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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

776728

5000
R. 4/1/1953

Admissible under Rule 21 & 22
s/s 6 (1) of W. B. L. R. Act, 1953
duly Stamp under the Indian
Stamp Act 1899. Subsequently
amended Schedule I. A. No. 1000
Chas. P. 112.



Registrar n 7 (B)
North 24 Parganas
(D. S. R-II)

20 OCT 2006

Registrar n 7 (B)
North 24 Parganas
(D. S. R-II)

20 JUN 2007

908500
25/1/25
20.6.07
598496

15000
30/10/06
782429
Baranar

DEED OF CONVEYANCE

THIS INDENTURE made on this 20th October, Two Thousand and Six

BETWEEN

ISMAIL MOLLA son of LATE WAJET ALI residing at Vill & P.O. -
PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) all
by faith MUSLIM by occupation CULTIVATOR 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.**

A43810
28-10-06
Hk21-10

20/10/06 908500
20-10-06
270-11

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801250
20/10/06
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VISIB... 1408
20/10/06



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল 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 WAJET ALI son of EMTAZ ALI was the recorded owner of agricultural land measuring 03 Satak out of 26 Satak in R.S.DAG NO. 713, 29 Satak out of 262 Satak in R.S.DAG NO. 789, 04 Satak out of 112 Satak in R.S.DAG NO. 790, 04 Satak out of 112 Satak in R.S.DAG NO. 791, 01 Satak out of 06 Satak in R.S.DAG NO. 867, 03 Satak out of 33 Satak in R.S.DAG NO. 868, 07 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, 03 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, 00 Satak out of 17 Satak in R.S.DAG NO. 998, 12 Satak out of 114 Satak in R.S.DAG NO. 1014, 06 Satak out of 30 Satak in R.S.DAG NO. 1025, 05 Satak out of 143 Satak in R.S.DAG NO. 1037, 07 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, 09 Satak out of 226 Satak in R.S.DAG NO. 1102 & 01 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e. in total 100 SATAK under L.R.KHATIAN NO. 790 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS WAJED ALI died leaving behind her two sons namely RAFIKUL ISLAM, ISMAIL MOLLA & two daughters namely SUPIYA BIBI & DALIA BIBI and accordingly all of them became the owners of the said property by way of inheritance as per Muslim Law of Faraz and are well entitled to transfer the same to anyone in anyway. And accordingly ISMAIL MOLLA, the vendor herein, became the owner of 01 Satak in R.S.DAG NO. 713, 09.67 Satak in R.S.DAG NO. 789, 01.33 Satak in R.S.DAG NO.

Contd...3

1028 R.F.S. 10/08

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102. dt. 10/08/06

[Handwritten Signature]

16 OCT 2006

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Registrar's Office
North 24 Parganas

20 OCT 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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790, 01.33 Satak in R.S.DAG NO. 791, 00.33 Satak in R.S.DAG NO. 867, 01 Satak in R.S.DAG NO. 868, 02.33 Satak in R.S.DAG NO. 883, 00.33 Satak in R.S.DAG NO. 904, 00.33 Satak in R.S.DAG NO. 910, 01 Satak in R.S.DAG NO. 936, 00.67 Satak in R.S.DAG NO. 945, 00.33 Satak in R.S.DAG NO. 996, 00 Satak in R.S.DAG NO. 998, 04 Satak in R.S.DAG NO. 1014, 02 Satak in R.S.DAG NO. 1025, 01.67 Satak in R.S.DAG NO. 1037, 02.33 Satak in R.S.DAG NO. 1043, 00 Satak in R.S.DAG NO. 1073, 00.33 Satak in R.S.DAG NO. 1077, 03 Satak in R.S.DAG NO. 1102 & 00.33 Satak in R.S.DAG NO. 1197 i.e. in total 33.31 SATAK and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS ISMAIL MOLLA, the vendor herein, became the absolute owner of the said land measuring 33.31 Satak in total in different Dag Nos. as mentioned in the schedule below and enjoy a good and marketable title on the said land which he propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendor have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 33.31 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) 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 vendors 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

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1929 R.R.S. No. 410-6

10/19/06

102. *Office, Lucknow*

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[Signature]

16 OCT 2006

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Registrar (D.S.R.)
North 24 Parganas

20 OCT 2006



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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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 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.

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1930 P.F.S. 19/10/06
R.H. 112

102. Letter from [unclear]
No 100

1000

[Handwritten signature]

16 OCT 2006

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Registrar cum I (S)
North 24 Parganas
(D.S. R-II)

120 OCT 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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 01 Satak in R.S.DAG NO. 713, 09.67 Satak in R.S.DAG NO. 789, 01.33 Satak in R.S.DAG NO. 790, 01.33 Satak in R.S.DAG NO. 791, 00.33 Satak in R.S.DAG NO. 867, 01 Satak in R.S.DAG NO. 868, 02.33 Satak in R.S.DAG NO. 883, 00.33 Satak in R.S.DAG NO. 904, 00.33 Satak in R.S.DAG NO. 910, 01 Satak in R.S.DAG NO. 936, 00.67 Satak in R.S.DAG NO. 945, 00.33 Satak in R.S.DAG NO. 996, 00 Satak in R.S.DAG NO. 998, 04 Satak in R.S.DAG NO. 1014, 02 Satak in R.S.DAG NO. 1025, 01.67 Satak in R.S.DAG NO. 1037, 02.33 Satak in R.S.DAG NO. 1043, 00 Satak in R.S.DAG NO. 1073, 00.33 Satak in R.S.DAG NO. 1077, 03 Satak in R.S.DAG NO. 1102 & 00.33 Satak in R.S.DAG NO. 1197 i.e. in total **33.31 SATAK** under L.R.KHATIAN NO. 790 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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1931 R.R.S. 10/10/06
Rtd. No.

102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200

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16 OCT 2006

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REGISTRAR

Registrar u/s 7 (B)
North 24 Parganas
(D. S. R.)

20 OCT 2006

: 6 :

MEMO OF CONSIDERATION

Paid by **FERNS FOREST SALES PVT. LTD.** by cheque no. 350189 dated 20.10.06 drawn on **INDIAN BANK** amounting Rs. 4,00,000/- (Rupees : FOUR LAKHS ONLY)

WITNESSES :

1. Manoj ari
vill+p.o pathesghata

(স্ব: গণেশ্বর চন্দ্র)

2. Safikul Islam
Patharghata

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. Manoj ari
vill+p.o pathesghata

(স্ব: গণেশ্বর চন্দ্র)

2. Safikul Islam
vill+p.o Patharghata

SIGNATURE OF THE VENDOR

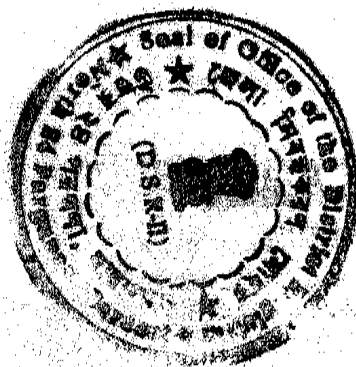
Drafted by: **SASWATI PODDAR, Adv.**
WB/236/01



Registrar n° 7 (II)
North 24 Parganas
(D. S. R-II)

120 OCT 2006

Registrar n° 7 (II)
North 24 Parganas
(D. S. R-II)



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

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)

Certificate of Registration under section 60 and Rule 69.

**Registered in Book - I
CD Volume number 8
Page from 3447 to 3461
being No 05056 for the year 2007.**



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