

107340

POSS

409



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Admissible under Rule 21 & 22
 s/s 5 (1) of W. B. L. R. Act. 1956
 duly Stamp under the Indian
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No. 23
 Govt. P.O. 10-50-23



776713

6083

2006

1767

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

North 24 Parganas, Baranagar
 20-6-07 20 OCT 2006

44389-00
 2800

Registrar u/s 7 (2)
 North 24 Parganas
 (D. S. R-II)
 20 JUN 2007

4421-00

Stamp duty of Rs. 15000
 30/10/06
 782498

DEED OF CONVEYANCE

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

BETWEEN

ROBIN BISWAS son of LATE LAL MOHAN BISWAS residing at Vill
 GENRAGARI, P.O. - PATHRGHATA, P.S. - RAJARHAT, DIST. 24 -
 PARAGANAS (NORTH) by faith hindu by occupation business 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

M/V 953000
 16083

50/10/06

20/10/06

20/10/06

20/10/06

19/6/07

20/6/07

1012

P.F. S. No. 1010108

102, letter Banchugra
M 100

1000

বিধান নম্বর (সংকেতক (সংকেত))

১. ডি. এ. আর. বাবিন

16 OCT 2006

560000

খামার নিকট - 5000 -
যুগের টোল
এক কেডার না থাকিবার ভিত্তি নিয়ম
অনুযায়ী করিয়া



Signature

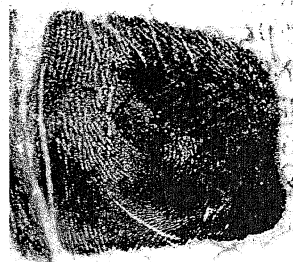
Presented for Registration on...
on the... 20th... day of Oct... 2006...
At... of the Sadar Registrar's
Office at Barisal by... Rabin Biswas
one of the Document / Clauses

1012-1016
Tow - 5000 Rs

Rabin Biswas
50 A Lal Mohan Biswas
Kalyaneshwar
P. S. ...
District - North 24 Parganas
By Caste - Hindu / Muslim / Christian
or Profession ...

North 24 Parganas
(D. S. R-II)

20 OCT 2006



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

20 OCT 2006

Raj Kumar Biswas
W/o Rabin Biswas
P. S. ...
District - North 24 Parganas
By Caste - Hindu / Muslim / Christian
or Profession ...

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

20 OCT 2006

Handwritten notes in Bengali script at the bottom left.



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 ROBIN BISWAS, the vendor herein, got the property as mentioned in the schedule below as legal heirs of LATE LAL MOHAN BISWAS and became the owners of the same property by way of a Deed of Mutual Settlement bearing no. 1810 copied in Book No. I, Vol. No. 63, Pages 84 to 216 for the year 2004 duly registered at D.S.R.II, BARASAT between a family for different dag nos. and the vendors herein got 01.94 Satak out of 31 Satak in R.S.DAG NO. 413 & 33 Satak out of 66 Satak in R.S.DAG NO. 714 i.e. in total 34.94 Satak under R.S.KHATIAN NO. 130 & 303 which were later recorded in different L.R.KHATIAN NOS. 101, 102, 254, 292, 379, 389, 551, 560, 692, 711, 759, 825, 826, 827, 863, 864, 865, 866, 948, 949, 950 & 951 situated at Mouja Genragari, J.L.No. 37 under Rajarhat P.S., North 24- paraganas.

AND WHEREAS ROBIN BISWAS, the vendor herein, is the absolute owner of the said land measuring 34.94 Satak in different dag nos. as mentioned in the schedule below and enjoy 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 34.94 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.

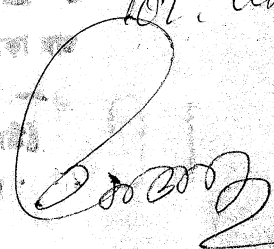
Contd...3

10713

F.F.S. 10/10/06
Pvt. No.

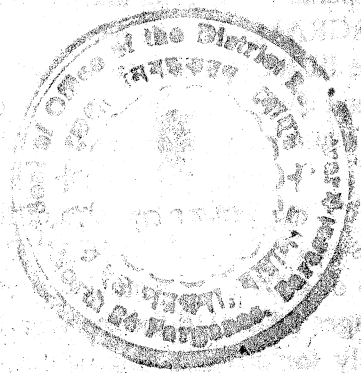
102. after cancellation
in 100

1000



16 OCT 2006

500000



Magistrate I CD
North 24 Parganas

(D. S. R-I)

20 OCT 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

776712

: 3 :

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 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 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

Contd...4

1914 R.F.S. 10/10/06
Rt. No. 112

102. *Uttam Kumar Ghosh*
W. No. 100

1000

[Signature]
80000

15 OCT 2006

500000



[Signature]
Registrar (R-1)
North 24 Parganas
(R.S. R-II)

20 OCT 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

776777

: 4 :

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.

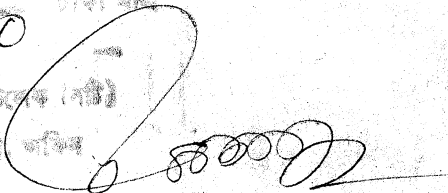
SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 01.94 satak in R.S.DAG NO. 413 & 33.00 satak in R.S.DAG NO. 714 i.e. in total 34.94 satak under R.S.KHATIAN NO. 130 & 303 which were later recorded in different L.R.KHATIAN NOS. 101, 102, 254, 292, 379, 389, 551, 560, 692, 711, 759, 825, 826, 827, 863, 864, 865, 866, 948, 949, 950 & 951 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).

Contd...5

1915 F.F.S. 19/10/06
102. other some signs in 100

1000



16 OCT 2006

560000



Registrar No 7 (B)
North 24 Parganas
(D. S. R-II)

120 OCT 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

776717

: 5 :

The Plot of lands are bounded as under :-

R.S.DAG NO. 413

ON THE NORTH : R.S.DAG NO. 415

ON THE SOUTH : R.S.DAG NO. 411

ON THE EAST : PART OF R.S.DAG NO. 413

ON THE WEST : PART OF R.S.DAG NO. 413

R.S.DAG NO. 714

ON THE NORTH : R.S.DAG NO. 719

ON THE SOUTH : R.S.DAG NO. 706

ON THE EAST : PART OF R.S.DAG NO. 714

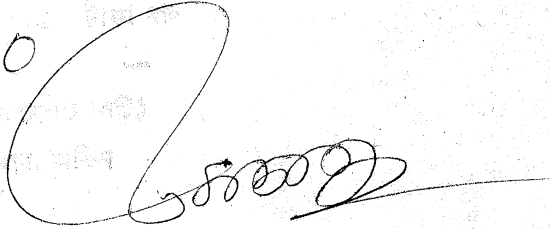
ON THE WEST : PART OF R.S.DAG NO. 714

Contd...6

10/16 R.F.S. 10/10/06
fut. ATD -

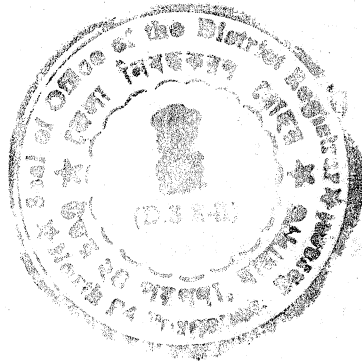
102. *attenuation curve*
m 100

1000



16 OCT 2006

560000



L
Registrar's Office
North 24 Parganas
(P. S. R-II)

120 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: Robin Biswas Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

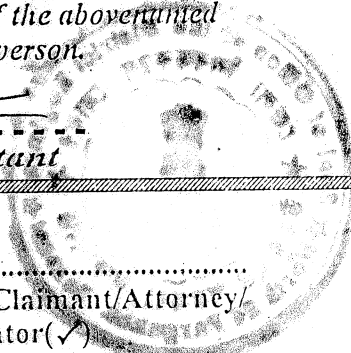
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

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

Robin Biswas
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's Y (2)
North 24 Parganas
(D. S. R-H)

20 OCT 2006

SIGNATURE OF THE VENDOR
D.D.A. ADV.
D.D.A. ADV.

MEMO OF CONSIDERATION

Paid by **FERNS FOREST SALES PVT. LTD.** by cheque bearing no. 350188 drawn on **INDIAN BANK** Dated 20.10.06 amounting Rs. 4,00,000/- (Rupees : FOUR LAKHS ONLY)

WITNESSES :

1. স্বাভাৱ কুম্ভাৰ কাম্বাৰ
স্বামগাড়া গাৰু
2. বিষ্ণু নাথ
শ্রী: কাম্বাৰ

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. স্বাভাৱ কুম্ভাৰ কাম্বাৰ
স্বামগাড়া গাৰু
2. বিষ্ণু নাথ
শ্রী: কাম্বাৰ

Saswati Poddar

SIGNATURE OF THE VENDOR

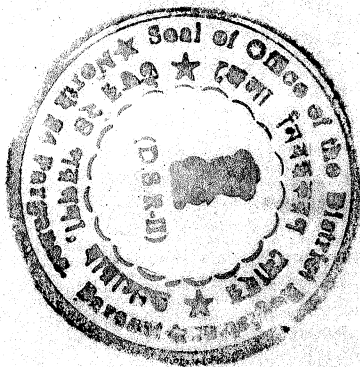
Drafted by: **SASWATI PODDAR, Adv.**
WB/236/01



Registrar n° 1 (B)
North 24 Parganas
(D. S. R-II)

20 OCT 2006

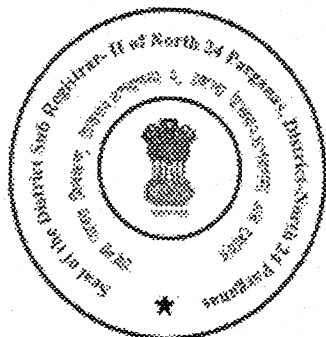
Registrar n° 1 (B)
North 24 Parganas
(D. S. R-II)



Serial No.
Volume No.
Page No.
Date of the year 2006

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 3432 to 3446
being No 05055 for the year 2007.



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