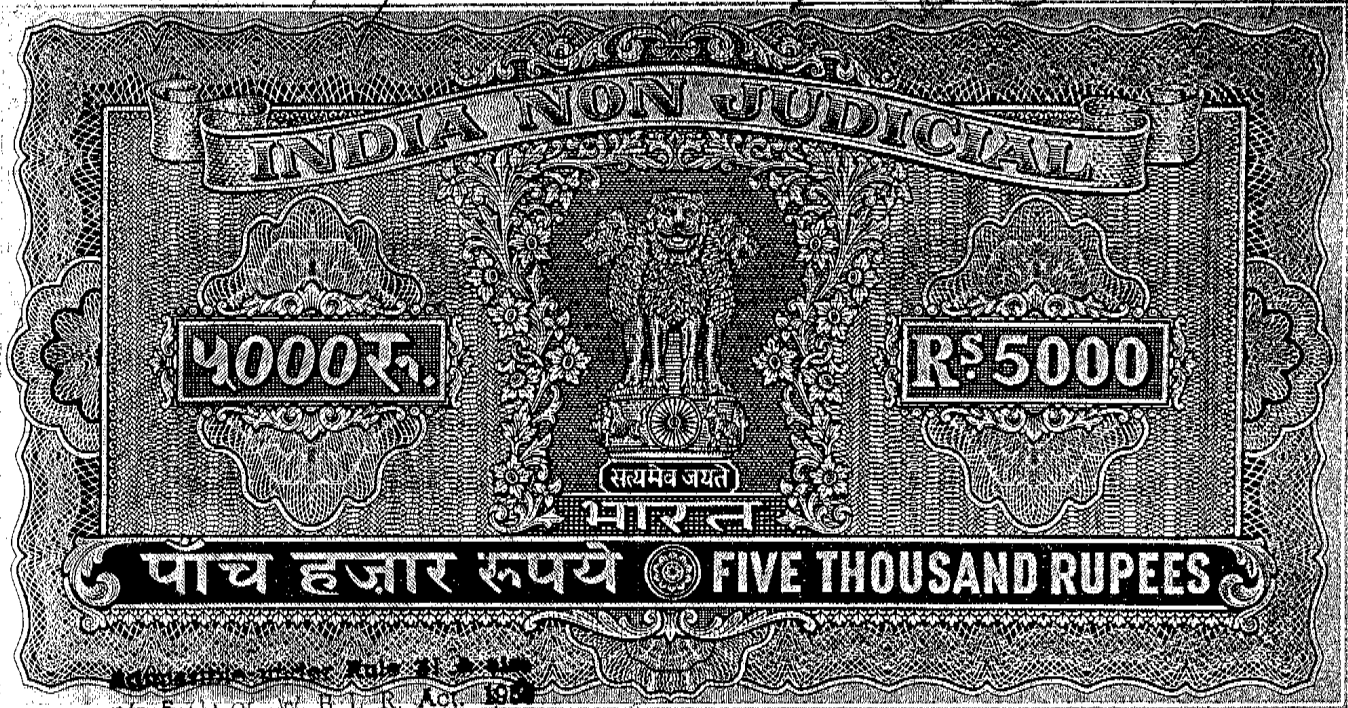


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465  
P-00653 / 5000Rs.



Stamp under this Act  
u/s 5 (1) of W.B.L.R. Act, 1999  
July Stamp under the Indian  
Stamp Act 1899 Subsequently  
amended Schedule I.A. No. 23  
Year Paid 10/10

Stamp Value Rs. 518000  
Deficit Stamp Duty of Rs. 9900  
has been realised on 29/1/07  
at per Janbar's... 592292  
Bank Draft No. 29/1/07

A - 37290  
H - 28V  
M/S - 4R  
37612

592058  
Mohisall

S. S. B. - 4  
North 24 Parganas  
29/1/07

Sub-Registrar  
North 24 Parganas  
(S. S. B. - 4)  
199 JAN 2007

### DEED OF CONVEYANCE

THIS INDENTURE made on this 04<sup>th</sup> day of December, Two Thousand and Six

BETWEEN

M/S LOKENATH DEVELOPER, a partnership firm having its registered office at 156, Jessore Road, P.S. Dum Dum, Kolkata- 700074, represented by its partners namely (1) NILIMA SARKAR wife of SUSANTA SARKAR residing at 35, Swami Vivekananda Road., Kolkata-700074, (2) MUNMUN SAHA, wife of MADAN GOPAL SAHA residing at 507/107, Jessore Road, Debendra Nagar, Kolkata -700074, (3) UMA KUNDU wife of BRAJA KUNDU residing at 507/17, Jessore Road, Kolkata -700074 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.

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Sub-Registrar  
North 24 Parganas, Barasat  
29.1.07

visit memo 1793  
29/1/06

692

11-12-2006

ক্রমিক নং তারিখ  
ক্রমিক নং  
স্বাক্ষর  
স্বাক্ষর  
স্বাক্ষর  
স্বাক্ষর

Rauli Trees Merchants Pvt. Ltd.  
S. C. Banerjee Lane, Konnapara  
Hooghly.



- 4 DEC 2006

228000

উত্তর ২৪ পরগণা -  
ক্রমিক নং  
মোট মূল্য  
ট্রেজারী অফিস - বারাপাত  
ভেঙার - শ্রী গোবিন্দ প্রসাদ মিত্র

8.00  
11/12/06  
Office at Barasat by...  
of the Recipient / Claimant

Nilima Sarkar  
W/o - Susanta Sarkar  
35 No. Swami  
Vivekananda  
Rd. Kat-74  
H/ Business  
District - North 24 Parganas  
by Caste - Hindu/Muslim

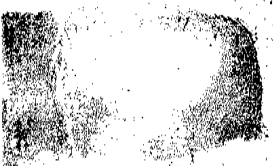


Nilima Sarkar

3945

Registrar sub T (A)  
North 24 Parganas  
West Bengal

Mun Mun Saha  
W/o - Madan Gopal  
Saha  
Rd. Debendra nagar  
Kat-74 - H/ Business



3943

Mun Mun Saha

Sandeep Choudhury  
W/o - Ashit Choudhury  
24/1 Rajapur  
Dak Gochingra  
Rajpur  
District - North 24 Parganas  
by Caste - Hindu  
Service



3946

Uma Kundu

Sandeep Choudhury  
W/o - Ashit Choudhury  
24/1 Rajapur Dak Gochingra  
Rajpur  
Service

Registrar sub T (A)  
North 24 Parganas  
West Bengal

11/12/06

AND

**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 TARUBALA BAIDYA wife of LATE NIMAI BAIDYA had been the recorded owner of agricultural land measuring an area of 01 Satak out of 31 Satak in R.S.DAG NO. 772, 02 Satak out of 17 Satak in R.S.DAG NO. 774, 04 Satak out of 96 Satak in R.S.DAG NO. 792, 04 Satak out of 52 Satak in R.S.DAG NO. 794 & 08 Satak out of 32 Satak in R.S.DAG NO. 799 i.e in total 19 Satak under L.R. Khatian No. 272/1 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS TARUBALA BAIDYA died leaving behind her four sons namely SUKUMAR BAIDYA, MURARI BAIDYA, PALAN BAIDYA, ANIMESH BAIDYA and only daughter namely ANIMA NASKAR and accordingly all of them became the owners of the said property by way of inheritance in equal ratio and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS SUKUMAR BAIDYA, MURARI BAIDYA, PALAN BAIDYA & ANIMA NASKAR transferred their above mentioned property by way of a conveyance deed bearing no. 4102 dated 03.12.2001 copied in Book No. I, Vol. No., Pages to for the year 2001 duly registered at A.D.S.R., BIDHAN NAGAR to MAHADEV MONDAL & ALOKA MONDAL, and accordingly both of them became the owners of the said property by way of this purchase and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS ANIMESH BAIDYA, MAHADEV MONDAL & ALOKA MONDAL transferred the above mentioned property of 19 Satak of land in different dags by way of a conveyance deed bearing no. 7334 dated 31.03.2006 copied in Book No. I, Vol. No.441, Pages 298 to 311 for the year 2006 duly registered at A.D.S.R., BIDHAN NAGAR to LOKENATH DEVELOPER, the vendor herein, and accordingly the vendor became the owner of the said property and are in absolute possession of the said property and is now well entitled to transfer the same to anyone in anyway

AND WHEREAS M/S LOKENATH DEVELOPER, 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 19 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 3,40,000/- ( RUPEES: THREE LAKHS FORTY 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. 3,40,000/- ( RUPEES: THREE LAKHS FORTY 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

Contd...3

9

③ Uma Kundu  
w/o - Braja Kundu  
8- 507/17, Jessore Rd  
KOL- 74 - H/ Business



*[Handwritten signature]*

Registrar w/o T (A)  
North 24 Parganas

11/12/06

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 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 Land measuring an area of 01 Satak in R.S.DAG NO. 772, 02 Satak in R.S.DAG NO. 774, 04 Satak in R.S.DAG NO. 792, 04 Satak in R.S.DAG NO. 794 & 08 Satak in R.S.DAG NO. 799 i.e in total 19 Satak under L.R. Khatian No. 272/1 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. 772 :

ON THE NORTH	:	R. S. DAG NO. 771
ON THE SOUTH	:	R. S. DAG NO. 776
ON THE EAST	:	PART OF R. S. DAG NO. 772
ON THE WEST	:	PART OF R. S. DAG NO. 772

Contd...4



*[Handwritten signature]*

Registrar to Y (P)  
North 24 Parganas  
17/12/06

*[Handwritten signature]*

স্বাক্ষরিত  
কর্তৃপক্ষ  
তারিখ  
সংখ্যা  
স্বাক্ষরিত  
কর্তৃপক্ষ  
তারিখ  
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কর্তৃপক্ষ  
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সংখ্যা  
স্বাক্ষরিত  
কর্তৃপক্ষ  
তারিখ  
সংখ্যা

পত্রের আবেদন  
স্বাক্ষরিত  
কর্তৃপক্ষ  
তারিখ  
সংখ্যা

তারিখ  
সংখ্যা

R.S.DAG NO. 774:

ON THE NORTH : R. S. DAG NO. 773  
ON THE SOUTH : R. S. DAG NO. 776  
ON THE EAST : PART OF R. S. DAG NO. 774  
ON THE WEST : PART OF R. S. DAG NO. 774

R.S.DAG NO. 792:

ON THE NORTH : R. S. DAG NO. 785 & 787  
ON THE SOUTH : R. S. DAG NO. 791 & 793  
ON THE EAST : PART OF R. S. DAG NO. 792  
ON THE WEST : PART OF R. S. DAG NO. 792

R.S.DAG NO. 794:

ON THE NORTH : R. S. DAG NO. 783  
ON THE SOUTH : R. S. DAG NO. 795  
ON THE EAST : PART OF R. S. DAG NO. 794  
ON THE WEST : PART OF R. S. DAG NO. 794

R.S.DAG NO. 799:

ON THE NORTH : R. S. DAG NO. 783  
ON THE SOUTH : R. S. DAG NO. 798  
ON THE EAST : PART OF R. S. DAG NO. 799  
ON THE WEST : PART OF R. S. DAG NO. 799

**MEMO OF CONSIDERATION**

Paid by **RAULI TREES MERCHANTS PVT. LTD.**, by cheque no. 348231 dated 04.12.2006 drawn on INDIAN BANK amounting Rs. 3,40,000/- (RUPEES: THREE LAKHS FORTY THOUSANDS ONLY)

WITNESSES :

1. Sandip K. Chaudhary  
Dehlee Jharpur

1. Nilima Sarkar.

2. Tarun K. Shew  
Sardar Rajarhat

2. Mun Mun Saha

3. Uma Kundu

SIGNATURE OF THE VENDOR

Contd...5



*Handwritten signature*

Registrar n/o Y (2)  
Month 24 February  
P. O. No.

*11/12/06*



SPECIMEN FORM FOR TEN FINGERPRINTS



Nilima Santkar

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



Minu Minu Saha

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



Uma Kundu

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



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



Registrar u/s Y  
March 24 Pargana  
1912

11/12/06

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. Sandip B. Chatterjee  
Dezhleer Chatterjee

2. Tarak Nath Shaw

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

1. Nilima Sarkar.

2. Mun Mun Saha

3. Uma Kundu

\_\_\_\_\_  
SIGNATURE OF THE VENDOR



26

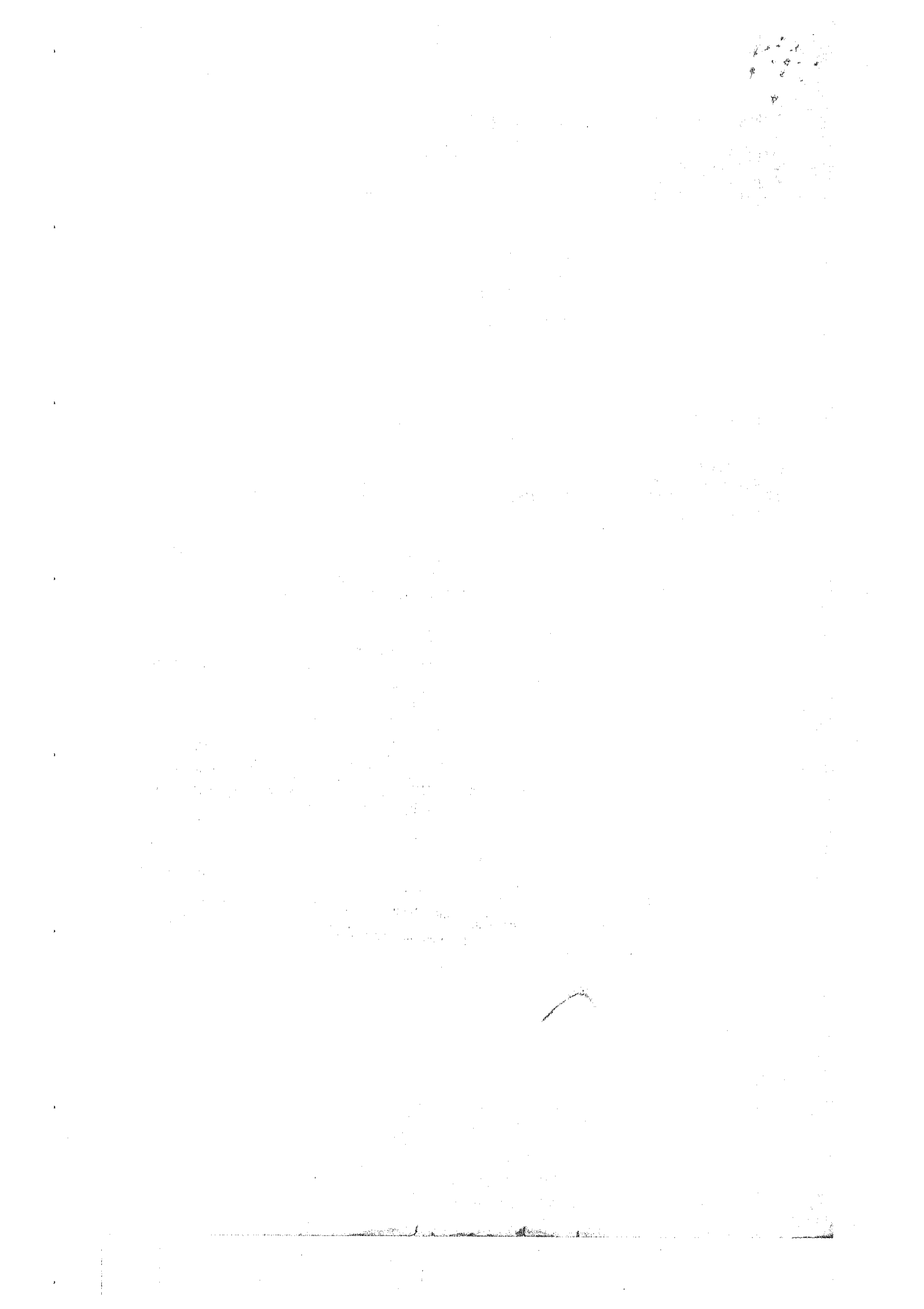
Registrar u/s 7 (a)  
North 24 Parganas  
1730001

11/12/06



~~Registrar u/s 7 (a)  
North 24 Parganas~~

~~Book No. ...  
Volume No. ...  
Page No. ...  
Serial No. ...~~



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 1  
Page from 521 to 528  
being No 00653 for the year 2007.



(X) 14-May-2007  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal