09692 207168 (495) 5000Rs.

INDIA NON JUDICIAL

५०००रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

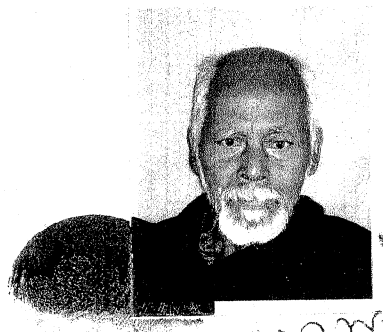
Rajarhat

5000/-
B.D. 3000/-
8000/-

Sale
23

160000/-

A 1749
H 28
M(J) 4
178



Stamp duty of Rs. 3000
has been realized on 28/12/06
as per Bank's Cheque 986163
Bazar

Admissible under Rule 21 read with
s/s 5 (i) of W.B.L.R. Act 1958
duly Stamped under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No. 23
Fees Paid 10.00

Registrar u/s 7 (1)
North 24-Parganas
27-12-06

28/12/06

12 SEP 2007

DEED OF CONVEYANCE

A-1749
H-28
M(J)-4
178

THIS INDENTURE made on this 27th day of December, Two Thousand and Six

BETWEEN

KADER HOSSAIN son of LATE MACHHUM HOSSAIN residing at Vill – & P.O. – PATHARGHATA, P.S. – RAJARHAT, DIST. 24 – PARAGANAS (NORTH) by faith Muslim 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**.

Contd...2

g(1) – 250
g(2) – 20
270

Deficit Stamp Duty of Rs. 4275
has been realized on 12.9.07
as per Banker's Cheque 594241
Bank Draft No.
Date 29/8/07 of Motiroy

1088 12/12/06

ক্রমিক নং ..... তারিখ .....

ক্রেতা .....

নাম Ferns Forest Sales Pvt. Ltd.

মূল্য 102 No. Uttar Pomchanana Gram Tiljala,

ভেণ্ডার শ্রী .....

আমডাঙ্গা এ, ডি, এস, অফার, অফিস

উত্তর ২৪ পরগণা -

কায়ের তারিখ .....

মোট মূল্য .....

ট্রেজারী অফিস — বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

11 DEC 2006

182000

Presented for Registration at 8-00 A.M./P.M.

on the 12th day of Dec 2006

at ..... of the Sadar Registration

Office at Barasat by Kader Hossen.

Name of the Executant / Claimant

Kader Hossain.
S/o-Late Machim Hossain
Q- Patharghata
P-S- Rajarhat
District — 24 Parganas
Caste- Muslim Occupation- cult-er

কাদের হোসেন
বঃ মাসিক হোসেন

27-12-06

4207

Registrar A/S Y (R)
North 24-Parganas
(R. E. R.-II)
12.12.06

কাদের হোসেন
বঃ মাসিক হোসেন

Md. Zakir Hossain.
S/o- Khadem ali
Pathargghata
Rajarhat
Business

Md. Zakir Hossain
S/o- Khademali
Pathargghata
Rajarhat
Occ - Business

Registrar A/S Y (R)
North 24-Parganas
(R. E. R.-II)
27/12/06

9461
12.9.07
2758

12.9.07

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 KADER HOSSAIN, the vendor herein, is the recorded owner of agricultural land measuring an area of 2.47 Satak out of 37 Satak in R.S.DAG NO. 904, 2.60 Satak out of 39 Satak in R.S.DAG NO. 910, 0.60 Satak out of 09 Satak in R.S.DAG NO. 1073, 2.33 Satak out of 35 Satak in R.S.DAG NO. 1077 & 01 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e in total 09 Satak under L.R. Khatian No. 132 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS KADER HOSSAIN, the vendor herein, is the absolute owner of the said land and enjoys 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 has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 09 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 1,60,000/- (Rupees One Lakh Sixty 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. 1,60,000/- (Rupees One Lakh Sixty 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

Contd…3

Registrar u/s 7 (A)
North 24-Parganas
(R.R.R.-II)

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 2.47 Satak in R.S.DAG NO. 904, 2.60 Satak in R.S.DAG NO. 910, 0.60 Satak in R.S.DAG NO. 1073, 2.33 Satak in R.S.DAG NO. 1077 & 01 Satak in R.S.DAG NO. 1197 **i.e in total 09 Satak** under L.R. Khatian No. 132 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).
The Plot of lands are bounded as under : -

R.S.DAG NO. 904

ON THE NORTH	:	R.S.DAG NO. 907
ON THE SOUTH	:	R.S.DAG NO. 908
ON THE EAST	:	PART OF R.S.DAG NO. 904
ON THE WEST	:	PART OF R.S.DAG NO. 904

R.S.DAG NO. 910

ON THE NORTH	:	R.S.DAG NO. 908
ON THE SOUTH	:	R.S.DAG NO. 912
ON THE EAST	:	PART OF R.S.DAG NO. 910
ON THE WEST	:	PART OF R.S.DAG NO. 910

Contd…4

Registered u/s 1 (2)
North 24-Parganas
U.D.R.-II

R.S.DAG NO. 1073

ON THE NORTH : R.S.DAG NO. 1075

ON THE SOUTH : R.S.DAG NO. 1072

ON THE EAST : PART OF R.S.DAG NO. 1073

ON THE WEST : PART OF R.S.DAG NO. 1073

R.S.DAG NO. 1077

ON THE NORTH : R.S.DAG NO. 1076

ON THE SOUTH : R.S.DAG NO. 1200

ON THE EAST : PART R.S.DAG NO. 1077

ON THE WEST : P[ART R.S.DAG NO. 1077

R.S.DAG NO. 1197

ON THE NORTH : R.S.DAG NO. 1196

ON THE SOUTH : R.S.DAG NO. 1199

ON THE EAST : PART OF R.S.DAG NO. 1197

ON THE WEST : PART OF R.S.DAG NO. 1197

MEMO OF CONSIDERATION

Paid by **FERNS FOREST SALES PVT. LTD** by cash an amount of Rs 1,60,000/-
(Rupees: ONE LAKH SIXTY THOUSANDS ONLY)

WITNESSES :

1. Md. Zakir Hossain
Pathanghata -

2. Manirul Islam.
pathanghata ;

SIGNATURE OF THE VENDOR

Contd…5

Regularised u/s 3 (3)
North 24-Parganas
(D.S.R.-II)
27.12.06

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. Md. Zakir Hossain
Pathanghata.

2. Manirul Islam
Pathanghata

S Poddar

SIGNATURE OF THE VENDOR

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

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1)
Name : Kader Hossain ..... 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 per[redacted]ttested by the said person.

[redacted] ..... *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)*

Seal of Office of the District Registrar
North 24-Parganas

Registrar u/s 7 (B)
North 24-Parganas
(B.A.R.-II)
27-12-08

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 947 to 959
being No 07168 for the year 2007.

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