

8 00184

509

Doc 346

5000Rs.7



Admissible under Rule 31 & 32
of the W.F.L.R. Act, 1954
under the Indian
Stamp Act 1899 Subsequently
amended Schedule I.A. No. 23
Tax Paid 10-00

Stamp duty of Rs 22500/-
Stamp duty of Rs 6250/-
14.1.08
has been realised on
as per Banker's Cheque / 695293
Bank Draft No.
Date 12/1/08 of Kolihale

Registrar s/o T (B)
North 24 Perganah
(D.S. 24)



D. S. II
North 24 Perganah
14.1.08

5-5 11-2007

14 JAN 2008

Signature of the Registrar

DEED OF CONVEYANCE

THIS INDENTURE made on this 05th day of January, Two Thousand and Seven

BETWEEN

FATEMA BIBI wife of KHODA BUX residing at Vill - JHINKE, P.O. - SHALIPUR, P.S. - HAROA., 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.

Contd...2

1375/-
14.1.08
201
225000
A 1375
2
801250
20
270
270-00

Vigat Code No 8
25/1/07

1087 15/12/06
 ক্রমিক নং: 1087 তারিখ: 15/12/06
 ক্রো: Fero Forest Sales Pvt. Ltd.
 প্লট: 102 No. Uttar Panchanana Gram, Tiljala,
 ব্লক: 5080 টাঙ্গা ৪০ পয়সা
 ভোগার: [Signature] Kot-100
 আমদানি: এ, ডি, এস, আর, অফিস

উক্ত ২৪ পরগণা -
 জায়গার তারিখ: 11 DEC 2006
 মোট ব্লক: 182000
 ট্রেজারী অফিস - বারাসাত
 ভোগার - শ্রী গোবিন্দ প্রসাদ মিত্র



Presented for Registration at...
 on the... 5th day of Jan 2007...
 at... of the District Registration
 Office at Barasat by... Fatema Ziti

Fatema Ziti
 Khodagore
 P.S. Shalipur
 District - North
 Caste - Hindu / Muslim / Christian
 [Signature]



18
 Registrar u/s 7
 North 24 Parganas
 F-5 JAN 2007

[Signature]
 [Signature]

gman ali nella
 Khodagore
 P.S. [Signature]
 District - North
 Caste - Hindu / Muslim / Christian
 [Signature]

[Signature]
 [Signature]
 [Signature]
 [Signature]
 [Signature]

[Signature]
 Registrar u/s 7
 North 24 Parganas
 F-5 JAN 2007

AND

FERNS FOREST SALES PVT. LTD., represented by its Director, being a Company incorporated under the Companies Act, 1956 and having its registered office situated at 102, UTTAR PANCHANAGRAM, TILJALA, P.O. – V.I.P.NAGAR, KOLKATA – 700100 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 ABDUL GAFFUR MONDAL alias MOLLA son of LATE PANCHU MONDAL had been the recorded owner of agricultural land measuring an area of 07 satak out of 15 satak in R.S.DAG NO. 709, 02 satak out of 15 satak in R.S.DAG NO. 7996, 57 satak out of 65 satak in R.S.DAG NO. 816 under L.R. Khatian No.- 188 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS ABDUL GAFFUR MONDAL died leaving behind his only son namely IDRIS MOLLA and two daughters namely GOLENUR BIBI, AINUR BIBI and accordingly all of them became the absolute owners of the said property by way of inheritance as per Muslim Law of Faraz and are in full possession of the said land and are well entitled to transfer the same land to anyone. And accordingly IDRIS MOLLA became the owner of 03.50 satak in R.S.DAG NO. 709, 01 satak in R.S.DAG NO. 796 and 28.50 satak in R.S.DAG NO. 816.

AND WHEREAS IDRIS MOLLA died leaving behind his only son namely JARDISH MOLLA and two daughters namely FATEMA BIBI, MANUA BIBI and accordingly all of them became the absolute owners of the said property by way of inheritance as per Muslim Law of Faraz and are in full possession of the said land and are well entitled to transfer the same land to anyone. And accordingly FATEMA BIBI, the vendor herein, became the owner of 00.87 satak in R.S.DAG NO. 709, 00.25 satak in R.S.DAG NO. 796 and 07.13 satak in R.S.DAG NO. 816.

AND WHEREAS FATEMA BIBI, the vendor herein, is the absolute owner of the land measuring 08.25 Satak as mentioned in the schedule below and enjoy a good and marketable title on the said land which they propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 08.25 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 1,00,000/- (Rupees ONE LAKH) 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. 1,00,000/- (Rupees ONE LAKH) 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



Registrar n/s Y 107
Month 24 Pa

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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 00.87 satak in R.S.DAG NO. 709. 00.25 Satak in R.S.DAG NO. 796 & 07.13 Satak in R.S.DAG NO. 816 i.e. in total **8.25 Satak** under L.R. Khatian No.- 188 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 lands are bounded as under : -
R.S.DAG NO. 709-

ON THE NORTH	:	R. S. DAG NO. 711
ON THE SOUTH	:	R. S. DAG NO. 708
ON THE EAST	:	PART OF R. S. DAG NO. 709
ON THE WEST	:	PART OF R. S. DAG NO. 706
R.S.DAG NO. 796-		
ON THE NORTH	:	R. S. DAG NO. 797
ON THE SOUTH	:	R. S. DAG NO. 791
ON THE EAST	:	PART OF R. S. DAG NO. 796
ON THE WEST	:	PART OF R. S. DAG NO. 798

Contd...4



Registrar n/a 7 1994

1-5 JUN 2007

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

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

(1) *Fatema Bibi*
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.

[Signature]
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)



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Registrar a/s Y (H)
North 24 Parganas
(D. S. B-II)

5 JUN 2007

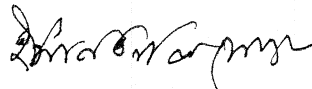
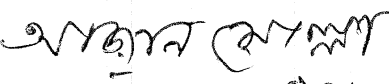
R.S.DAG NO. 816-

ON THE NORTH : R. S. DAG NO. 817
ON THE SOUTH : R. S. DAG NO. 803
ON THE EAST : PART OF R. S. DAG NO. 816
ON THE WEST : PART OF R. S. DAG NO. 816

MEMO OF CONSIDERATION

Paid by **FERN FOREST SALES PVT. LTD.** by cheque no. 009651 dated 05.01.07
drawn on INDIAN BANK amounting Rs. 1,00,000/- (Rupees : ONE LAKH ONLY)

WITNESSES :

1. 
স্বাক্ষর - (স্বাক্ষর) (মুদ্রা)
তারিখ - ০৫/০১/০৭
2. 
স্বাক্ষর - (স্বাক্ষর) (মুদ্রা)
তারিখ - ০৫/০১/০৭

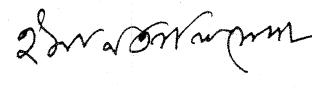
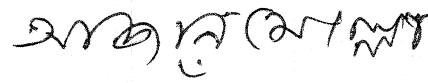
স্বাক্ষর
স্বাক্ষর - (স্বাক্ষর) (মুদ্রা)

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. 
স্বাক্ষর - (স্বাক্ষর) (মুদ্রা)
তারিখ - ০৫/০১/০৭
2. 
স্বাক্ষর - (স্বাক্ষর) (মুদ্রা)
তারিখ - ০৫/০১/০৭

স্বাক্ষর
স্বাক্ষর - (স্বাক্ষর) (মুদ্রা)

SIGNATURE OF THE VENDOR

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



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Registrar u/s Y (M)
North 24 Parganas
West Bengal

5 JAN 2007



Registrar u/s Y (M)
North 24 Parganas
West Bengal

Book No.
Volume No.
Page.
Serial No.
Date of issue

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 7207 to 7217
being No 00346 for the year 2008.



(X) 08-April-2008
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal