

0 9011

E-00674 4685000Rs.



Rajah
5000
13500



admissible under Rule 23 of the
a/s 5 (1) of W. B. L. R. Act. 1951
July Stamp under the Indian
Stamp Act 1899. Subsequently
amended Schedule I.A. No. 23
has been realized on 13/1/08
as per Banker's Cheque /
Bank Draft No. 592326
Date 24/1/07 of Mahisgate

Sub
L3
370000

Stamp Duty Rs. 1500/-
has been realized on 21.1.07
as per Banker's
Bank Draft No. 592329
Date 24/1/07 of Mahisgate

D. S. R. - II
North 24 Parganas
Registrar u/s Y
North 24 Parganas
A-29578
- 288
net - 42
29912

A 2959
H 28
M(C) 4
2991

DEED OF CONVEYANCE

THIS INDENTURE made on this 04th day of December, Two Thousand and Six

BETWEEN

MADAN GOPAL SAHA son of LATE MADHUSUDAN SAHA by faith Hindu by occupation Business residing at 507/107, JESSORE ROAD, KOLKATA - 700 074 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.**

3301-
31.1.07
142
300000/-
3289
2959
31-1-07
330

2502
142
2642
Contd...2
200250
264
Nett Amt 17812/11/12/06

6

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1) Madan Gopal Saha.

Name : 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
person and attested by the said person.

Madan Gopal Saha

Signature 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)

OFFICE OF THE REGISTRAR NORTH 24 PARGANAS

Photograph of the person mentioned in the above certificate to be submitted to the Registrar of the North 24 Parganas.

NAME OF THE PERSON MENTIONED IN THE ABOVE CERTIFICATE

NAME OF THE PERSON MENTIONED IN THE ABOVE CERTIFICATE



Signature of the Registrar

[Handwritten signature]

Registrar a/s Y (R)
North 24 Parganas

11-12-66

NAME OF THE PERSON MENTIONED IN THE ABOVE CERTIFICATE

NAME OF THE PERSON MENTIONED IN THE ABOVE CERTIFICATE

All the above fingerprints are of the above-mentioned person and attested by the said person.

Signature of the Registrar of the North 24 Parganas (Check the appropriate status)

MEMO OF CONSIDERATION

Paid by **RAULI TREES MERCHANTS PVT. LTD.**, by cheque no. 348225 dated 04.12.06 drawn on INDIAN BANK amounting Rs.2,70,000 /- (Rupees : TWO LAKHS SEVENTY THOUSANDS ONLY)

WITNESSES :

1. *Saaidip Kr. Chatterjee*
Deshbandhu Nagar

2. *Sauremson Bhodmick*
24 K. G. R. S. Path
Sonarga Pally.

Madan Gopal Sahu
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.

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. *Saaidip Kr. Chatterjee*
Deshbandhu Nagar.

2. *Sauremson Bhodmick*

Madan Gopal Sahu
SIGNATURE OF THE VENDOR

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

7

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 743 to 749
being No 00674 for the year 2007.



[Handwritten Signature]

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



Registrar n/s Y (B)
North 24 Parganas

17.05.2007
U-12-06



[Handwritten Signature]
Registrar n/s Y (B)
North 24 Parganas

Book No.
Volume No.
Page No. 743 to 749
Being No. 00674
for the year 2007



[Handwritten Signature]
REGISTRY OF THE DISTRICT REGISTRAR
North 24 Parganas
11-12-06

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 **11 Satak** in R.S.DAG NO. 791 under L.R. Khatian No. 179 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. 791 :

| | | |
|--------------|---|-------------------------|
| ON THE NORTH | : | R. S. DAG NO. 793 |
| ON THE SOUTH | : | R. S. DAG NO. 790 |
| ON THE EAST | : | PART OF R.S.DAG NO. 791 |
| ON THE WEST | : | PART OF R.S.DAG NO. 791 |

Contd...4



[Handwritten signature]

REGISTRAR W/S Y (2)
North 24 Parganas
12.5.75
11.12.86

280003

2

ক্রমিক নং 2390 তারিখ 23/11/06
 ক্রেতা Rauli Innes Marchants Pvt Ltd
 গ্রাম 27/A/3 S.C.B Lane, Konnagar, Hooghly 712235
 মূল্য ৫৫৫০ টাকা ০০ পয়সা
 ভোগার শ্রী *[Signature]*
 আমলাদা এ, ডি, এন, আর, অফিস



উত্তর ২৪ পরগণা -
 ক্রয়ের তারিখ 20 NOV 2006
 মোট মূল্য 122000
 ট্রেজারী অফিস - বারাসাত

ভোগার - শ্রী শোবিন্দু প্রসাদ মিত্র

৪-35
 on the 11th of Dec 2006
 at his private residence
 Office at Barasat in Madan Gopal Saha
 one of the Servants / Claimants Saha

Madan Gopal Saha
 80-1st, Madhusudan Saha
 507/10, Gogajore Rd
 North 24 Parganas
 Hindu / Muslim / Christian
 Bhubaneswar



Madan Gopal Saha

Registrar of T (P)
 North 24 Parganas

3941

11-12-06

Madan Gopal Saha

Sandip Kr Choudhury S/o
 Ashit Kr Choudhury
 26/1, Arjun Das Choudhury
 1st floor
 Service

Sandip Kr Choudhury
 80 - Ashit Kr Choudhury
 29/11 - Arjun Das Choudhury
 Deshbandhu Nagar
 District - North 24 Parganas
 Caste - Hindu / Muslim / Christian
 Service

[Signature]

Registrar of T (P)
 North 24 Parganas

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 CHAMCHAMED MOLLA alias SHAM CHAMAD MOLLA son of KHALEK MOLLA is the recorded owner of agricultural land measuring an area of 11 Satak out of 112 Satak in R.S.DAG NO. 791 under L.R. Khatian No. 179 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS CHAMCHAMED MOLLA alias SHAM CHAMAD MOLLA transferred the above mentioned land by way of a sale deed bearing no. 5481 dated 20.02.2006 copied in Book No. I, Vol. No. 329, Pages 219 to 230 for the year 2006 duly registered at A.D.S.R., BIDHAN NAGAR to MADAN GOPAL SAHA, the vendor herein, and accordingly the vendor became the owner of the said property and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS MADAN GOPAL SAHA, 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 11 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs.2,70,000 /- (Rupees : TWO LAKHS SEVENTY THOUSANDS ONLY) 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.2,70,000 /- (Rupees : TWO LAKHS SEVENTY THOUSANDS ONLY)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 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 NOTWITHSTABNDING any such act deed or things whatsoever as aforesaid the vendor hath in himself has good right and full power