

07399

206180

415



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

776693

2093000  
 45000/13650/-  
 2/8/07  
 59,39,34,59,39,39

Stamp duty of Rs. 41000/-  
 has been realised on 31-10-06  
 as per Banker's Cheque/  
 Bank Draft No. 673409  
 Date 31.10.06 of Softlake

Stamp duty under the Indian Stamp Act 1889 Subsequently amended Schedule I.A. No. 23  
 under Rule 10(a)

### DEED OF CONVEYANCE

THIS INDENTURE made on this 30<sup>th</sup> October, Two Thousand and Six

North 24-Parganas  
 (D. S. R. - II) 30-10-06  
 02 AUG 2007

A-101098  
 H-288  
 101418

1. SHANTIBALA MONDAL wife of BIMAL KRISHNA MONDAL residing at Vill - DHARMATOLLA PACHURIA, P.O. - PACHURIA, P.S. - K.L.C., DIST. 24 - PARAGANAS ( SOUTH ), 2. PUTUL MONDAL wife of KASHINATH MONDAL residing at Vill - BRAHMANCHAK, P.O. - SONAPUKUR, P.S. - HAROA., DIST. 24 - PARAGANAS ( NORTH ), 3. BRIHASPATI MONDAL wife of SUSHANTA MONDAL residing at Vill - BEONTA, P.O. - BEONTA, P.S. - K.L.C., DIST. 24 - PARAGANAS ( SOUTH ) & 4. JHARNA MONDAL wife of BISWANATH MONDAL residing at Vill & P.O. - PAN NAYABAD, P.S. - KSHIPUR, DIST. 24 - PARAGANAS ( SOUTH )-by faith HINDU by occupation CULTIVATOR 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.

801-2508  
 802-202  
 2808  
 1528  
 Dt-30-10-06

129031/-  
 2-8-07  
 2308

M/V 2093000  
 A 12903

Contd...2

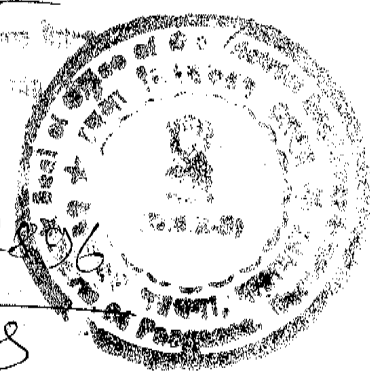
Stamp Duty  
 North 24 Parganas, District  
 2. 8-07

801 2508  
 20  
 270  
 Visit Campo. 1528  
 dt-30/10/06

1892 10/10/06  
F.F.S. P. Ltd.

1000 102 Uttar Panchmangam  
100000

1.6 OCT 2006  
500000



8.00 P.M.  
30th day of October 2006  
Santikala Mondal  
Office at Barasat by...

1892 - 1896  
Total 5000 Rs  
Santikala Mondal  
W/o - Bimal Krishna Mondal  
Dhar Matale  
P.S. K.L.C.  
District - ...  
Business

Handwritten signature and text in Bengali script.

3452 Registrar of Companies  
North 24 Parganas  
West Bengal

Putul Mondal  
W/o - Kashenath Mondal  
Brahmanachak  
P.S. - Haroa - DIST - 24 Parganas

Handwritten signature and text in Bengali script.

3453

Bhaskari Mondal  
W/o - Sushanta Mondal  
Beonta P.S. - K.L.C.  
Gharua Mondal  
W/o - Bibwanath Mondal  
R. Biswas

Handwritten signature and text in Bengali script.

3454

Parayabad  
P.S. - Kalipara  
Kashinath Mondal  
Kajar has  
Business  
Wife  
Cultivator

Handwritten signature and text in Bengali script.

Registrar of Companies  
North 24 Parganas  
West Bengal  
30-10-06



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 CHUNIMANI DASI wife of SRISTIDHAR HATI was the recorded owner of agricultural land measuring 06 Satak out of 06 Satak in R.S.DAG NO. 339, 06 Satak out of 06 Satak in R.S.DAG NO. 341, 09 Satak out of 09 Satak in R.S.DAG NO. 678 & 22 Satak out of 22 Satak in R.S.DAG NO. 1087 under L.R.KHATIAN NO. 226 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS CHUNIMANI DASI died leaving behind her only son RAKHAN CHANDRA HATI and only daughter TARU BALA BISWAS and accordingly both of them became the legal owners of the said property by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

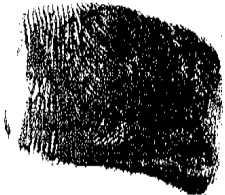
AND WHEREAS one RAKHAN CHANDRA HATI son of SRISTIDHAR HATI was the recorded owner of agricultural land measuring 06 Satak out of 06 Satak in R.S.DAG NO. 338, 04 Satak out of 04 Satak in R.S.DAG NO. 340, 08 Satak out of 08 Satak in R.S.DAG NO. 679, 20 Satak out of 20 Satak in R.S.DAG NO. 937, 42 Satak out of 42 Satak in R.S.DAG NO. 941, 12 Satak out of 24 Satak in R.S.DAG NO. 974, 12 Satak out of 48 Satak in R.S.DAG NO. 1069, 12 Satak out of 48 Satak in R.S.DAG NO. 1084 & 16 Satak out of 16 Satak in R.S.DAG NO. 1086 under L.R.KHATIAN NO. 577 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

Contd...3

1893 19/10/06

R.F.S.P. Ltd  
102, Udaan Park, Bangalore  
1000. mil 100

*[Handwritten signature]*



3455



*[Faint handwritten text, possibly a name or address]*

North 24-Parganas  
I. R. R. - 2

30-10-06

*[Faint handwritten notes at the bottom left, including 'MR. R. S. P. Ltd']*



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

: 3 :

AND WHEREAS RAKHAN CHANDRA HATI son of LATE SRISTIDHAR HATI died leaving behind his wife namely BHANI DASI HATI, three sons namely MADAR HATI, TARAK HATI, ASTAPADA HATI and four daughter namely SHANTIBALA MONDAL, PUTUL MONDAL, BRIHASPATI MONDAL, JHARNA MONDAL, the vendors herein, and accordingly all of them became the legal owners of the said property by way of inheritance and are now well entitled to transfer the same to anyone in anyway. And accordingly SHANTIBALA MONDAL & 3 OTHERS became the owners of 03 Satak in R.S.DAG NO. 338, 01.50 Satak in R.S.DAG NO. 339, 02 Satak in R.S.DAG NO. 340, 01.50 Satak in R.S.DAG NO. 341, 02.25 Satak in R.S.DAG NO. 678, 04 Satak in R.S.DAG NO. 679, 10 Satak in R.S.DAG NO. 937, 21 Satak in R.S.DAG NO. 941, 06 Satak in R.S.DAG NO. 974, 06 Satak in R.S.DAG NO. 1069, 06 Satak in R.S.DAG NO. 1084, 08 Satak in R.S.DAG NO. 1086 & 05.50 Satak in R.S.DAG NO. 1087 i.e. in total 76.75 Satak under L.R.KHATIAN NOS. 226 & 577 which they are well entitled to transfer the same to anyone in anyway.

AND WHEREAS SHANTIBALA MONDAL & 3 OTHERS, the vendors herein, are the absolute owners of the said land measuring 76.75 Satak. 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.

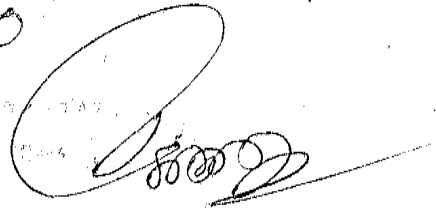
AND WHEREAS the vendor have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 76.75 Satak hereinafter called the "said plot" more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 9,20,000/- (Rupees Nine Lakhs Twenty Thousands 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. 9,20,000/- (Rupees Nine Lakhs Twenty Thousands 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

Contd...4

18024 19/10/06  
F.A.S. P. (T.D.)  
102 Uttar Panchayatgram  
REV-106

1000



*[Faint, mostly illegible text, likely a letter or official communication, possibly containing a signature and address.]*





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

: 4 :

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 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

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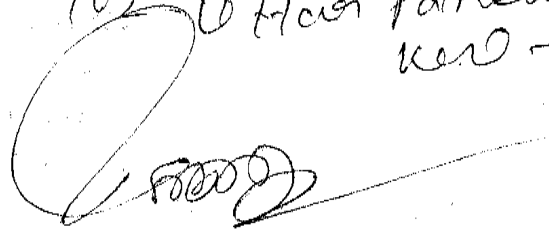
1895

19/10/06

R. F. S. P. Ltd

1000

102 W. H. van Panhelungom  
Ker. 106



Registrar of Companies

North 24 Parganas

West Bengal

India

*[Faint, mostly illegible text, likely a company registration document or certificate.]*





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

: 5 :

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 03 Satak in R.S.DAG NO. 338, 01.50 Satak in R.S.DAG NO. 339, 02 Satak in R.S.DAG NO. 340, 01.50 Satak in R.S.DAG NO. 341, 02.25 Satak in R.S.DAG NO. 678, 04 Satak in R.S.DAG NO. 679, 10 Satak in R.S.DAG NO. 937, 21 Satak in R.S.DAG NO. 941, 06 Satak in R.S.DAG NO. 974, 06 Satak in R.S.DAG NO. 1069, 06 Satak in R.S.DAG NO. 1084, 08 Satak in R.S.DAG NO. 1086 & 05.50 Satak in R.S.DAG NO. 1087 i.e. in total 76.75 Satak under L.R.KHATIAN NOS. 226 & 577 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...6

1896

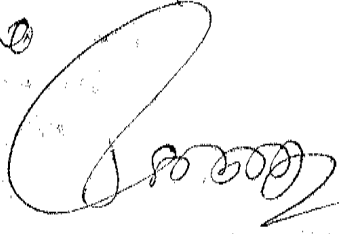
10/10/06

F. F. S. P. Ltd.

102- Uttar Park Bangpoo

100-100

1000



Registrar of Companies  
North 24-Parganas.

(M. R. R. - 10)

30/10/06

**DISTRICT NORTH 24 PAR**

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)**

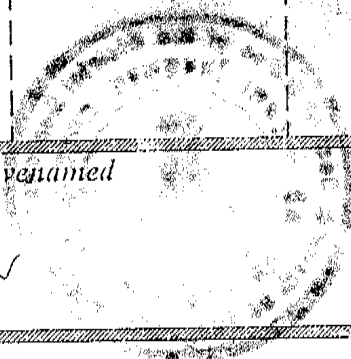
LITTLE	RING	MIDDLE	FORE	THUMB

**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)



DISTRICT NORTH 24 PAR

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)





**MEMO OF CONSIDERATION**

Paid by **FERNS FOREST SALES PVT. LTD.** by cheque nos. 350192, 350193, 350194 & 350195 dated 30.10.06 drawn on INDIAN BANK each amounting Rs. 2,30,000/- (RUPEES TWO LAKHS THIRTY THOUSANDS ONLY) i.e. in total amounting Rs. 9,20,000/- (Rupees : NINE LAKHS TWENTY THOUSANDS ONLY)

WITNESSES :

1. *[Handwritten signature]*

*[Handwritten signature]*

2. Siler Birma  
vill - Chazagari

*[Handwritten signature]*

*[Handwritten signature]*

*[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]*

2. Siler Birma  
vill - Chazagari

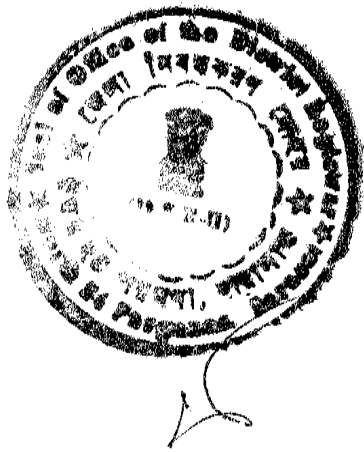
*[Handwritten signature]*

*[Handwritten signature]*

SIGNATURE OF THE VENDORS

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

*[Handwritten signature]*



Registrar u/s I (B)  
North 24-Parganas  
1 B. B. - 11  
30/10/06



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 2314 to 2330  
being No 06180 for the year 2007.



(X) 26-November-2007  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal