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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

Stamp Duty of Rs. 1391000  
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 31.10.06  
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**DEED OF CONVEYANCE**

THIS INDENTURE made on this 31<sup>st</sup> day of October, Two Thousand and Six

BETWEEN

1. ASISH RANJAN GUPTA son of LATE BINOD RANJAN GUPTA, 2. MITA GUPTA wife of PRANAB RANJAN GUPTA, 3. SUCHITRA GUPTA wife of UTPAL GUPTA all residing at T M- 5/36, NISHIKANAN, TEGHARIA, P.O. - HATIARA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS ( NORTH ) & 4. RAI KISHORI MONDAL wife of DINESH CHANDRA MONDAL residing at T G - 4/7B, TEGHARIA, P.O. - HATIARA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS ( NORTH ) 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.

Registrar Dist. North 24 Parganas  
 02 AUG 2007  
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 2299 M/V 1391000  
 1391000  
 18/10/07

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2.8.07

434

3/11/06

F. F. S. Pvt Ltd,

102, Uthir Pancharanjan Joran

Kol- 700110

1000

*[Handwritten signature]*

5000



434 - 435

Twd 5000 R-g

8:00 P.M

7th day of Nov 06

*[Handwritten signature]*  
Asish Ranjan -  
gupta

① Asish Ranjan  
gupta s/o - Binod  
Ranjan gupta

② Nita gupta

W/o. Pranab Ranjan -

gupta. ③ Suchitra -  
gupta w/o - Utpal gupta

AMQ - TM - 5/36 Mishikaran  
Teghari, P.S - Rajarhat.  
Dist - 24 P.S.C.

*[Handwritten signature]* Rakira Mondal

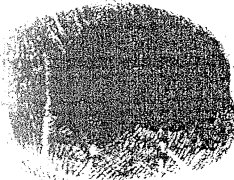
s/o - Dr. Mani Mondal  
P.S. Kadamtala

P.S. Rajarhat  
Dist - 24 P.S.C.

*[Handwritten signature]*

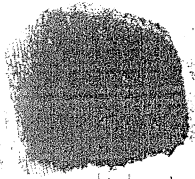
*[Handwritten signature]*  
Ranjan Gupta

3582



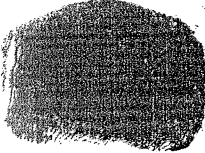
*[Handwritten signature]*  
Ranjan Gupta

3583



Nita Gupta

3584



Suchitra Gupta

P. T. O

7/11/06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 BADAL CHANDRA NASKAR son of SHIB CHANDRA NASKAR is the recorded owner of agricultural land measuring an area of 51 satak out of 75 satak in R.S.DAG NO. 935 under L.R. Khatian No.- 428 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS BADAL CHANDRA NASKAR transferred 33 Satak of land by way of a sale deed bearing no. 5051 dated 02.09.2004 copied in Book No. I, Vol. No. 299, Pages 274 to 287 for the year 2004 duly registered at A.D.S.R., BIDHAN NAGAR to ASISH RANJAN GUPTA & 2 OTHERS, the vendor no. 1 TO 3 herein, and accordingly ASISH RANJAN GUPTA & 2 OTHERS became the owners of the said land by way of this purchase and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS BADAL CHANDRA NASKAR transferred 18 Satak of land by way of a sale deed bearing no. 5104 dated 09.09.2004 copied in Book No. I, Vol. No. 302, Pages 242 to 255 for the year 2004 duly registered at A.D.S.R., BIDHAN NAGAR to RAI KISHORI MONDAL, the vendor no. 4 herein, and accordingly RAI KISHORI MONDAL became the owner of the said land by way of this purchase and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS ASISH RANJAN GUPTA & 3 OTHERS, the vendors herein, are the absolute owners of the 51 Satak of the said land 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.

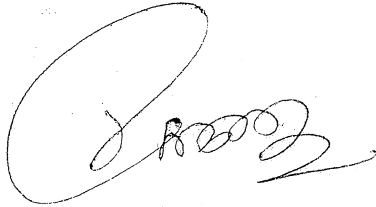
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3/11/06

F.F.S. Prk. Rd,  
102, Uthu Panchana J. Rd  
Wd - 700110

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OCT 2006

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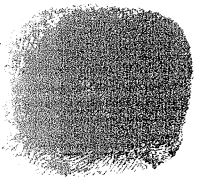
④ Rai Kishore Mondal  
W/o - Dimesh ch - Mondal -

8 - T-g-4/7B Tegharia

P-8 - Rajarhat

DIST - 24 Pgsd

H/cultes



3585

Kishore Mondal

16

Registrar of S.T. (A)  
North 24-Parganas

12.12.06  
7/11/06

Handwritten text in Bengali script, likely a signature or official note.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 51 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 6,00,000/- (Rupees Six Lakh) 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. 6,00,000/- (Rupees Six Lakh) 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 pattaahs 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

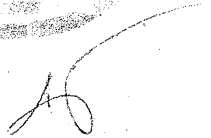
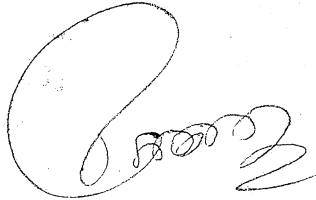
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3/11/06

F. F. S. Pvt. Ltd.  
102, Uthra Panchera Gran  
Kolkata - 700100

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Manager F. F. S. Pvt. Ltd.  
Kolkata - 700100  
7.11.06



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 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 Land measuring an area of 51 SATAK in R. S. Dag No. 935 under Khatian No. – KRI – 428 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 ).

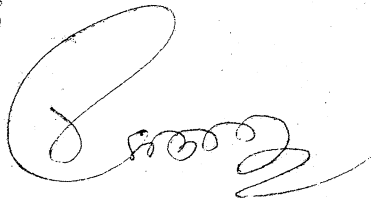
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3/11/06

F. F. S. P.K. Nd.  
102, Ulu Panekana gam  
Kel-700100

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101 2000



Impresso 101 05  
Borui 24-10-1-00  
10.10.05  
7-11-05







**पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL**

The plot of land is butted and bounded as :

R.S.DAG NO. 935

ON THE NORTH : R.S.DAG NO. 949

ON THE SOUTH : R.S.DAG NO. 945

ON THE EAST : PART OF R.S.DAG NO. 935

ON THE WEST : PART OF R.S.DAG NO. 935

**MEMO OF CONSIDERATION**

Paid by **FERNS FOREST SALES PVT. LTD.**, by cash an amount of Rs. 6,00,000/-  
( Rupees : SIX LAKHS ONLY )

WITNESSES :

1. *Rajendra Biswas.*  
*Kashinath Paul.*

2. *बलराम चरण*  
*उदयभूषण*

*Anish Rangan Gupta*  
*Mita Gupta*  
*Suchitra Gupta*

*Rajkumari Mondal*

SIGNATURE OF THE VENDORS

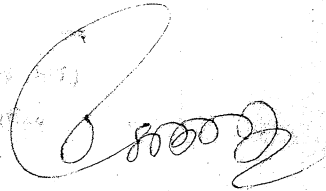
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3/11/06

F.F.S. Pvt. Ltd.  
102, Old Panchara Jan  
Kul-700700

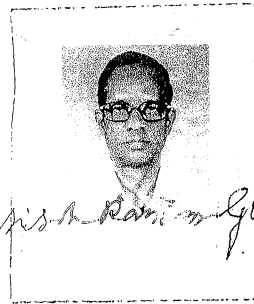
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Registered Office  
North 24-Parganas

7-11-06

SPECIMEN FORM FOR TEN FINGERPRINTS



Anish Ranjan Gupta

Anish Ranjan Gupta	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Suchitra Gupta

Suchitra Gupta	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



R

Rakshita Mandal

Rakshita Mandal	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Nita Gupta

Nita Gupta

Nita Gupta	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

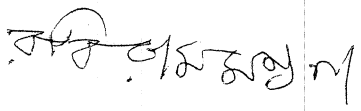
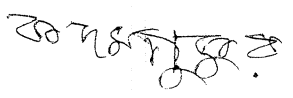


: 6 :

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. Raju Biswas.  
Kashinathpur.
2.   


Asith Ransan Gupta.

mita Gupta

Suchitā Gupta

Rajeshori Mondal

SIGNATURE OF THE VENDORS

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



15

Ministarstvo Zdravlja (M)  
Borih 24-Parganar

12.11.06  
7.11.06

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 2168 to 2182  
being No 06170 for the year 2007.



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

