09095 207166 (484) 5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 read u/s 5 (1) of W. B. L. R. Act 1958 duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 23

Amount Paid 10.00

Registered u/s 7 (a) North 24-Parganas 13.72 B.R.-II 12 SEP 2007

DEED OF CONVEYANCE

THIS INDENTURE made on this 13th day of December, Two Thousand and Six

BETWEEN

NILA BISWAS wife of LATE NAGENDRA NATH BISWAS residing at VILL. – & P.O. – DAKHSHIN BAGI, P.S. – BISHNUPUR, DIST. 24 – PARAGANAS (NORTH) by faith Hindu, by occupation Housewife 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**

Present Stamp duty of Rs. 5000
has been realised on 15/12/06
as per Banker's Cheque / Bank Draft No. 984147
Date 15/12/06 Barasat

A-2189 A-281 M/V 460000 m(6)-9 22218 A 2860

D. S. R.-II Barasat, North 24-Parganas

460000
Present Stamp Duty Rs. 13000
has been realised on 12-9-07
as per Banker's Cheque 594209
Bank Draft No.
Date 28/8/07 at Uttarpara

15/12/06 4(1)-2500 4(2)-11900 1440 r/c-100 1829 12/9/07 DL-13/12/06 r(1) 250 m(1) 1190 1440 Vigil Case No. 1829 dt 13/12/06

278

নম্বর
সন ও তারিখ 06/11/06
ক্রেতার নাম Foresst Sales Pvt. LTD
সাকিন Uttar Panchanangram, Tolijala
ষ্ট্যাম্প মূল্য 7000
ভেন্ডার শ্রী
বারাসাত কোর্ট
উত্তর ২৪ পরগণা
টি ডি নং 1/22/07
ক্রয়ের তাং
ষ্ট্যাম্প মূল্য 7000
ট্রেজারী অফিস বারাসাত
ভেন্ডার শ্রী মলয় চক্রবর্তী

Presented for Registration at 3.00 P.M.
on the 13th Dec 06
in the Sadar Registration
Office at Barasat by Nila Biswas
and the Executant / Claimant.

Nila Biswas
W/o Lt Nagendra nath Biswas
Q/A Dakshin Bagi
P.S. Bishnupur
Dist - 24 Pgs (S)
H/H-wife

নীলা বিশ্বাস
ব: রবীন্দ্র নাথ বিশ্বাস

Registrar u/s 7 (1)
North 24-Parganas
(B.L.R.-II)
13.12.06

4004

নীলা বিশ্বাস
ব: রবীন্দ্র নাথ বিশ্বাস

Rabindra nath Biswas
S/o Lt Nagendra nath Biswas
P.S - Bishnupur
District - 24 Parganas (S)
Caste - Hindu, Muslim/Christian
Retired

রবীন্দ্র নাথ বিশ্বাস
পিতা ৺নগেন্দ্র নাথ বিশ্বাস
গ্রাম + পো: উ. পাঞ্চানগর
থানা বিষ্ণুপুর
জেলা উ: ২৪ পরগনা পেশা অবসর প্রাপ্ত

Registrar u/s 7 (1)
North 24-Parganas
(B.L.R.-II)
13.12.06

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 JUGAL BISWAS son of LATE KSHETRA MOHAN BISWAS had been the recorded owner of agricultural land measuring an area of 18 Satak out of 36 Satak in R.S.DAG NO. 615, 11 Satak out of 97 Satak in R.S.DAG NO. 694, 12 Satak out of 139 Satak in R.S.DAG NO. 728, 05 Satak out of 113 Satak in R.S.DAG NO. 869, 19 Satak out of 19 Satak in R.S.DAG NO. 890, 01 Satak out of 80 Satak in R.S.DAG NO. 896, 05 Satak out of 69 Satak in R.S.DAG NO 897, 02 Satak out of 39 Satak in R.S.DAG NO. 903, 10 Satak out of 16 Satak in R.S.DAG NO. 961, 04 Satak out of 19 Satak in R.S.DAG NO. 966, 15 Satak out of 31 Satak in R.S.DAG NO. 982, 00 Satak out of 13 Satak in R.S.DAG NO. 98[illegible] 10 Satak out of 236 Satak in R.S.DAG NO. 1016, 09 Satak out of 34 Satak in R.S.DAG NO. 1108, 22 Satak out of 52 Satak in R.S.DAG NO. 1016 & 09 Satak out of 72 Satak in R.S.DAG NO. 1203 i.e. in total 152 Satak under KRI. Khatian No. 554 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS JUGAL BISWAS died leaving behind his five sons namely JATIRAM BISWAS, KRISHNAPADA BISWAS, BISHNUPADA BISWAS, SUDHANGSHU BISWAS, MANGAL CHARAN BISWAS and four daughters namely NILA BISWAS, INDRA BALA SARDAR, BIJAN BALA BISWAS, SUKALA BISWAS and accordingly all of them became the owners of the said property by way of inheritance and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS NILA BISWAS, the vendor herein, is the absolute owner of the said lands and enjoys a good and marketable title on the said lands which she 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 16.86 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs 2,00,000/- (Rupees TWO LAKHS 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. 2,00,000/- (Rupees TWO LAKHS 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

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Registrar S/S
North 24-Parganas
113-72

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 02 Satak in R.S.DAG NO. 615, 01.22 Satak in R.S.DAG NO. 694, 01.33 Satak in R.S.DAG NO. 728, 00.55 Satak in R.S.DAG NO. 869, 02.11 Satak in R.S.DAG NO. 890, 00.11 Satak in R.S.DAG NO. 896, 00.55 Satak in R.S.DAG NO. 897, 00.22 Satak in R.S.DAG NO. 903, 01.11 Satak in R.S.DAG NO. 961, 00.44 Satak in R.S.DAG NO. 966, 01.67 Satak in R.S.DAG NO. 982, 00 Satak in R.S.DAG NO. 984, 01.11 Satak in R.S.DAG NO. 1016, 01.00 Satak in R.S.DAG NO. 1108, 02.44 Satak in R.S.DAG NO. 1016 & 01 Satak in R.S.DAG NO. 1203 **i.e. in total 16.86 Satak** under KRI. Khatian No. 554 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

Seal of Office of the District Registrar

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Registrar u/s 7 (2)
North 24-Parganas
13 12 ..

MEMO OF CONSIDERATION

Paid by **FERNS FOREST SALES PVT. LTD** by cash amounting Rs. 2,00,000/- (Rupees TWO LAKHS ONLY).

WITNESSES :

1. রবীন্দ্র নাথ বিশ্বাস
গ্রাম নং বাড়ী
2. রাজু বিশ্বাস
কোদালিয়া পুর

নিলাম বিশ্বাস
ব: রবীন্দ্র নাথ বিশ্বাস

SIGNATURE OF THE VENDOR

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.

WITNESSES :

1. রবীন্দ্র নাথ বিশ্বাস
গ্রাম নং বাড়ী
2. রাজু বিশ্বাস
কোদালিয়া পুর

নিলাম বিশ্বাস
ব: রবীন্দ্র নাথ বিশ্বাস

SIGNATURE OF THE VENDOR

Saswati Poddar

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

Seal of Office of the District Registrar
North 24 Parganas

(D.R.R.-II)

Registrar u/s I (1)
North 24-Pargana
(D.R.R.-II)
13.12.86

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1)
Name : Nila Biswas ..... 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

The above fingerprints are of the abovenamed person and attested by the said person.

নীলা বিশ্বাস

Signature of the Presentant বিশ্বাস

(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

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)

Seal of Office of the District Registrar
North 24 Parganas, Barasat

Registrar u/s I (B)
North 24-Parganas
(B.L.R.O.)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 925 to 935
being No 07166 for the year 2007.

(X) 04-January-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal