

02

03835

20101A

208218

219 5000Rs.



Admissible under Rule 21 of the Indian Stamp Act, 1899. Subsequently amended Schedule I & II. No. 23



Stamp value of Rs. 28000/-
 has been realized on 27-6-06
 as per Banker's Cheque
 Bank Draft No. 974779
 Date 26-6-06 S. B. S. Barasat

Handwritten signature and name in Hindi: *पियार अलि*
 स. बंगोरे बंगोर

D. S. R. - II
 Barasat, North 24 Parganas

Stamp value of Rs. 115900/-
 Deficit Stamp Duty of Rs. 15934.5970
 has been realized on 12/9/06
 as per Banker's Cheque
 Bank Draft No. 671237
 Date 9/7/06
 Barasat

DEED OF CONVEYANCE

THIS INDENTURE made on this 26th day of June
 BETWEEN Date 979470 dr 12/9/06

ETAHARNECHHA BIBI wife of PIYAR ALI residing at Vill - MARICHA, P.O. CHAK BARALI, P.S. - BHANGORE, DIST. 24 - PARAGANAS (SOUTH) 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.

Stamp value of Rs. 4019/-
 has been realized on 12/09/06 Contd...2
 as per Min. Receipt No. 887
 12-9-06
 8022501-
 902201-

D. S. R. - II
 Barasat, North 24 Parganas
 12/9/06
 20.5
 270.00

Handwritten notes and calculations:
 AZ 60391-
 HZ 281-
 WZ 41-
 6071-00
 MIV 1159000
 12738
 6039
 6699
 4019

Handwritten notes and calculations:
 4019
 20/6/06
 20.5
 270.00

২

নং ২২০৪ ১৯/৬/০৬
 ক্রেতার নাম Lush Bstates (P) Ltd.
 নং CD-197-M
 ট্যাক্সের ক্রমাঙ্ক ১২৬৬
 ট্যাক্স ডেভারের নাম M-64

চালান নং
 মোট ট্যাক্সের মূল্য 16 JUN 2006
 এই চালান ৩২৮০০০
 ট্যাক্স পরিশোধ করা হয়েছে
 ক্রেতার নাম ক্যারাকপুর
 ভেতর-মিটা নং ৪:৩০



Presented for Registration as ...
 on the 26.12.06 day of June 2006
 of the Sadar Registration
 Station ...
 by ...
 Applicant / Claimant

Etahanebha belni
 mo Digar
 Manicha
 Bhangore
 District - North 24 Parganas
 by Caste - Hindu/Muslim/Christian
 by Profession -

এতাহানো বেলনি
 মঃ ডিগার
 মনিচা
 বঃ ভাংগুর

Registrar
 North 24 Parganas

26/6/06
 এতাহানো বেলনি
 মঃ ডিগার
 মনিচা
 বঃ ভাংগুর

md. Zakir Hossain
 Golchaderan ali
 Patharhat
 Rajachal
 North 24 Parganas
 District - North 24 Parganas
 by Caste - Hindu/Muslim/Christian

Md. Zakir Hossain
 SO - khader ali
 Patharhat
 Rajachal
 North 24 Parganas
 Oec - Business 26/6/06

Registrar
 North 24 Parganas

AND

LUSH ESTATES PVT. LTD., being a Company incorporated under the Companies Act, 1956 and having its registered office situated at CD - 197, SALT LAKE CITY, P.S. BIDHAN NAGAR (NORTH) 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 MOKHTAR ALI son of LATE KERAMAT was the recorded owner of agricultural land measuring an area of 15 Satak out of 209 Satak in R.S.DAG NO. 736, 19 Satak out of 112 Satak in R.S.DAG NO. 790, 19 Satak out of 112 Satak in R.S.DAG NO. 790, 32 Satak out of 191 Satak in R.S.DAG NO. 883, 07 Satak out of 37 Satak in R.S.DAG NO. 904, 06 Satak out of 39 Satak in R.S.DAG NO. 910, 11 Satak out of 69 Satak in R.S.DAG NO. 936, 12 Satak out of 71 Satak in R.S.DAG NO. 945, 04 Satak out of 28 Satak in R.S.DAG NO. 996, 03 Satak out of 17 Satak in R.S.DAG NO. 998, 11 Satak out of 66 Satak in R.S.DAG NO. 999, 31 Satak out of 183 Satak in R.S.DAG NO. 1036, 23 Satak out of 143 Satak in R.S.DAG NO. 1037, 01 Satak out of 09 Satak in R.S.DAG NO. 1073, 06 Satak out of 35 Satak in R.S.DAG NO. 1077, 37 Satak out of 226 Satak in R.S.DAG NO. 1102 & 03 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e. in total 240 Satak under KRI. Khatian No. 476 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS MOKHTAR ALI died leaving behind his two sons namely AHEMUDDIN MOLLA, MUJIT ALI and two daughters namely ACHHIRNECHHA BIBI, ETAHARNECHHA BIBI and accordingly all of them became the owners of the said land by way of inheritance as per Muslim Law of Faraz and are now well entitled to transfer the same to anyone in anyway. And all of them mutated their respective names at the settlement office under L.R.KHATIAN NOS. KRI - 932, 933, 934 & 935 And accordingly ETAHARNECHHA BIBI, the vendor herein, became the owner of 03.16 Satak in R.S.DAG NO. 790, 03.17 Satak in R.S.DAG NO. 791, 05.33 Satak in R.S.DAG NO. 883, 01.17 Satak in R.S.DAG NO. 904, 01 Satak in R.S.DAG NO. 910, 01.83 Satak in R.S.DAG NO. 936, 02 Satak in R.S.DAG NO. 945, 00.67 Satak in R.S.DAG NO. 996, 00.50 Satak in R.S.DAG NO. 998, 01.84 Satak in R.S.DAG NO. 999, 05.16 Satak in R.S.DAG NO. 1036, 03.84 Satak in R.S.DAG NO. 1037, 00.17 Satak in R.S.DAG NO. 1073, 01 Satak in R.S.DAG NO. 1077, 06.16 Satak in R.S.DAG NO. 1102 & 00.50 Satak in R.S.DAG NO. 1197 i.e. in total 37.50 Satak and she is now well entitled to transfer the same to anyone in any way. And ETAHARNECHHA BIBI got 05 Satak in R.S.DAG NO. 736 and accordingly she became the owner of 42.50 Satak in total and now she is well entitled to transfer the same to anyone in anyway.

Contd...3

AND WHEREAS ETAHARNECHHA BIBI, the vendor herein, is the absolute owner of the said land and enjoys a good and marketable title on the said land which she 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 42.50 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 5,50,000/- (Rupees FIVE LAKHS FIFTY 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. 5,50,000/- (Rupees FIVE LAKHS FIFTY 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 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 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

Contd...4

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 05 Satak in R.S.DAG NO. 736, 03.16 Satak in R.S.DAG NO. 790, 03.17 Satak in R.S.DAG NO. 791, 05.33 Satak in R.S.DAG NO. 883, 01.17 Satak in R.S.DAG NO. 904, 01 Satak in R.S.DAG NO. 910, 01.83 Satak in R.S.DAG NO. 936, 02 Satak in R.S.DAG NO. 945, 00.67 Satak in R.S.DAG NO. 996, 00.50 Satak in R.S.DAG NO. 998, 01.84 Satak in R.S.DAG NO. 999, 05.16 Satak in R.S.DAG NO. 1036, 03.84 Satak in R.S.DAG NO. 1037, 00.17 Satak in R.S.DAG NO. 1073, 01 Satak in R.S.DAG NO. 1077, 06.16 Satak in R.S.DAG NO. 1102 & 00.50 Satak in R.S.DAG NO. 1197 i.e. in total 42.50 Satak under Kri, Khatian No. - 932, 933, 934 & 935 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 are bounded as under :-
R.S.DAG NO. 736

- | | | |
|-----------------|---|-------------------------|
| ON THE NORTH | : | R.S.DAG NO. 747 |
| ON THE SOUTH | : | R.S.DAG NO. 734 |
| ON THE EAST | : | PART OF R.S.DAG NO. 736 |
| ON THE WEST | : | PART OF R.S.DAG NO. 736 |
| R.S.DAG NO. 790 | | |
| ON THE NORTH | : | R.S.DAG NO. 747 |
| ON THE SOUTH | : | R.S.DAG NO. 1016 |
| ON THE EAST | : | PART OF R.S.DAG NO. 790 |
| ON THE WEST | : | PART OF R.S.DAG NO. 790 |

: 6 :

R.S.DAG NO. 791
 ON THE NORTH : R.S.DAG NO. 793
 ON THE SOUTH : R.S.DAG NO. 788
 ON THE EAST : PART OF R.S.DAG NO. 791
 ON THE WEST : PART OF R.S.DAG NO. 791
 R.S.DAG NO. 883
 ON THE NORTH : R.S.DAG NO. 884 & 885
 ON THE SOUTH : MOUZA PATHARGHATA
 ON THE EAST : PART OF R.S.DAG NO. 883
 ON THE WEST : PART OF R.S.DAG NO. 883
 R.S.DAG NO. 904
 ON THE NORTH : R.S.DAG NO. 907
 ON THE SOUTH : R.S.DAG NO. 918
 ON THE EAST : PART OF R.S.DAG NO. 904
 ON THE WEST : PART OF R.S.DAG NO. 904
 R.S.DAG NO. 910
 ON THE NORTH : R.S.DAG NO. 908 & 909
 ON THE SOUTH : R.S.DAG NO. 912 & 917
 ON THE EAST : PART OF R.S.DAG NO. 910
 ON THE WEST : PART OF R.S.DAG NO. 910

R.S.DAG NO. 936

- ON THE NORTH : R.S.DAG NO. 947
- ON THE SOUTH : R.S.DAG NO. 937 & 938
- ON THE EAST : PART OF R.S.DAG NO. 936
- ON THE WEST : PART OF R.S.DAG NO. 936

R.S.DAG NO. 945

- ON THE NORTH : R.S.DAG NO. 948
- ON THE SOUTH : MOUZA PATHARGHATA
- ON THE EAST : PART OF R.S.DAG NO. 945
- ON THE WEST : PART OF R.S.DAG NO. 945

R.S.DAG NO. 996

- ON THE NORTH : R.S.DAG NO. 999
- ON THE SOUTH : R.S.DAG NO. 993
- ON THE EAST : PART OF R.S.DAG NO. 996
- ON THE WEST : PART OF R.S.DAG NO. 994, 995 & 1000

R.S.DAG NO. 998

- ON THE NORTH : R.S.DAG NO. 1002
- ON THE SOUTH : R.S.DAG NO. 1239
- ON THE EAST : PART OF R.S.DAG NO. 998
- ON THE WEST : PART OF R.S.DAG NO. 998

Contd...7

4

:7:

R.S.DAG NO. 999

- ON THE NORTH : R.S.DAG NO. 1002
- ON THE SOUTH : R.S.DAG NO. 996 & 997
- ON THE EAST : PART OF R.S.DAG NO. 999
- ON THE WEST : PART OF R.S.DAG NO. 999

R.S.DAG NO. 1036

- ON THE NORTH : R.S.DAG NO. 776
- ON THE SOUTH : R.S.DAG NO. 818
- ON THE EAST : PART OF R.S.DAG NO. 819
- ON THE WEST : R.S.DAG NO. 812, 813 & 815

R.S.DAG NO. 1037

- ON THE NORTH : R.S.DAG NO. 1026
- ON THE SOUTH : R.S.DAG NO. 1032
- ON THE EAST : PART OF R.S.DAG NO. 1033
- ON THE WEST : R.S.DAG NO. 1034

R.S.DAG NO. 1073

- ON THE NORTH : R.S.DAG NO. 1075
- ON THE SOUTH : R.S.DAG NO. 1072
- ON THE EAST : PART OF R.S.DAG NO. 1073
- ON THE WEST : R.S.DAG NO. 1074

Contd...8

: 8 :

R.S.DAG NO. 1077
 ON THE NORTH : R.S.DAG NO. 1078
 ON THE SOUTH : R.S.DAG NO. 1069
 ON THE EAST : PART OF R.S.DAG NO. 1077
 ON THE WEST : PART OF R.S.DAG NO. 1077

 R.S.DAG NO. 1102
 ON THE NORTH : R.S.DAG NO. 1103
 ON THE SOUTH : R.S.DAG NO. 1090
 ON THE EAST : PART OF R.S.DAG NO. 1102
 ON THE WEST : PART OF R.S.DAG NO. 1102

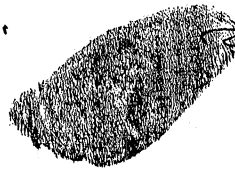
 R.S.DAG NO. 1197
 ON THE NORTH : R.S.DAG NO. 1196
 ON THE SOUTH : R.S.DAG NO. 1199
 ON THE EAST : PART OF R.S.DAG NO. 1197
 ON THE WEST : PART OF R.S.DAG NO. 1084

MEMO OF CONSIDERATION

Paid by LUSH ESTATES PVT. LTD by cheque no. 492109 dated 26.06.06 drawn on INDIAN BANK. amounting Rs. 5,50,000/- (Rupees : FIVE LAKHS FIFTY THOUSANDS ONLY)

WITNESSES :

1. Md. Zakir Hossain
Patha ghata.
2. Saib Mondal
Grara Gou



SIGNATURE OF THE VENDOR

Handwritten signature in Bengali script, appearing to read 'Lush Estates Pvt. Ltd.' followed by a flourish.

Handwritten signature in Bengali script, appearing to read 'Saib Mondal' followed by a flourish.

৩






DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

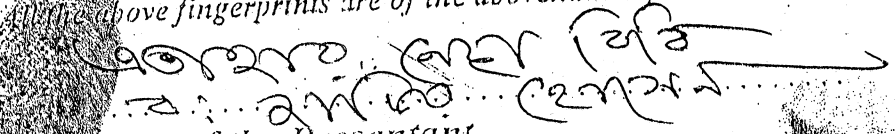
Photo of the presentant should be pasted in the front page of the document

(1)

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 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.

.....

:9:

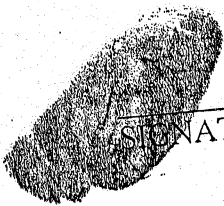
IN WITNESS WHEREOF the parties to these presents hereto set and subscribed their respective hands and seals on the day, month and year first above written.

WITNESSES :

1. Md. Zakir Hossain
Patharghata.

2. Suoip Mondal
Garagai

১. মোঃ জাকির হোসেন
পাথার্ঘাটা



SIGNATURE OF THE VENDOR

Drafted by:

Mukuteswar Chakraborty

Off:- Nayadanga

Dist:- DWS II-37

A.D.S.R.O. Benares

