

07598

Rob/64

420



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

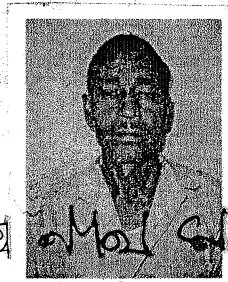
Admissible under Rule 5 of the  
 s/s 5 (1) of W.B.S.R. Act, 1958  
 duly Stamp under the Indian  
 Stamp Act 1899 Subsequently  
 amended Schedule I & II  
 Govt Paid 10.00

776924

Handwritten notes in the left margin.

402000

Price Paid Rs. 11100/-  
 by Banker on 2/8/07  
 593919



Stamp duty of Rs. 4000/-  
 has been realised on 6-11-06  
 as per Banker's Cheque /  
 Bank Draft No. 071696  
 Date 3-11-06 of Mohaspote

1/8/07

Handwritten signatures and names in the middle section.

D. S. R. B.  
 PARAGANAS, North 24-Parganas

6-11-06

24421/-  
 2-8-07  
 2293

**DEED OF CONVEYANCE**

A-19698 THIS INDENTURE made on this 3<sup>rd</sup> day of November, Two Thousand and Six

BETWEEN

**BISWANATH MONDAL** son of LATE SANTOSH MONDAL 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.

Contd...2

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Handwritten signatures and dates at the bottom left.

02 AUG 2007

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V.C. No. 1574  
 DT - 3-11-06  
 VTS/NO. 1574

304 3/11/06  
 F. F. S. Pt. dtd.  
 102, Uttar Pancham Jan.  
 Kel-700100

1000  
 560000  
 304-398

5000-  
 16 OCT 2006  
 560000  
 304-398



8:00 P.M.  
 on the 3rd day of Nov 2006  
 Office at Barasat by Bidwanath Mondal

Two 5000 Rs  
 as  
 Bidwanath Mondal  
 8/0 dt - Santosh Mondal  
 Gensagari  
 P. 8 - Rajarhat  
 Dist - 24 Pgs  
 H/cultivator



3552

North 24 Parganas  
 3.11.06

দ্বিতীয় স্বাক্ষর

Sudip Mondal  
 8/0 - Ajit Mondal  
 9 - Garagari  
 P. 8 - Rajarhat  
 Dist - 24 Pgs  
 H/Business

স্বাক্ষর  
 মোর  
 স্বাক্ষর  
 মোর  
 স্বাক্ষর  
 মোর  
 স্বাক্ষর

North 24 Parganas  
 3.11.06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

: 2 :

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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 SANTOSH MONDAL son of LATE RASHBEHARI MONDAL had been the recorded owner of agricultural land measuring an area of 04 satak out of 11 satak in R.S.DAG NO. 672, 02 satak out of 20 satak in R.S.DAG NO. 674, 05 satak out of 21 satak in R.S.DAG NO. 688, 04 satak out of 31 satak in R.S.DAG NO. 772, 06 satak out of 17 satak in R.S.DAG NO. 774, 10 satak out of 96 satak in R.S.DAG NO. 792, 18 satak out of 52 satak in R.S.DAG NO. 794, 04 satak out of 33 satak in R.S.DAG NO. 1222 and 06 Satak out of 20 Satak comprised in R.S. Dag No. 1229 i.e. 59 Satak in total under R.S. Khatian No.- situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS SANTOSH MONDAL died leaving behind his two sons namely RABINDRANATH MONDAL, BISWANATH MONDAL and two daughters namely SMT. JAMUNABALA MONDAL, SMT. NIRMALA MONDAL and accordingly all of them became the absolute owner of the said property by way of inheritance and are in full possession of the said land and are well entitled to transfer the same land to anyone.

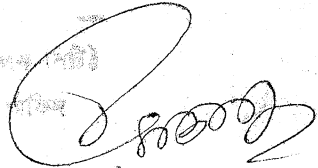
AND WHEREAS at the time of recent settlement two brothers RABINDRANATH MONDAL and BISWANATH MONDAL recorded their name leaving apart their sisters name under L.R.KHATIAN NOS. kri – 448 & kri – 565 though their sisters are also the owners of the said property by way of inheritance and all are in possession of the lands and are well entitled to transfer the same to anyone in anyway. And according to BISWANATH MONDAL, the vendor herein, became the owner of 14.75 Satak as mentioned in the schedule below.

395

3/11/06

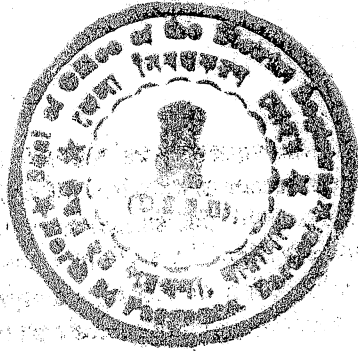
F. F. S. Prk. Ltd.  
102, Uthw Panchayat Prsu.  
Kul - 700100

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16 OCT 2006

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Signature of Y. S.  
Barth, 24-Parganas  
I.D. L.R. No.

3/11/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

: 3 :

AND WHEREAS BISWANATH MONDAL, the vendor herein, is the absolute owner of the 25% of the said land 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 vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 14.75 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 1,80,000/- (Rupees One Lakh Eighty 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. 1,80,000/- (Rupees One Lakh Eighty Thousands ) 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

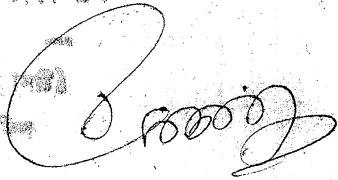
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3/11/06

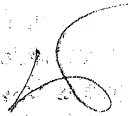
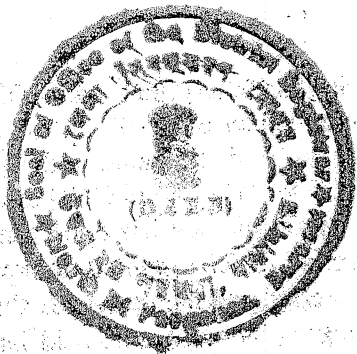
F. F. S. Prk. Ltd.  
102, Othw Parachara gram.  
Kul- 700100

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16 OCT 2006

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Signature of Y (S)  
North 24-Parganas  
(R.R.S.)

3/11/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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.

Contd...5

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3/11/06

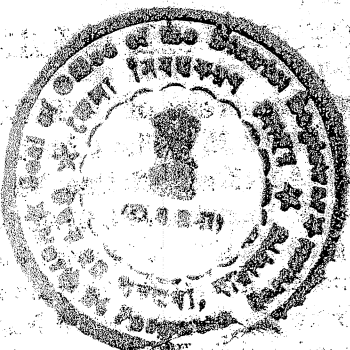
F.F.S. Pvt. Ltd.  
102, Uttar Parachana gram.  
Kd-78100

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*[Handwritten signature]*

16 OCT 2006

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Registrar of Companies  
North 24-Parganas

3/11/06





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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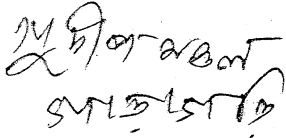
### SCHEDULE OF THE PROPERTY

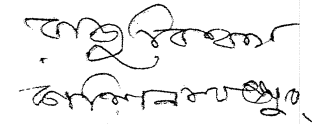
ALL THAT piece of Shali Land measuring an area of 01 SATAK in R. S. Dag No. 672, 00.50 SATAK in R. S. Dag No. 674, 01.25 SATAK in R. S. Dag No. 688, 01.00 SATAK in R. S. Dag No. 772, 01.50 SATAK in R. S. Dag No. 774, 02.50 SATAK in R. S. Dag No. 792, 04.50 SATAK in R. S. Dag No. 794, 01.00 SATAK in R.S.DAG NO. 1222 & 01.50 SATAK in R. S. Dag No. 1229 i.e. in total 14.75 satak under Khatian Nos. - KRI - 448 & KRI - 565 within the limit of Patharghata Panchayat under 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).

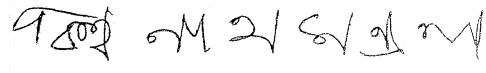
### MEMO OF CONSIDERATION

Paid by **FERNS FOREST SALES PVT. LTD.**, by cheque bearing no. 352752 dated 03.11.06 drawn on **INDIAN BANK** an amount of Rs. 1,80,000/- ( Rupees : ONE LAKH EIGHTY THOUSANDS ONLY )

WITNESSES :

1. 

2. 

  
SIGNATURE OF THE VENDOR

Contd...6

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3/11/06

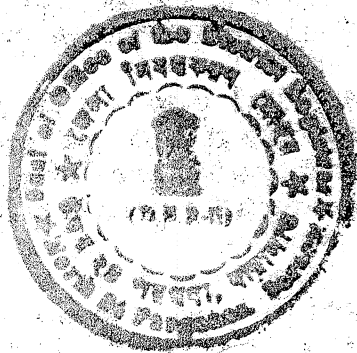
F. F. S. Pvt. Ltd.  
102, Uthra Panchayat  
Kd-750100

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*[Handwritten signature]*

OCT 2006

50000



*[Handwritten mark]*

3/11/06  
North 24-Parganas

# DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document

(1) ব্রজেন চন্দ্র

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

ব্রজেন চন্দ্র

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/

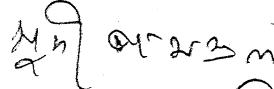
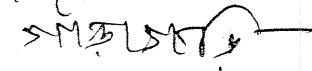
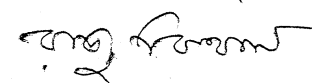
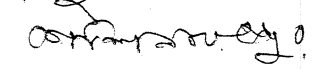
Executant/Claimant/Attorney/Principal/Gurdian/Testator(Tick the appropriate status)

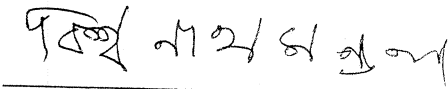


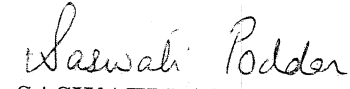
IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

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.   

2.   


  
SIGNATURE OF THE VENDOR

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

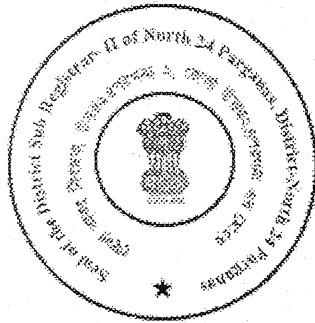


*26*  
Registrar u/s I (A)  
North 24-Parganas  
D.S.R.-II  
3-11-06



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 2090 to 2104  
being No 06164 for the year 2007.



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