0722 209761 5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 & also u/s 5 (1) of W.B. L.R. Act. 1969 duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 23

Fees Paid

A – 20889/-
H – 28/-
Mb – 4/-
20921/-

8(1) – 250/-
8(3) – 20/-
270/-

Amount stamp duty of Rs 45000 + 45000/-

has been received on 9.11.06

as per Banker's Cheque/

Bank Draft No 071731, 071732

Date 8.11.06 of Mohisgote

Registrar u/s 1 (1)
North 24 Parganas
(A.R.A. III)
8/11/06

D.S.R.-II
Barasat, North 24 Parganas
9.11.06

DEED OF CONVEYANCE

THIS INDENTURE made on this 8th day of November, Two Thousand and Six

BETWEEN

GOPAL MONDAL son of LATE PANCHUGOPAL MONDAL by faith Hindu by occupation cultivator residing at Vill – GENRAGARI, P.O. – PATHARGHATA, P.S. – RAJARHAT DIST. 24 – PARAGANAS (NORTH) 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**.

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নং 1564 তাং 23/9/06

ক্রেতার নাম.... Rauli Trees Merchants P. Ltd.

পিতার নাম.... 27/A/3 S.C. Banerjee Lane

ষ্ট্যাম্পের মূল্য... টাকা মাত্র Hooghly

ষ্ট্যাম্প ক্রেতার স্বাক্ষর 5000

বিধান নগর (সল্টলেক সিটি)

এ. ডি. এস. আর. অফিস

চালান নং

মোট ষ্ট্যাম্প ক্রয় তাং ...

এই চালান নং-এ মোট কত টাকার ষ্ট্যাম্প খরিদ করা হইয়াছে

ট্রেজারীর নাম—বারাকপুর

ভেন্ডার— মিতা দত্ত

05 SEP 2006

300000.

Seal of Office of the District Registrar North 24 Parganas (D.S.R.-II)

Gopal Mondal

Panchu Gopal Mondal

Kajirhat P.O. Rathersheka

North 24-Parganas

Cultivation

Presented for Registration Block No. A.B./P.R. on the 8th day of Nov 2006 at the Part Residing of the Sadar Registrar Office at Barasat Gopal Mondal Claimant

গোপাল মন্ডল

3604

Registrar of D.S.R.
North 24 Parganas

8/11/06

গোপাল মন্ডল

Sri Chandra Nath Ghosh

Sri Swanda Nath Ghosh

Kanchanath Pur

Kajirhat P.O.

North 24-Parganas

Cultivation

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

8/11/06

A N D

RAULI TREES MERCHANTS PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 27/A/3, SURATH CHANDRA BANERJEE LANE, P.O. – KONNAPARA, P.S. – UTTARPARA, DIST. – HOOGHLY, PIN 712235 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 GOPAL MONDAL, the vendor herein, is the recorded owner of agricultural land measuring an area of 21 Satak out of 21 Satak in R.S.DAG NO. 1008, 16 satak out of 16 satak in R.S.DAG NO. 1047 & 33 Satak out of 88 Satak in R.S.DAG NO. 1147 under KRI. Khatian No. KRI 197 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS GOPAL MONDAL, the vendor herein, is the absolute owner of the said land 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 has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 70 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 19,00,000/- (Rupees Nineteen 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. 19,00,000/- (Rupees Nineteen 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

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North 24 Parganas

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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 indefeasible estate or inheritence 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 NOTWITHSTABNDING 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

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Seal of Office of the District Registrar
(D.S.R.-II)
North 24 Parganas

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R.-II)

8/11/06

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 21 Satak in R.S.DAG NO. 1008, 16 satak in R.S.DAG NO. 1047 & 33 Satak in R.S.DAG NO. 1147 **i.e. in total 70 Satak** under KRI. Khatian No. KRI 197 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).

The Plot of land is bounded as under : -

R.S.DAG NO. 1008 :

ON THE NORTH	:	R. S. DAG NO. 680
ON THE SOUTH	:	R. S. DAG NO. 1007
ON THE EAST	:	R. S. DAG NO. 1010
ON THE WEST	:	R. S. DAG NO. 1006

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North 24 Parganas

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R.S.DAG NO. 1047 :

ON THE NORTH	:	R. S. DAG NO. 1036
ON THE SOUTH	:	R. S. DAG NO. 1036
ON THE EAST	:	R. S. DAG NO. 1036
ON THE WEST	:	R. S. DAG NO. 1048

R.S.DAG NO. 1147:

ON THE NORTH	:	R. S. DAG NO. 1117
ON THE SOUTH	:	R. S. DAG NO. 1160
ON THE EAST	:	PART R. S. DAG NO. 1147
ON THE WEST	:	R. S. DAG NO. 1149 & 1159

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Being No..... 09761
In the year 2006

Registrar of Assurances
North 24 Parganas
(B.R.)

26/03/2007