08307 B07753 449 5000Rs.

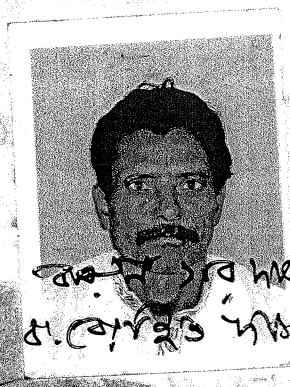
INDIA NON JUDICIAL

५०००रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES



Chargeable under Kolkata M.C. Act 1980 w/s 5 (1) of W.B. L.R. Act 1965 Duly stamped under the Indian Stamp Act 1899 as amended Schedule Fees Paid

A = 1639/- 327000/-
B = 281/- 56200/-
C = 91/- 27000/-
1671-00 327000

Court Stamp Fee Rs. 8850/-
Is deemed cancelled on 5.10.07
As per Banker's Cheque 594217
Bank Draft No.
Date 28.8.07 of Mohisgale

Registered u/s 7 (1) North 24-Parganas L.R.R.O. 23/11/06

Court Stamp duly of Rs. 2500/- has been received on 24.11.06 as per Banker's Cheque / Bank Draft No 984735 Date 23.11.06 of Barasat

05 OCT 2007

5.10.07

DEED OF CONVEYANCE

D. R. R. II North 24-Pgs. 24.11.06

THIS INDENTURE made on this 23rd November, Two Thousand and Six

BETWEEN

1.TARUN SARDAR & 2. BARUN SARDAR both sons of LATE PHANI BHUSHAN SARDAR residing at Vill – & P.O. – HATIYARA, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) by Faith Hindu by Occupation Cultivators 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**.

Contd...2

Vol. Conversion No : 1682 Dt: 28.11.06

(R.) : 250
(R.D) : 20
270/-

W/V 327000
A/1947

1627

নম্বর
তারিখ
ক্রেতার নাম
সাকিন
ষ্ট্যাম্প মূল্য
ভেণ্ডার স্ট্রী
বারাসাত
উত্তর ২৪ পরগনা
টি. ডি. নং
ক্রয়ের তাং
ষ্ট্যাম্প মূল্য
স্টেজারী অফিস বারাসাত
ভেণ্ডার শ্রী স্বপন কুমার বসু

15.11.06.
Ferns Fazart Sales Pvt. Ltd
Uttar Panchumogram, Teilgal K/Ac

Presented for Registration at ... A.R.R.T.
on the 23rd day of November 2006
... of the Sadar Registration
Office at Barasat by ... Janam Sanda
... of the Executant / Claimant

(1) Janam Sanda
(2) Barun Sanda
S/o Late Pohani B.h. Sanda
Ranchi
P.S. Hari Jana
District — North 24-Parganas
by Caste Hindu/Muslim/Christian
by Profession ...

৩ রুন সরদার

3763

Registrar of Sadar
North 24-Parganas
23/11/06

৩ রুন সরদার

3764

বরুন সরদার
ব: রোহিত দাস

Rahul Das
S/o Late Jogendra Das
Jessore Road
P.S. Jessore Road
District — North 24-Parganas
by Caste Hindu/Muslim/Christian
by Profession ...

রোহিত দাস
পিতা: জোগেন্দ্র দাস
সাং মালঞ্চ কোলী স্কুল
থানা কোলী স্কুল
দ: ২৪ পরগনা

Registrar of Sadar
North 24-Parganas
23.11.06

A N D

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 TARUN SARDAR, one of the vendor herein, is the recorded owner of agricultural land measuring 06 Satak out of 52 Satak in R.S.DAG NO. 783 under L.R.KHATIAN NO. 272 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

WHEREAS one BARUN SARDAR, another vendor herein, is the recorded owner of agricultural land measuring 06 Satak out of 52 Satak in R.S.DAG NO. 783 under L.R.KHATIAN NO 424 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS TARUN SARDAR & OTHER, the vendors herein, are the absolute owners of the said land measuring 12 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 vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 12 Satak hereinafter called the "said plot" more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 1,50,000/- (Rupees One lakh Fifty 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. 1,50,000/- (Rupees One Lakh Fifty 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

Contd...3

19971-
5.10.7
3074

South 24 Parganas, Barasat
5.10.7

Seal of Office of the District Registrar
Barasat

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

~~05 OCT 2007~~
23.11.06

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.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of **12 Satak** in R.S.DAG NO. 783 under L.R.KHATIAN NO. 272 & 424 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).

R.S.DAG NO. 783 -

ON THE NORTH	:	R.S.DAG NO. 781
ON THE SOUTH	:	R.S.DAG NO. 794, 799 & 800
ON THE EAST	:	PART OF R.S.DAG NO. 783
ON THE WEST	:	R.S.DAG NO. 784 & 785

Contd…4

Registrar u/s 1 (1)
North 24-Parganas
(A. R. R. & R.)

05 OCT 2007

23-11-06

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

তরুণ সরদার

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

বেবলি সরদার
বা: [illegible]

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

MEMO OF CONSIDERATION

Paid by **FERNS FOREST SALES PVT. LTD.** by cheque no.352783 & 352784 dated 23.11.2006 drawn on INDIAN BANK each amounting Rs. 75,000/- i.e. in total Rs. 1,50,000/- (Rupees : ONE LAKH FIFTY THOUSANDS ONLY)

WITNESSES :

1. রোহিত দাস
কালী পুর

2. বিষ্ণু দাস
পূর্বি
কলকাতা ২৩

রঞ্জন সরদার

রঞ্জন সরদার
ব: রোহিত দাস

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. রোহিত দাস
কালী পুর

রঞ্জন সরদার

2. বিষ্ণু দাস
পূর্বি
কলকাতা ২৩

রঞ্জন সরদার
ব: রোহিত দাস

Saswati Poddar

SIGNATURE OF THE VENDORS

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

Seal of Office of the District Registrar
North 24-Parganas

Registrar u/s Y (2)
North 24-Parganas
(D. B. [illegible])

~~05 OCT 2007~~
23.11.06

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 4607 to 4617
being No 07753 for the year 2007.

(X) 29-January-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal