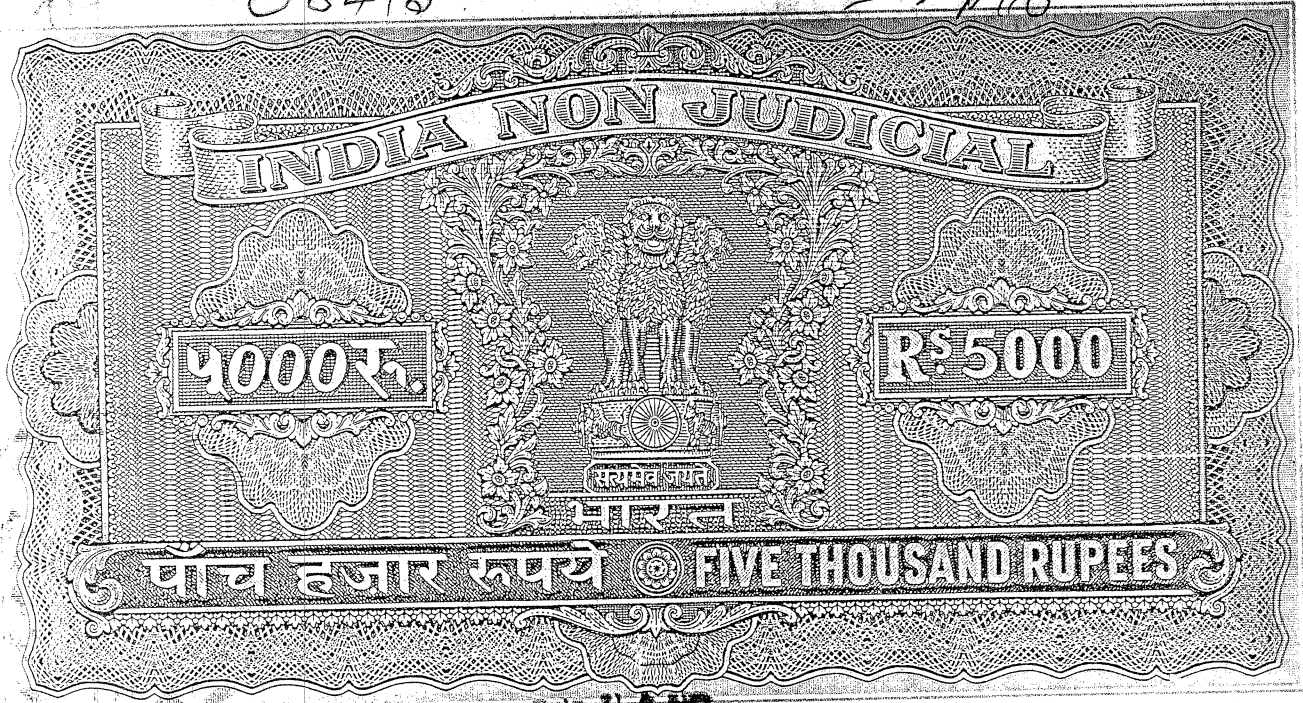


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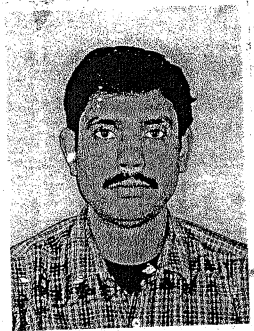
5000Rs.



admissible under Rule 21 & 22  
 s/6 (1) of W. B. L. R. Act 1988  
 duly Stamp under the Indian  
 Stamp Act 1899 Subsequently  
 amended Schedule I.A. No. ---  
 Stamp Paid

Stamp duty of ₹ 45000 + 13500  
 has been released on 28/11/08  
 as per Bankers Certificate  
 Bank Draft No. 071934 dt 27/11/08  
 071937 dt 27/11/08  
 Date Mohisgate

2870500  
 6675/145000  
 f 28350/4.10.09  
 594197, 593726  
 593726  
 25/9/09 of New 856  
 28/8/09



L. S. R. - II  
 Rajarhat, North 24 Parganas  
 28/11/08

A = 139591/-  
 H = 281/-  
 W = 91/-

4.10.09  
**DEED OF CONVEYANCE**

THIS INDENTURE made on this 27<sup>th</sup> day of November, Two Thousand and Six

BETWEEN

DEB BRATA BISWAS son of HIRALAL 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.

139911/-  
 200 = 2501.  
 200 = 201-  
 2801/-

Contd...2

m/v 2870500  
 A17611

200 250  
 200  
 270

24 Parganas  
 L. S. R. - II

27-11-08  
 04 OCT 2007

Visit Case No 1698  
 dt 27/11/08

1629.

15.11.06.

নও কারিখ	
ক্রমের নাম	
স্বাক্ষর	
স্বাক্ষর মূল্য	
ক্রমের প্রী	
ব্যক্তিসহ সাবরেজিস্ট্রেশন অফিস	
ডি. ডি. নং	
ক্রমের ডা	
ক্রমের মূল্য	

ডেবালনাটা বিস্বাস  
ক্রমের প্রী স্বাক্ষর কুমার বসু

Ferns Farant Sales. Put atid.  
Uttar Panchanangsu. Titjala. Kst. 100

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*[Handwritten signature]*

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৬০,০০০



Debalnata Biswas  
27.11.06  
of the Sadar Registrar  
North 24 Parganas

Debalnata Biswas  
Himant Biswas  
General Manager  
P.S. Rajabhat  
District - North 24 Parganas  
Caste - Hindu/Muslim/Christian

Debalnata Biswas



3798

North 24 Parganas  
27.11.06

Debalnata Biswas

Pradip Mondal  
Asst. Manager  
General Manager  
P.S. Rajabhat  
District - North 24 Parganas  
Caste - Hindu/Muslim/Christian

Pradip Mondal  
Asst. Manager  
General Manager  
P.S. Rajabhat  
District - North 24 Parganas  
Caste - Hindu/Muslim/Christian

*[Handwritten signature]*

North 24 Parganas  
27.11.06

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 HIRALAL BISWAS son of LATE NISHIKANTA BISWAS had been the recorded owner of agricultural land measuring an area of 25 satak out of 25 satak in R.S.DAG NO. 692, 10 Satak out of 20 Satak in R.S.DAG NO. 696, 28 satak out of 28 satak in R.S.DAG NO. 700, 19 Satak out of 19 Satak in R.S.DAG NO. 703, 14.50 satak out of 29 satak in R.S.DAG NO. 727, 50.50 Satak out of 101 Satak in R.S.DAG NO. 1006 & 20 Satak out of 40 Satak in R.S.DAG NO. 1007 under L.R. Khatian No.- 759 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

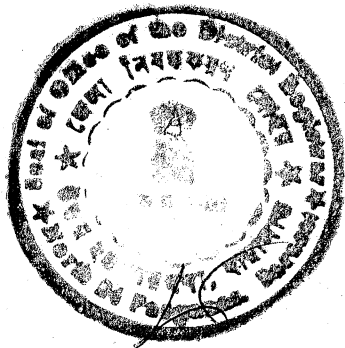
AND WHEREAS HIRALAL BISWAS gifted some part of his land as mentioned below in the schedule by way of a gift deed bearing no. 4193 dated 13.03.2006 copied in Book No. I, Vol. No. 253, Pages 149 to 167 for the year 2006 to his son DEB BRATA BISWAS, the vendor herein, and accordingly the vendor became the owner of the said property by way of the said gift and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS DEB BRATA BISWAS, the vendor herein, is the absolute owner of the 105.25 Satak of the land as mentioned in the schedule hereunder 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 105.25 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 12,70,000/- (Rupees Twelve Lakhs Seventy 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. 12,70,000/- (Rupees Twelve Lakhs Seventy 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 witho:it 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

Contd...3



REGISTRY u/s Y (2)  
North 24-Parganas

C.R.H.-B.

27.11.06

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 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 20.25 satak in R.S.DAG NO. 692, 05 Satak in R.S.DAG NO. 696, 28 satak in R.S.DAG NO. 700, 09.50 Satak in R.S.DAG NO. 703, 07.25 satak in R.S.DAG NO. 727, 25.25 Satak out of 101 Satak in R.S.DAG NO. 1006 & 10 Satak out of 40 Satak in R.S.DAG NO. 1007 i.e. in total 105.25 Satak under L.R. Khatian No.- 759 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 cheques bearing no. 352791 & 352792 dated 27.11.06 drawn on INDIAN BANK each amounting Rs. 6,35,000/- i.e. in total Rs. 12,70,000/- (Rupees : TWELVE LAKHS SEVENTY THOUSANDS ONLY )

WITNESSES :

1.

*Pradip Kumar*  
*Sonni*

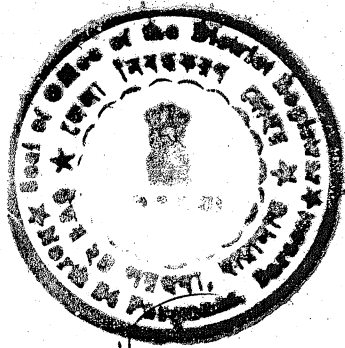
2.

*Chandra Chatterjee*  
*Vill. Kankarhat*

*Sehabrata Biswas*

SIGNATURE OF THE VENDOR

Contd...4



*[Handwritten signature]*

RECEIVED  
NOV 24 1966  
27-11-66

# DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1) *Debabrata Biswas*  
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.

*Debabrata Biswas*  
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)



Handwritten signature or initials.

কেন্দ্রীয় ম্যাজিস্ট্রেট  
North 24-Parganas  
(B. A. D. - 24)  
27.11.06





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 15  
Page from 4030 to 4040  
being No 07716 for the year 2007.



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