

07491

20672 416



H.P. Das

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

774487

11/11/06

5200  
8500  
13500

Stamp under Rule 21 & sub-rule 5 (1) of W.B.L.R. Act, 1968  
Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 23  
Value Paid. 10.00



Stamp duty of Rs. 8500/-  
has been realized on...  
as per Bank's Certificate  
Bank Draft No. 071686  
Date 01.11.06 at Mohanpore

2.11.06

Registrar N/S 1 (A)  
North 24-Parganas  
12.11.06  
02 AUG 2007

23 A-29591  
A 2759 H- 288  
H 28 M(6)-42  
29911

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 01<sup>st</sup> November, Two Thousand and Six

BETWEEN

**DEBENDRA NATH BISWAS** son of LATE MANMOHAN BISWAS alias LATE MONMOTHO BISWAS residing at Vill - GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH ) by faith HINDU 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**.

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2.8.07  
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1/8/07  
2/8/07

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A 3927

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800-307  
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270 no-1541  
22-11

North 24-Parganas 2/8/07

3297

25/09/06

From Pader, Sales P. 100

10200 P. 1000  
1000 - 100

7 SEP 2006

308000



নামের নিকট

এ প্রমাণ করিলাম।

3297 - 330

total - 10000

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Registered for Registration at...  
on the... day of...  
of the Sadar Registrar,  
Office at Barasat by Debendra Nath -  
of the Assistant / Charities Biswas

7.30 P.M

Debendra Nath Biswas

of Mandal Mohan -  
Biswas

at Mandal Mohan -  
Biswas

P - 8 - Rajarhat

Dist - 24 Parganas

HI cultivator

Manda Gopal Biswas  
of Debendra Nath Biswas

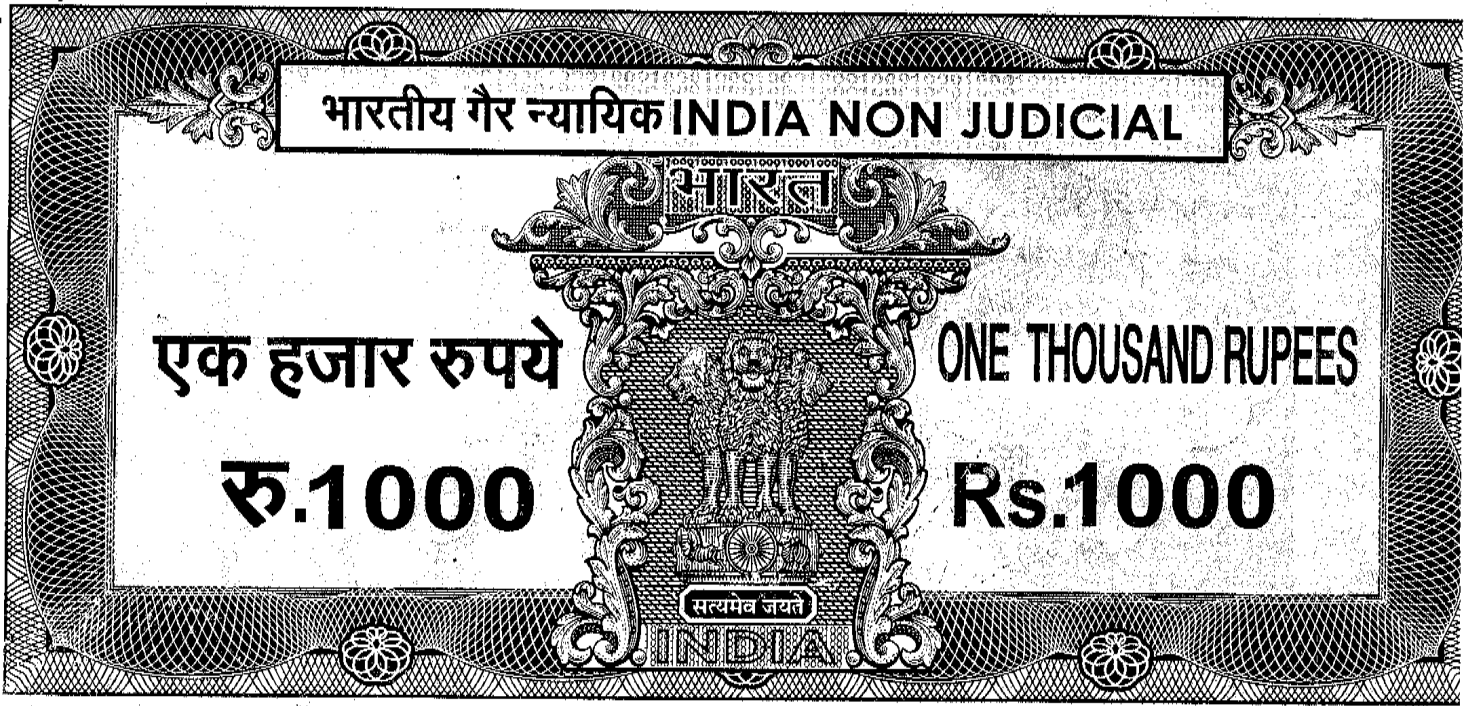
P - 8 - Rajarhat -  
Dist - North 24 Parganas

cultivator

Registrar of North 24 Parganas

1-11-06

অনিন্দা চন্দ্রনাথ বিশ্বাস  
মিত্র - দেবপ্রসাদ বিশ্বাস  
স্বামী - সত্যজিৎ বিশ্বাস  
স্বামী - স্বর্গদেব বিশ্বাস  
ডেপুটি - ডি: 28 বিশ্বাস  
স্বামী - বিশ্বাস



पश्चिमबङ्ग पश्चिम बंगाल 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, TILJA, A, P.O. - V.I.F.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 DEBENDRA NATH BISWAS, one of the vendor herein, got the property as mentioned in the schedule below as legal heirs of LATE MANMOHAN 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 23 satak out of 23 satak in R.S.DAG NO. 1118 under R.S.KHATIAN NO. 130 & 303 which were later recorded in different L.R.KHATIAN NO. 292 situated at Mouja Genragari, J.L.No. 37 under Rajarhat P.S., North 24- paraganas.

AND WHEREAS DEBENDRA NATH BISWAS, the vendor herein, is the absolute owner of the said land measuring 23 Satak 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.

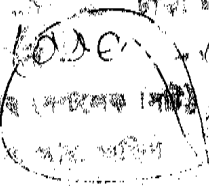
AND WHEREAS the vendor have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 23 Satak hereinafter called the "said plot" more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousands only) and on the terms and conditions hereunder.

Contd...3

3298

25/9/06

From First Sales P. (C)



21 SEP 2006

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Registrar u/s Y (B)  
North 24 Parganas  
(M.A.A.A.)

11/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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: 3 :

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 2,70,000/- (Rupees Two Lakhs Seventy 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 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 NOT WITHSTANDING 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

Contd...4

3288 23/9/06

Forest Survey of India, P.O.

1000 102 U.P. Govt. 102

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21 SEP 2006

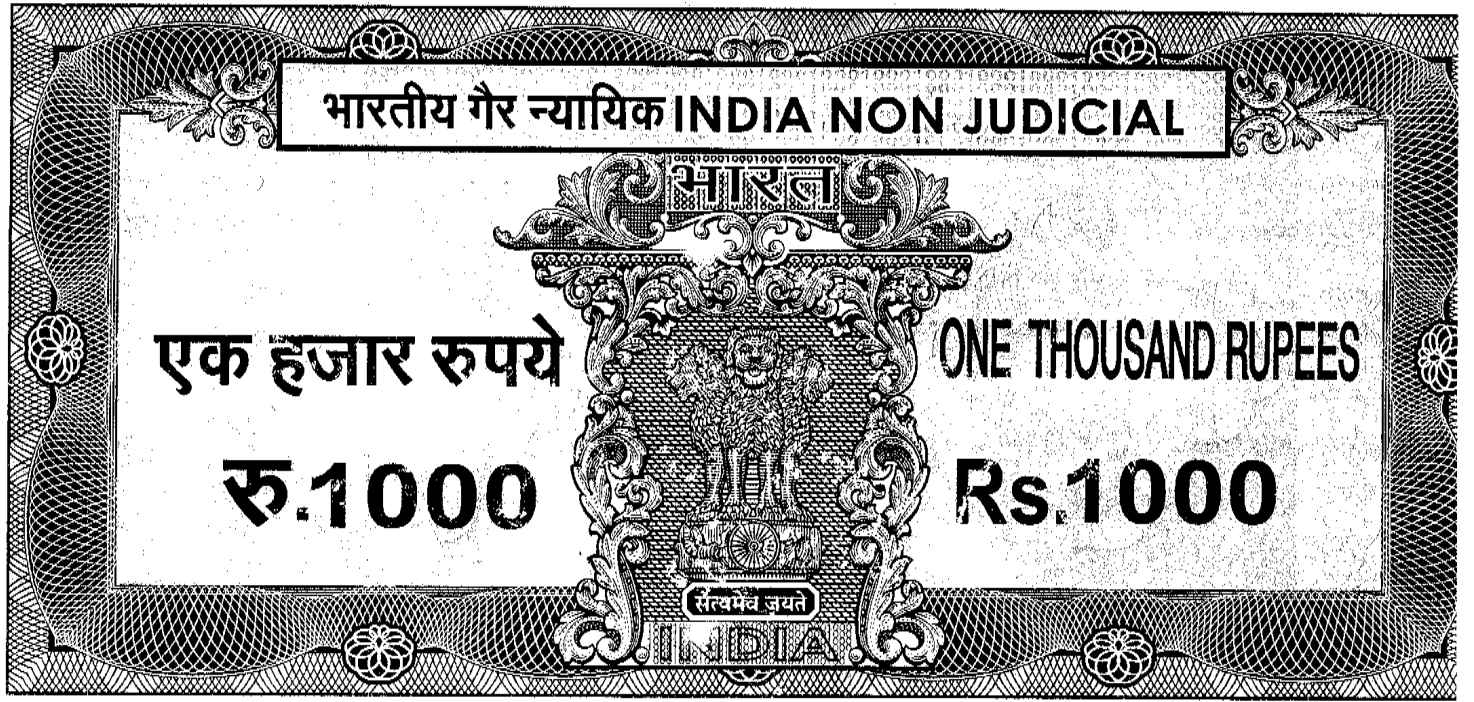
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Signature and official details at the bottom of the document.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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: 4 :

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.

### SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 23 Satak in R.S.DAG NO. 1118 under L.R.KHATIAN NO. 292 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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8300

25/09/06

Receipts Forest Sales P.O.

900

102

C.P. from  
Kull (10)

100

21 SEP 2006

308000



Sub-Station Officer (S.O.)  
Forest Dept. 26 Parganas  
C.B.R. - 1  
6-11-06

RECEIVED BY THE VENDOR





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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: 5 :

The plot of land is butted and bounded as :

R.S.DAG NO. 1118 -

ON THE NORTH : R.S.DAG NO 1129

ON THE SOUTH : R.S.DAG NO. 1117

ON THE EAST : R.S.DAG NO. 1137 & 1146

ON THE WEST : R.S.DAG NO. 1119

### MEMO OF CONSIDERATION

Paid by **FERNS FOREST SALES PVT. LTD.** by cheque no. 350197 dated 01.11.06 drawn on INDIAN BANK each amounting Rs. 2,70,000/- (Rupees : TWO LAKHS SEVENTY THOUSANDS ONLY)

WITNESSES :

1. *बलराम चन्द्रावत विहारी*

*आर्यभट्ट*

2. *बलराम चन्द्रावत*

*आर्यभट्ट*

*बलराम चन्द्रावत*

SIGNATURE OF THE VENDOR

Contd...6

B 3091

25/09/08

Regions Forest Sales P.O.

102. Uttar Panchayats  
Kul-102

1000

1950

उत्तर प्रदेश  
खसिया क्षेत्र  
खसिया क्षेत्र  
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खसिया क्षेत्र

21 SEP 2008

308000



46  
Registrar s/s 7 (B)  
Dist. 24-Parganas  
(U.P.R.-A)  
10/11/08


# 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)

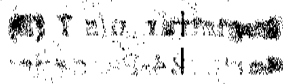
THUMB	FORE	MIDDLE	RING	LITTLE
				

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)

... ..  
... ..  
... ..

... ..  
... ..  
... ..

RECEIVED BY THE VENDOR

... ..



*[Signature]*  
**Registrar o/s Y (A)**  
**North 24-Parganas**  
**(M.S.P.-2)**  
*1.11.86*

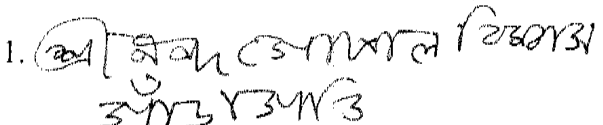
... ..  
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IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

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.   
স্বস্বতী পোদার

2.   
স্বস্বতী পোদার



SIGNATURE OF THE VENDOR

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



Registrar s/s I (A)  
North 24-Parganas  
(D. R. S. I.)  
10/11/06

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 2198 to 2212  
being No 06172 for the year 2007.



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

Date		Number		Description	
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