01939 5-01356 5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 of also
u/s 5 (1) of W. B. L. R. Act, 1956
duly Stamped under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No. 23
Fees Paid. 10-00 45000 + 25000
Receipt Stamp duly cancelled
has been received on 14/2/07
as per Receipt 592559 dt 14/2/07
Bank Draft 592560 dt 14/2/07
Rs to

D. S. R.
Barasat, North 24 Parganas
14/2/07

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

14 FEB 2007

Rajarhat

5000
D.D 45000
DD 25000
75000/-

Sale A 16489.00
23 H 28.00
1500000 M6 M 4.00
16521.00

DEED OF CONVEYANCE

A-16489
H 28
M(7) 4
16521

THIS INDENTURE made on this 13th day of February, Two Thousand and Seven

BETWEEN``

KANAN BISWAS son of LATE AKSHAY KUMAR BISWAS residing at RABINDRAPALLY, KRISHNAPUR, P.O. – PRAFULLANAGAR, P.S. – RAJARHAT, KOLKATA-700109 by faith Hindu 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**.

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g(1) 250.00
g(H) 20.00
270.00

g 250
arm 20
270

895 17/1/07

স্মারক নং ..... তারিখ .....

ক্রেতা R.T.M. Pvt. Ltd.

গ্রাম Konnagar, Hooghly

মূল্য 2000 টাকা 00 পয়সা

ভেণ্ডার শ্রী

আরডাঙ্গা এ.ডি.এস.আর. অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ 27 DEC 2006

মোট মূল্য 151000/-

ট্রেজারী অফিস — বারাসাত

ভেণ্ডার শ্রী গোবিন্দ প্রসাদ মিত্র

Presented for Registration at 4.30 P.M.
on the 14th day of Feb 2007
at ..... of the Sadar Registration
Office at Barasat by Kanan Biswas
and of the Executant / Claimant

Kanan Biswas

Dibakar Biswas

Ashoy Kr Biswas

Prafulla Nagar

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

Dibakar Biswas

Kanan Biswas

Ashoy Kr Biswas

Dibakar Biswas

Registrar u/s 7(1)
North 24 Parganas

13/2/07

114 FEB 2007

550

114 FEB 2007

Dibakar Biswas
C/o. Kanan Biswas
B/E-114, Krishnapur Rabindrapally
Kol-101
all. Sinnabe

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 KANAN BISWAS, the vendor herein, is the recorded owner of agricultural land measuring an area of 39 Satak out of 236 Satak in R.S.DAG NO. 1016 under KRI. Khatian No. 136 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS KANAN BISWAS, the vendor herein, is the absolute owner of the said land measuring 39 Satak and enjoys a good and marketable title on the said lands 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 39 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 15,00,000/- (Rupees FIFTEEN 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.15,00,000/- (Rupees FIFTEEN 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 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 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

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Registrar u/s 7 (1)
North 24 Parganas

13/2/07

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 **39 Satak** in R.S.DAG NO. 1016 under KRI. Khatian No. 136 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 is bounded as under : -

R.S.DAG NO. 1016

ON THE NORTH	:	R.S.DAG NO. 789
ON THE SOUTH	:	R.S.DAG NO. 1107, 1108, 1109 & 1110
ON THE EAST	:	PART OF R.S.DAG NO. 1016
ON THE WEST	:	PART OF R.S.DAG NO. 1016

MEMO OF CONSIDERATION

Paid by **RAULI TREES MERCHANTS PVT. LTD,** by cash an amount of Rs. 15,00,000. /- (Rupees FIFTEEN LAKHS ONLY)

WITNESSES :

1. Dibakar Biswas.
B/E-119. Krishnapur
Kol - 101

2. [illegible]

SIGNATURE OF THE VENDOR

Contd...4

Seal of Office of the District Registrar
North 24 Parganas, Barasat

Registrar u/o Y
North 24 Parganas

13/2/07

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1)
Name : Kanan Biswas ..... 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.

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)

Seal of Office of the District Registrar
24 Pargana, North

Registrar u/s Y (22)
North 24 Parganas
(SOUTH)

13/7/07

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. Dibakar Biswas.
BE-119, Krishnapur
Kol-101.

2.

SIGNATURE OF THE VENDOR

S. Poddar

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 2378 to 2388
being No 01356 for the year 2007.

Seal of the District Sub Registrar- II of North 24 Parganas, District-North 24 Parganas

(X) 19-June-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal