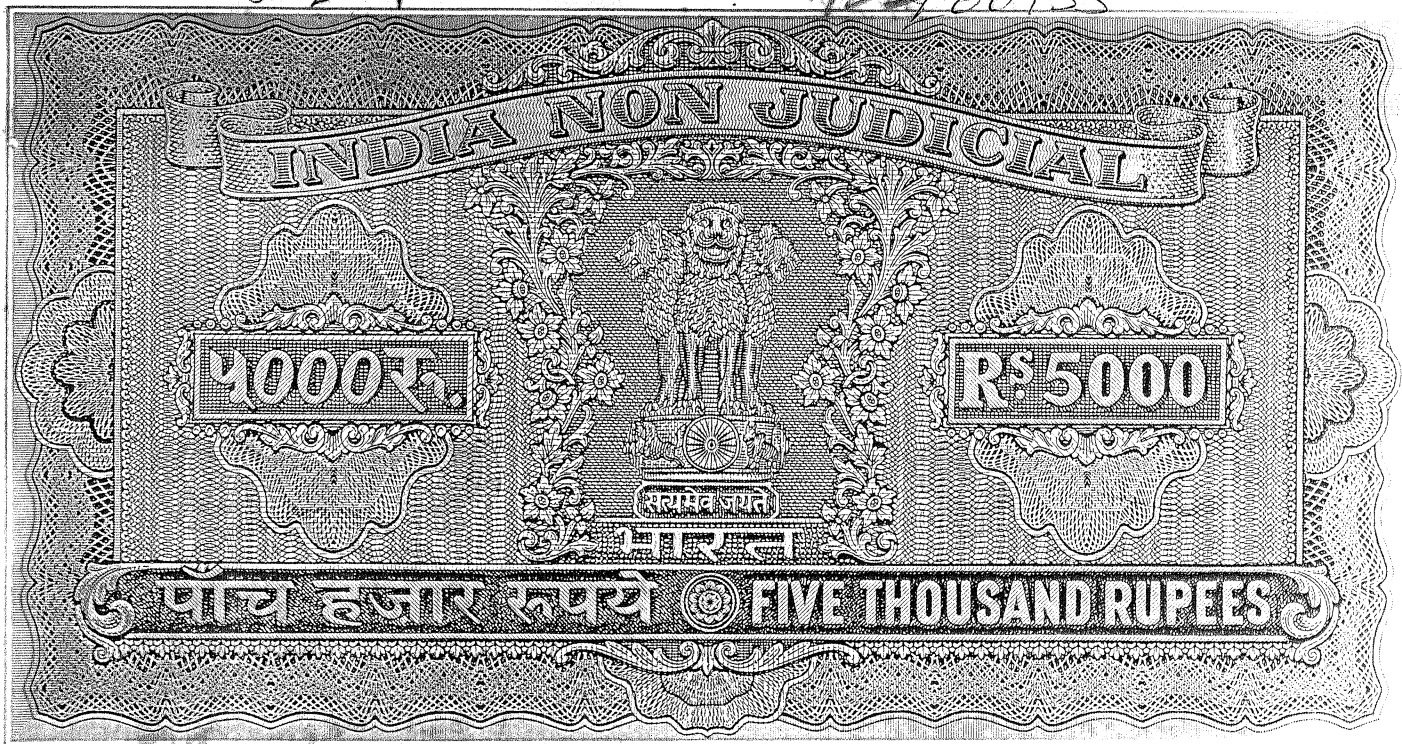
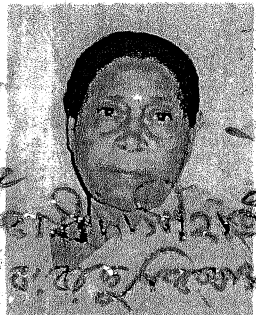


D 8362

452 452 5000Rs.



Admissible under Rule 21 & 22 of s/s 6 (1) of W.B.L.R. Act 1927
 duly Stamp under the Indian Stamp Act 1899. Subsequently amended Schedule I.A. No. 10
 Govt. P.O. 10/00



Registrar 24 (N)
 North 24 Parganas
 (B.S.R.)

124 NOV 2006

DEED OF CONVEYANCE

07 JAN 2008

THIS INDENTURE made on this 24th November, Two Thousand and Six

BETWEEN

1. TARAK HATI, 2. ASTAPADA HATI both sons of LATE RAKHAN CHANDRA HATI & 3. BHANI DASI HATI wife of LATE RAKHAN CHANDRA HATI all residing at Vill - GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) all by faith HINDU by occupation CULTIVATORS & HOUSEWIFE 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.

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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 RAKHAN CHANDRA HATI son of SRISTIDHAR HATI was the recorded owner of agricultural land measuring 20 Satak out of 20 Satak in R.S.DAG NO. 937, 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 under L.R.KHATIAN NO. 577 situated at Mouza Genragari, J.L.No. 37, under Rajarhat P.S. - North 24- paraganas.

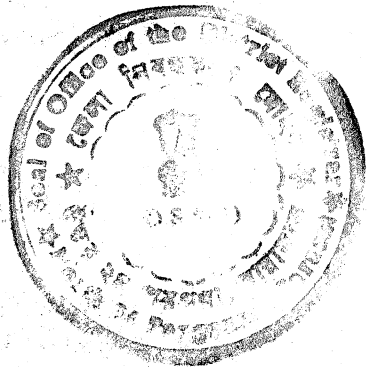
AND WHEREAS RAKHAN CHANDRA HATI son of LATE SRISTIDHAR HATI died leaving behind his wife namely BHANI DASI HATI, three sons namely MADAR HATI, TARAK HATI, ASTAPADA HATI and four daughter namely SHANTIBALA MONDAL, PUTUL MONDAL, BRIHASPATI MONDAL, JHARNA MONDAL, the vendors herein, and accordingly all 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 TARAK HATI & 2 OTHERS, the vendors herein, became the owners of 07.50 Satak in R.S.DAG NO. 937, 04.50 Satak in R.S.DAG NO. 974, 04.50 Satak in R.S.DAG NO. 1069 & 04.50 Satak in R.S.DAG NO. 1084 i.e. in total 21 Satak under L.R.KHATIAN NO. 577 which they are well entitled to transfer the same to anyone in anyway.


AND WHEREAS TARAK HATI & 2 OTHERS, the vendors herein, are the absolute owners of the said land measuring 21.00 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 21.00 Satak hereinafter called the "said plot" more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 2,40,000/- (Rupees Two Lakhs Forty 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. 2,40,000/- (Rupees Two Lakhs Forty 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

Contd...3




Registrar at T (II)
North 24 Parganas
(D. S. R-II)

24 NOV 2006

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 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 07.50 Satak in R.S.DAG NO. 937, 04.50 Satak in R.S.DAG NO. 974, 04.50 Satak in R.S.DAG NO. 1069 & 04.50 Satak in R.S.DAG NO. 1084 **i.e. in total 21.00 Satak** under L.R.KHATIAN NO. 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...4



[Handwritten Signature]

Registrar n° 7 (B)
North 24 Parganas
(D. S. R-II)

24 NOV 2006

SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO: *left side*

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

PHOTO: *right side*

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

PHOTO: *repeat left side*

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

PHOTO:

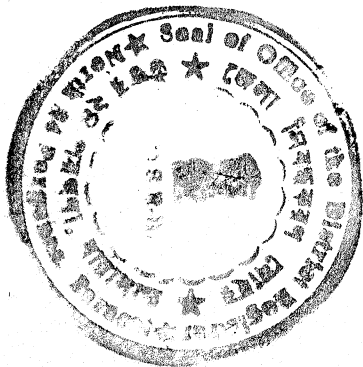
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



[Signature]
Registrar n 7
North 24 Parganas
(D. S. R-H)

24 NOV 2006

Registrar n 7
North 24 Parganas
(D. S. R-H)



Book No.
Volume No.
Page No.
Date of the year 2006



[Signature]
Registrar n° 7 (A)
North 24 Parganas
(D. S. R-H)

24 NOV 2006



Registrar n° 7 (A)
North 24 Parganas
(D. S. R-H)

Serial No.
Volume No.
Page No.
Being No.
for the year 2006

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MEMO OF CONSIDERATION

Paid by **FERNS FOREST SALES PVT. LTD.** by cheque nos. 352786, 352787 & 352788 dated 24.11.06 drawn on INDIAN BANK each amounting Rs. 80,000/- i.e. in total amounting Rs. 2,40,000/- (RUPEES TWO LAKHS FORTY THOUSANDS ONLY).

WITNESSES :

1. *Handwritten signature*
Handwritten signature

Handwritten signature

Handwritten signature

2. *Sudip Manda*
Garaon

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

Handwritten signature

Handwritten signature

2. *Sudip Manda*
Garaon

Handwritten signature
Handwritten signature

SIGNATURE OF THE VENDORS

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 3391 to 3401
being No 00155 for the year 2008.



(X) 31-March-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal