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 s/r 5 (1) of W. R. L. R. Act. &
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Madan Gopal Saha.
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Registrar w/o T
 North 24 Parganas
 (D.S. P-2)

08 FEB 2007

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DEED OF CONVEYANCE

North 24 Parganas, Baran

THIS INDENTURE made on this 08th day of December, Two Thousand and Six

8-2-07

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**

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691 11-12-2006

ক্রমিক নং তারিখ

ক্রমিক নং: Rauli Trees Merchants Pvt. Ltd.
স্থান: 27/A/3 S.C. Banerjee Lane, Konnarpur
মূল্য: ২০০০ টাকা ০০ পয়সা
ভেঙার শ্রী: [Signature]
আমডান্স এ, ডি, এস, আর অফিস

উত্তর ২৪ পরগনা -

ক্রয় তারিখ: - 4 DEC 2006

মোট মূল্য: 228000

ভেঙারী অফিস - বারাসাত

ভেঙার - শ্রী গোবিন্দ প্রসাদ মিত্র

Presented for Registration at 11/12/06 PM

on the 11th day of Dec 2006

at the Office of the Sadar Registration

Office at Barasat by Madan Gopal Saha

in presence of the Executant / Chairman Saha

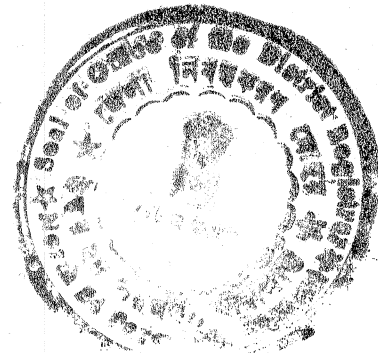
Madan Gopal Saha

3941

Registrar s/o T
North 24 Parganas
(D.A. 2-7)

Madan Gopal Saha

11/12/06



Madan Gopal Saha
8/0 - Madhu Sudan Saha
507/77 Jessore Rd

507/77 Jessore Rd
Ker-74 P.O.
District - North 24-Parganas
Caste - Hindu/Muslim/Christian
Business

Sandip K. Chowdhury s/o
Ajay Kumar Chowdhury
24/1, Ajaypur Deshbandhu
Ker-59

Service

Sudip K. Chowdhury
8/0 - A.K. Chowdhury
24/1, Ajaypur Deshbandhu
Ker-59
District - North 24-Parganas
Caste - Hindu/Muslim/Christian
Service

[Signature]
Registrar s/o T
North 24 Parganas
(D.A. 2-7)

11/12/06

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 AYSA KHATOON wife of ABDUL KHALEK had been the recorded owner of agricultural land measuring an area of 02.24 Satak out of 112 Satak in R.S.DAG NO. 790 & 02.24 Satak out of 112 Satak in R.S.DAG NO. 791 i.e. in total 4.48 Satak under L.R. Khatian Nos.72 & 308 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

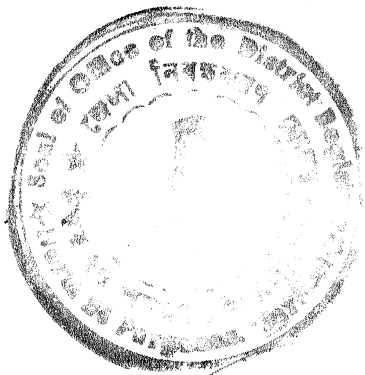
AND WHEREAS AYSA KHATOON transferred 4.48 Satak of the said land by way of a sale deed bearing no. 5483 dated 20.02.2006 copied in Book No. I, Vol. No.329, Pages 247 to 259 for the year 2006 duly registered at A.D.S.R., BIDHAN NAGAR to MADAN GOPAL SAHA, the vendor herein, and accordingly MADAN GOPAL SAHA 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 4.48 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 80,000/- (RUPEES: EIGHTY 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. 80,000/- (RUPEES: EIGHTY 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 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

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Registrar n/o T 40
North 24 Parganas
4/2 8/12

11/12/06

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 02.24 Satak in R.S.DAG NO. 790 & 02.24 Satak in R.S.DAG NO. 791 i.e. in total 4.48 Satak under L.R. Khatian Nos.72 & 308 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. 790 :

ON THE NORTH	:	R. S. DAG NO. 791
ON THE SOUTH	:	R. S. DAG NO. 1120
ON THE EAST	:	PART OF R. S. DAG NO. 790
ON THE WEST	:	PART OF R. S. DAG NO. 790

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 a/o I
North 24 Parganas
(D. S. P. O.)

11/12/26

DISTRICT NORTH 24 PARGANAS






OFFICE OF THE

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






(1) Sri 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)



[Handwritten signature]

Registrar u/s 10
North 24 Parganas
(S. S. S. S.)

11/12/06

MEMO OF CONSIDERATION

Paid by RAULI TREES MERCHANTS PVT. LTD., by cheque no. 348230 dated 08.12.06 drawn on INDIAN BANK amounting Rs . 80,000/- (RUPEES: EIGHTY THOUSANDS ONLY)

WITNESSES :

1. Sandip Kr. Chaudhary
Deshbandhupuri

2. Soumen Bhattacharya
By K. G. R. S. Pal Madan Gopal Saha,
Souranga Paluy Hoogly, 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. Sandip Kr. Chaudhary
Deshbandhupuri

2. Soumen Bhattacharya
Saswati Poddar
SIGNATURE OF THE VENDOR

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



[Handwritten signature]

Registrar s/o Y
North 24 Parganas

P. S. V.

11/12/2006



Registrar s/o Y
North 24 Parganas
P. S. V.

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 5818 to 5824
being No 01002 for the year 2007.



(X) 07-June-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

