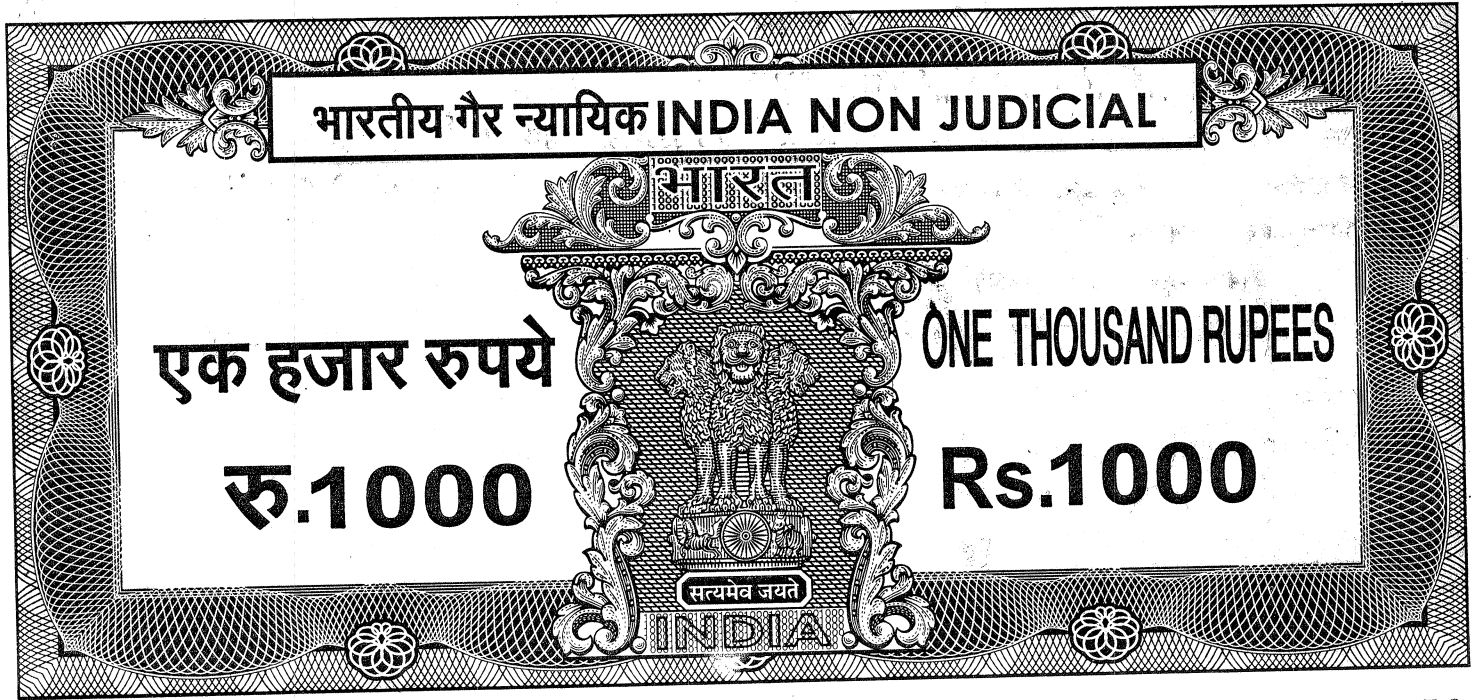
Registrar of Companies
North 24 Parganas
18-11-06

বিশ্বাস নসর

Sunayani Naskar.

W/o Prasenjit Naskar.

RD 24, Raghunathpur
Kolkata - 59.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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: 3 :

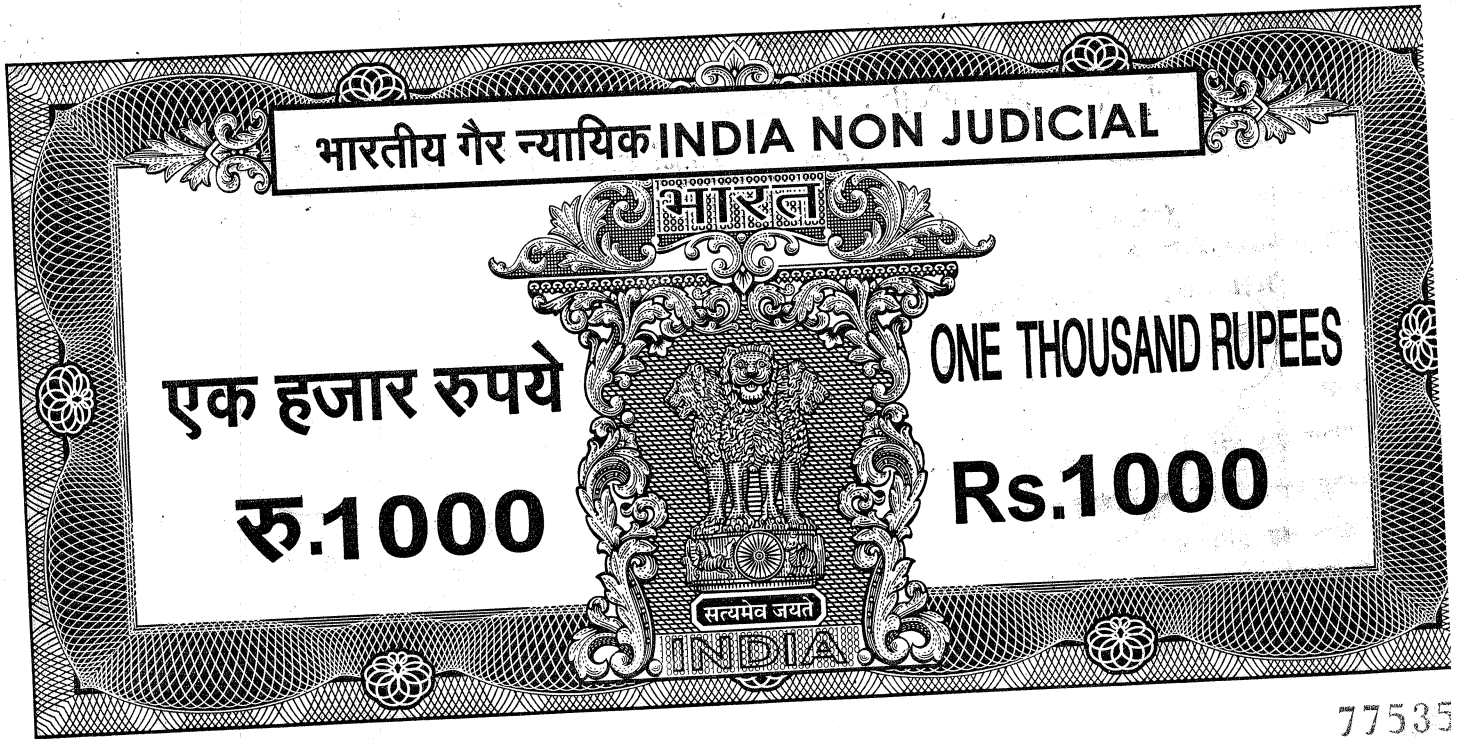
AND WHEREAS DULAL NASKAR died leaving behind his wife KAUSHALA NASKAR, his only son namely PRASENJIT NASKAR & only daughter namely RAJLAKSHMI NASKAR and accordingly all of them became the owners of the said property of DULAL NASKAR by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS SHYAM NASKAR & 4 OTHERS, the vendors herein, are the absolute owners of 108.25 Satak comprised in different dag nos.as mentioned in the schedule hereunder 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.

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 108.25 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 13,50,000/- (Rupees THIRTEEN LAKHS FIFTY 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.13,50,000/- (Rupees THIRTEEN LAKHS FIFTY THOUSANDS ONLY) 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

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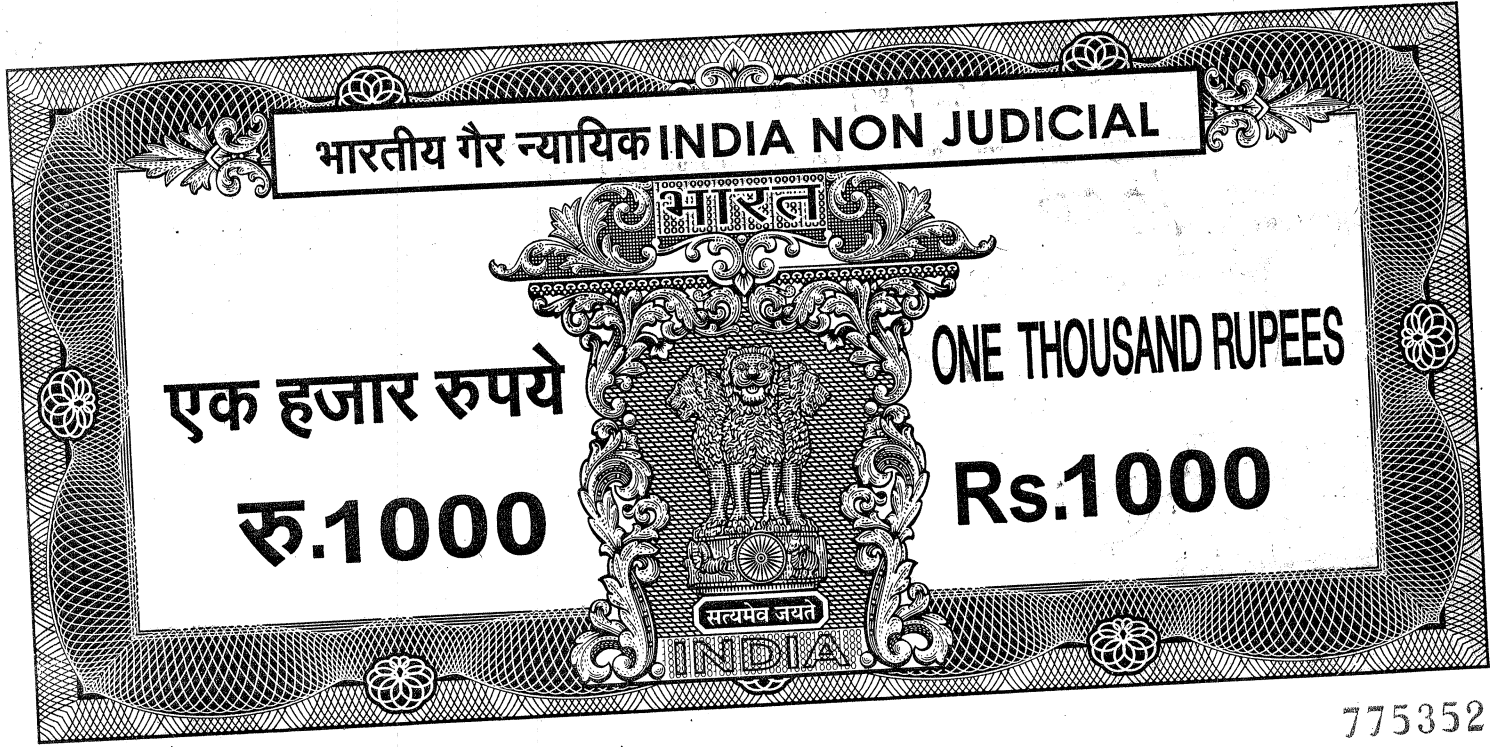
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

: 4 :

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.

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

: 5 :

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of of 3.42 Satak in R.S.DAG NO. 430, 5.14 Satak in R.S.DAG NO. 431, 1.71 Satak in R.S.DAG NO. 680, 17.14 Satak in R.S.DAG NO. 815, 26.57 Satak in R.S.DAG NO. 1121, 15.85 Satak in R.S.DAG NO. 1150, 18.42 Satak in R.S.DAG NO. 1163 & 20 Satak in R.S.DAG NO. 1181 i.e in total **108.25 Satak** under KRI. Khatian No. 332, 334, 851, 852 & 853 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 cheque nos. DATED 18.10.06 as mentioned below in total amounting Rs. 13,50,000/- (Rupees THIRTEEN LAKHS FIFTY THOUSANDS ONLY).

| SL. NO. | NAME | BANK | CHEQUE NO. | AMOUNT |
|---------|-------------------|-------------|------------|-----------|
| 1 | SHYAM NASKAR | INDIAN BANK | 350176 | 450000.00 |
| 2 | NIRAPADA NASKAR | INDIAN BANK | 350177 | 450000.00 |
| 3 | PRASENJIT NASKAR | INDIAN BANK | 350178 | 150000.00 |
| 4 | RAJLAKSHMI NASKAR | INDIAN BANK | 350179 | 150000.00 |
| 5 | KAUSHALA NASKAR | INDIAN BANK | 350180 | 150000.00 |

Contd...6

WITNESSES :

1. *[Handwritten signature]*
[Handwritten signature]

Shyam Nasikar
Nirapada Nasikar
Bhawanjit Nasikar
Rajlakshmi Nasikar.

2. Chandan Chatterjee
Vill. Kashiwarhapan.

[Handwritten signature]

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.

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. *[Handwritten signature]*
[Handwritten signature]

Shyam Nasikar
Nirapada Nasikar
Bhawanjit Nasikar
Rajlakshmi Nasikar.

2. Chandan Chatterjee
Vill. Kashiwarhapan.

[Handwritten signature]

SIGNATURE OF THE VENDORS

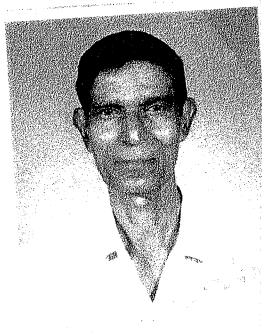
Saswati Poddar
Drafted by: SASWATI PODDAR, Adv.
WB/236/01

SPECIMEN FORM FOR TEN FINGERPRINTS



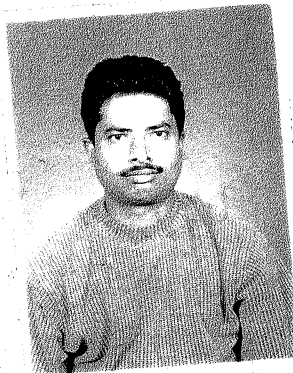
Shyam Narayan

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Nivapada Vasakar

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Balamnit Naoboo

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



Rajlakshmi Naskar

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

DISTRICT NORTH

GANAS



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.

বিকাশ মন্ডল

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 Presentant/Executant/Claimant/Attorney/

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 3415 to 3431
being No 05054 for the year 2007.



(X) 20-September-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal