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DEED OF CONVEYANCE

THIS INDENTURE made on this 15th day of December, Two Thousand and Six
 BETWEEN
 A-5709
 H-28
 M(0)-4
 5

1. MRITYUNJAY BISWAS , 2. GANGA PADA BISWAS, 3. SUDHANYA BISWAS, 4. GOBINDA BISWAS all sons of LATE DHIRENDRA BISWAS , 5. PANCHAMI BISWAS wife of LATE DHIRENDRA BISWAS all residing at Vill - GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT DIST. 24 - PARAGANAS (NORTH); 6. SHIBRANI PARBAT wife of LATE ASHTAPADA PARBAT residing at Vill - & P.O. - REKJAWANI, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) & 7. BASANTI ROY wife of NIRANJAN ROY residing at Vill - JAGATPUR, P.O. - GOURANGA NAGAR, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) 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.

Administrative Order Rule 21 & 22
 s/s 5 (1) of P. Act. 1956
 duly Stamp Act of the Indian
 amended Schedule I.A. 23
 10-00

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 15-12-06
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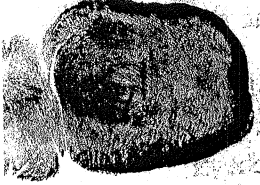
সম্পত্তি

Basanti Roy
W/o - Niranjan Roy
g- gaganpur

All P. S. - Rajarhat

All Dist. - 29 P.S. (10)

H/H wife, Business



সম্পত্তি
সম্পত্তি



সম্পত্তি
সম্পত্তি



Basanti Roy

Registrar u/s I (B)
North 24-Parganas
12.12.06

170, W/O...
District - North 24 Parganas
by Caste - Hindu / Muslim / Christian

সম্পত্তি
সম্পত্তি
সম্পত্তি
সম্পত্তি

Registrar u/s I (B)
North 24-Parganas
12.12.06

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 DHIRENDRA BISWAS son of LATE RAMANATH BISWAS had been the recorded owner of agricultural land measuring an area of 09 satak out of 09 satak in R.S.DAG NO. 641, 9.50 satak out of 38 satak in R.S.DAG NO. 800, 04 Satak out of 08 Satak in R.S.DAG NO. 981, 19.70 satak out of 236 satak in R.S.DAG NO. 1016 & 08 satak out of 32 satak in R.S.DAG NO. 1214 i.e. 50.20 Satak in total under L.R. Khatian No.- 317 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS DHIRENDRA BISWAS died leaving behind his wife PANCHAMI BISWAS and four sons namely MRITYUNJAY BISWAS, GANGA PADA BISWAS, SUDHANYA BISWAS, GOBINDA BISWAS and three daughters namely SHIBRANI PARBAT, BASANTI ROY & MAYARANI MONDAL and accordingly all of them became the absolute owners of the said property by way of inheritance and are in full possession of the said land and are well entitled to transfer the same land to anyone in anyway.

AND WHEREAS MRITYUNJAY BISWAS & 6 OTHERS, the vendors herein, are the absolute owners of the 7/8th share i.e. 43.91 Satak in different dags 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 43.91 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 5,20,000/- (Rupees Five Lakh Twenty 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. 5,20,000/- (Rupees Five Lakhs Twenty 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 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

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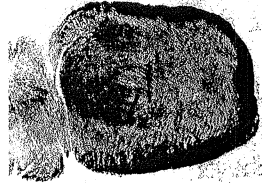
সম্পত্তি

Basanti Roy
W/o - Nisaranjan Roy
gagalpur

All P.S. - Rajarhat

All Daki - 29 P.S.

H/H - wife, Business



স্বাক্ষর

স্বাক্ষর



স্বাক্ষর



Basanti Roy

Registrar u/s I (B)
North 24-Parganas
12.12.06

16

No. W/O. _____
d. _____
P.S. _____
District - North 24 Parganas
Caste - Hindu/Muslim/Christian
Profession _____

স্বাক্ষর
স্বাক্ষর
স্বাক্ষর
স্বাক্ষর

Registrar u/s I (B)
North 24-Parganas
12.12.06
15 12 06

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 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 7.87 satak in R.S.DAG NO. 641, 8.31 satak in R.S.DAG NO. 800, 3.50 Satak in R.S.DAG NO. 981, 17.23 satak in R.S.DAG NO. 1016 & 07 satak in R.S.DAG NO. 1214 i.e. **43.91 Satak in total** under L.R. Khatian No.- 317 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 Kalihata 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 cash an amount of Rs. 5,20,000/- (Rupees : FIVE LAKHS TWENTY THOUSANDS ONLY)

WITNESSES :

1. *[Handwritten signature]*
[Handwritten signature]

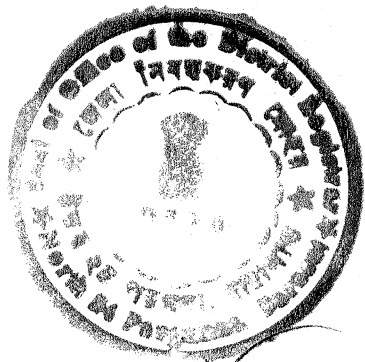
2. *[Handwritten signature]*
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SIGNATURE OF THE VENDORS

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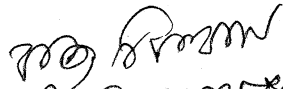
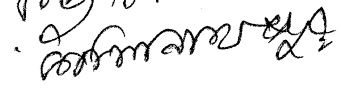
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Registrar u/s Y (2)
North 24-Parganas
C.B. R. R. - R.
15.12.06

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. 


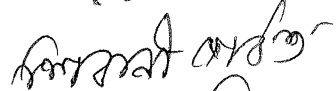
2. Sudip Mondal
Ganagani

Mrityunjay Biswas
Ganga Pada Biswas
Sudhanya Biswas
Smt. Paroma




Mrityunjay Biswas




Ganga Pada Biswas

Basanti Roy

SIGNATURE OF THE VENDORS



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



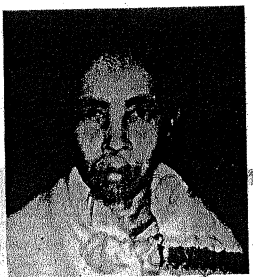
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অফিসের অ/স/স (স)
North 24-Parganas
O. R. D. - 7
6.5.12.06

SPECIMEN FOR IDENTIFYING FINGERPRINTS



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



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

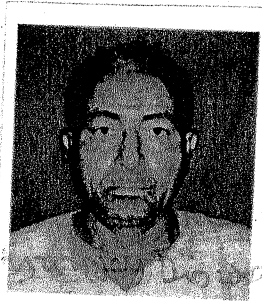


Left Hand	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Right Hand	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

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

SPECIMEN FORM FOR TEN FINGERPRINTS



Mart

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



Garcia

Brown

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



Soto

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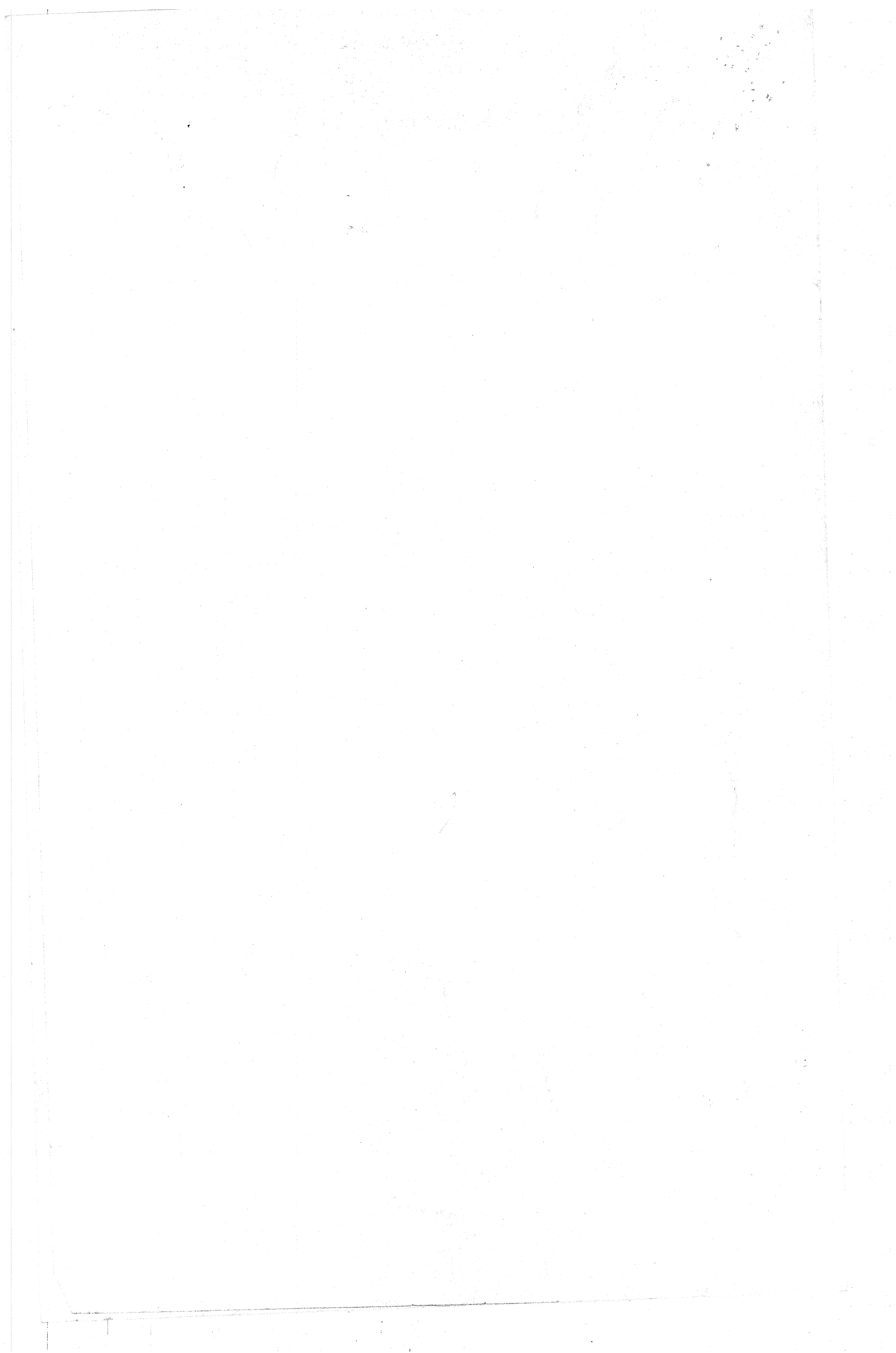
	Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb
Left Hand					
	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Blues

1st

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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 975 to 987
being No 07170 for the year 2007.



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