5000Rs.

INDIA NON JUDICIAL

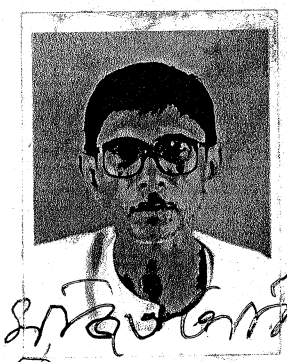
५०००रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 read with Sec. 23 r/s 6 (1) of W. B. L. R. Act. 1955 Duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. ____ Fees Paid.



Received Stamp duty of Rs 5800/- has been realised on 4.7.06 as per Banker's Cheque / Bank Draft No 975252 Date 3.7.06 of S.B.I Barasat

B.S.R.H. Barasat North 24 Parganas 4.7.06

03 JUL 2006

Bankers Verify issued Rs 425000 Date to be realised on 11.9.06 as per Banker's Bank Draft No 120579 Date 7.9.06

DEED OF CONVEYANCE

THIS INDENTURE made on this 3rd day of July, Two Thousand and Six

BETWEEN

MUJIT ALI son of LATE MOKHTAR ALI residing at Vill & P.O. – BADURIA, P.S. – BADURIA, DIST. 24 – PARAGANAS (NORTH) 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**.

Contd...2

2 নং 2208 তারিখ 13/6/06

ক্রেতার নাম Lusoh Estates (P) Ltd.

সাং ED-197, Sec-64

ষ্ট্যাম্পের মূল্য 5000/- টাকা মাত্র

ষ্ট্যাম্প ভেন্ডারের স্বাক্ষর

বিধান নগর [সল্টলেক সিটি]

এ. ডি. এস. আর. অফিস

চালান নং

মোট ষ্ট্যাম্প ক্রয় মূল্য

এই চালান বা-এ মোট কত টাকার

ষ্ট্যাম্প পরিত্র করা হইয়াছে

ট্রেজারীর নাম—ব্যারাকপুর

ভেন্ডার—মিতা দত্ত

16 JUN 2006

328000

Presented for Registration at Alipore

on the 3rd day of July 2006

at ... of the Sadar Registration

Office at Barasat by Mafuja Ali

one of the Executant / Claimant.

মাফুজা আলী

Md. Zakir Hossain

S/o - Khaden Ali

Village P.O. - Pathanghata

P.S. - Rajarhat

North 24 Pgs.

Occ - Business

Md. Zakir Hossain

S/o, W/o Khadem Ali

Pathan Shah

P.S. Rajarhat

District — North 24-Parganas

by Caste Hindu / Muslim / Christian

Profession

Registrar of Assurances

North 24-Parganas

0 3 JUL 2006

1690

Registrar of Assurances

North 24-Parganas

0 3 JUL 2006

A N D

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 KRL 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 AHIRINECHHA 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 AHIRINECHHA BIBI BIBI, the vendor herein, became the owner of 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, 02.00 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, 01.83 Satak in R.S.DAG NO. 999, 05.17 Satak in R.S.DAG NO. 1036, 03.83 Satak in R.S.DAG NO. 1037, 00.17 Satak in R.S.DAG NO. 1073, 01 Satak in R.S.DAG NO. 1077, 06.17 Satak in R.S.DAG NO. 1102 & 00.50 Satak in R.S.DAG NO. 1197 i.e. in total 31.18 Satak and she is now well entitled to transfer the same to anyone in any way.

AND WHEREAS AHIRINECHHA BIBI transferred her above mentioned property by way of a gift deed bearing no. 6787 dated 05.01.06 copied in Book No. 1, Vol. No. 409 Pages 145 to 153 for the year 2006 to her two brothers namely AHEMUDDIN MOLLA & MUJIT ALI and accordingly both of them became the owners of the said property and are now well entitled to transfer the same to anyone in anyway.

ANW WHEREAS MUJIT ALI, the vendor herein, became the owner of the 50% of the land as mentioned in the schedule hereunder and he is well entitled to transfer the same to anyone in anyway.

AND WHEREAS MUJIT ALI, 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.

Contd…3

(D.S.R-II)

[redacted]

0 3 JUL 2006

AND WHEREAS the vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 15.59 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 1,80,000/- (Rupees ONE LAKHS EIGHTY 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. 1,80,000/- (Rupees ONE LAKH 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 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 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.

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SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area 02.67 Satak in R.S.DAG NO. 883, 00.58 Satak in R.S.DAG NO. 904, 00.50 Satak in R.S.DAG NO. 910, 00.92 Satak in R.S.DAG NO. 936, 01.00 Satak in R.S.DAG NO. 945, 00.33 Satak in R.S.DAG NO. 996, 00.25 Satak in R.S.DAG NO. 998, 00.92 Satak in R.S.DAG NO. 999, 02.58 Satak in R.S.DAG NO. 1036, 01.92 Satak in R.S.DAG NO. 1037, 00.08 Satak in R.S.DAG NO. 1073, 00.50 Satak in R.S.DAG NO. 1077, 03.09 Satak in R.S.DAG NO. 1102 & 00.25 Satak in R.S.DAG NO. 1197 **i.e. in total 15.59 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. 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

Contd…5

Seal of Office of the District Registrar North 24 Parganas (D.S.R-II)

Registrar of D.S.
North 24-Parganas
(D. S. R. - II)

0 3 JUL 2006

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

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

Contd…6

Seal of Office of the District Registrar
North 24 Parganas
(D.S.R-III)

Registrar of D.S.
North 24-Parganas
A.D.R.O.-III

0 3 JUL 2006

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

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. 492112 dated 03.07.06 drawn on INDIAN BANK. amounting Rs. 1,80,000/- (Rupees : ONE LAKH EIGHTY THOUSANDS ONLY)

WITNESSES :

1. Sahinur Rahman
Pathar ghata

2. Md. Zakir Hossain
Pathanghata

SIGNATURE OF THE VENDOR

Contd...7

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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.

মাজিত তামাম

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)*

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. Sahana Rehman
Pathar ghata

2. Md. Zakir Hossain
Patharghata.

SIGNATURE OF THE VENDOR

Drafted by:
Deepa Kumar Samanta
Barasat North East Nadipara.
Licence No-D.N. II/58
Dated - 3.7.06

Lar/20/61

Seal of Office of the District Registrar Kolkata ★ Kolkata ★ D.S.R.-III

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07 JUL 2006

Book No. I
Volume No. 1
Page 1 to 28
Being No. 05
for the year 2006