

04187

209122

5000Rs



5000
214001

Market Value assessed Rs. 7,86,000
 Deficit Stamp Duty Rs. 1,96,666
 has been realized on 25/5/06
 as per Banker's Cheque No. 9,81,265
 Bank Draft No. 25/9/06
 Date 25/9/06

10/7/06
11/7/06

80 = 25/ H - 4829
 80 = 25/ (mb) - 41
 2904 4829

Admissible under Rule 21-a of the
 u/s 5 (1) of W. B. L. R. Act, 1987
 duly Stamp under the India
 Stamp Act 1899 Subsequently
 amended Schedule I.A. No.
 Fee Paid.

23 [Signature]

Joydeb Pal
 D. S. [Signature]
 District Sub-Registrar
 North 24 Parganas



Registered at 10
 North 24 Parganas
 D. S. R. - II
 10 JUL 2006

Sale

5/10/06 about

Stamp Duty of RS 21400/-
 paid on 11.7.06
 as per Banker's Cheque /
 Bank Draft No. 97,56,85
 Date 10.7.06 of S.B.J. Baran

District Sub-Registrar
 North 24 Parganas
 5/10/06

DEED OF CONVEYANCE

THIS INDENTURE made on this 10th July Two Thousand and Six

BETWEEN

1. JOYDEB PAL son of LATE SANTOSH PAL, 2. NAMITA PAL, 3. ANITA PAL
 both daughters of LATE SANTOSH PAL, 4. JAYANTA PAL, 5. SUMANTA PAL, 6.
 SUKANTA PAL all sons of LATE SABITA PAL, 7. TAPAN KUMAR PAL, 8.
 SWAPAN PAL, 9. SANAT KUMAR PAL all sons of LATE MONMOTHO PAL, 10.
 ISHANI BALA PAL wife of LATE MONMOTHO PAL, 11. TAPATI PAL, 12.
 MINATI PAL, 13. SUKLA PAL & 14. KRISHNA PAL all daughters of LATE
 MONMOTHO PAL residing at Vill & P.O. - KASHINATHPUR, P.S. - RAJARHAT,
 DIST. 24 - PARAGANAS (NORTH) by faith hindu by occupation cultivator
 hereinafter called the 'VENDORS' (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. NAMITA
 PAL & four others appointed 1. MANIK LAL MUKHERJEE son of LATE GOPAL
 CHANDRA MUKHERJEE residing at Vill & P.O. - KASHINATHPUR, P.S.
 (North 24 Parganas) & 2. JOYDEB

Contd...2

MIV 986000
 10839
 4829
 6000

60/3604
 270

754
 11/7/06

2 8663

30/6/06

লেখক নাম Dush Estates Pvt. Ltd.
 তারিখ 28 JUN 2006
 ডায়েরী নং 5000h
 বিধান নং ED-197-500-1
82, 101-64
 বিধান নং (সংক্রান্ত বিধি)
 ডায়েরী নং (সংক্রান্ত বিধি)

স্বাক্ষরকারী
 মোট টাকার হক
 এই টাকার নামে মোট কত টাকা
 টাকার পরিমাণ কত হইয়াছে
 প্রেরণীর নাম

28 JUN 2006

444000



presented for Registration at
 on the 10th day of July 2006
 at the Office of the Sadar Registration
 Office at Barasat by Jaydeb Paul
 one of the Executant / Claimant

Jaydeb Paul



1880

Notary Seal

Jaydeb Paul

10 JUL 2006



1881

Munirul Mukherjee

Purnendu Mukherjee
 G/o Jannatal Mukherjee
 VIII PO Kashinath Pur
 P.S. Rajarhat

নামের নাম, তারিখের নাম, স্বাক্ষরকারীর নাম
 ঠিকানা: কলকাতা
 পত্রিকার নাম: কলকাতা

Purnendu Mukherjee
 G/o Jannatal Mukherjee
 VIII PO Kashinath Pur
 P.S. Rajarhat
 District - North 24-Parganas
 by Caste - Hindu/Muslim/Christian

Registered at
 North 24-Parganas
 R. S. R. - 84

P.T. 8

170 111

RAJARHAT, Dist. 24 Paraganas (North) & 2. JOYDEB PAL son of LATE SANTOSH PAL residing at Vill. & P.O. - KASHINATHPUR, P.S. RAJARHAT, Dist. 24 Paraganas (North) as their Constituted Attorney through a registered General Power of Attorney bearing no. 733 dated 18.11. 2005 copied in Book No. IV, Vol. No. 23, Pages 24 to 33 for the year 2005 duly registered at A.D.S.R., BIDHAN NAGAR. And ISHANI PAL & 7 OTHERS appointed JOYDEB PAL son of LATE SANTOSH PAL residing at Vill. & P.O. - KASHINATHPUR, P.S. RAJARHAT, Dist. 24 Paraganas (North) as their Constituted Attorney through a registered General Power of Attorney bearing no. 573 dated 24.08. 2005 copied in Book No. IV, Vol. No. 18, Pages 47 to 59 for the year 2005 duly registered at A.D.S.R., BIDHAN NAGAR.

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 MONMOTHO PAL son of LATE GAYESHWAR PAL had been the recorded owner of agricultural lands measuring an area of 10.50 Satak out of 61 Satak comprised in R.S. DAG NO. 657 under R.S.KHATIAN NO. 492 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS one SANTOSH PAL son of LATE GAYESHWAR PAL had been the recorded owner of agricultural lands measuring an area of 10.50 Satak out of 61 Satak comprised in R.S. DAG NO. 657 under R.S.KHATIAN NO. 670 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS one SATISH PAL son of LATE GAYESHWAR PAL had been the recorded owner of agricultural lands measuring an area 25 Satak out of 61 Satak comprised in R.S. DAG NO. 657 under R.S.KHATIAN NO. 655 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

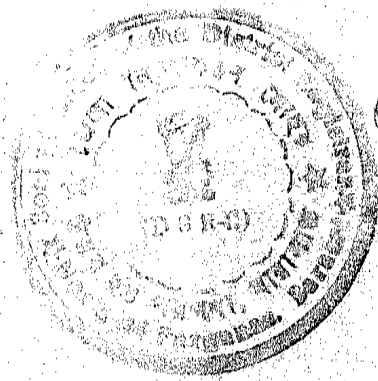
AND WHEREAS SATISH PAL died unmarried leaving behind his two brothers namely MONMOTHO PAL & SANTOSH PAL as his legal heirs and accordingly both of them became the owners of the said property by way of inheritance in equal ratio and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS MONMOTHO PAL died leaving behind his wife namely ISHANI BALA PAL, three sons namely TAPAN PAL, SWAPAN PAL & SANAT PAL and four daughters namely TAPATI PAL, MINATI PAL, SUKLA PAL & KRISHNA PAL and accordingly all of them became the owners of the said property by way of inheritance and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS SANTOSH PAL died leaving behind four sons namely BHAGIRATH PAL, PARESH CHANDRA PAL, BIBHUTI BHUSAN PAL & JOYDEB PAL and three daughters namely NAMITA PAL, ANITA PAL & SABITA PAL and accordingly all of them became the owners of the said property by way of inheritance and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS SABITA PAL died leaving behind three sons namely JAYANTA PAL, SUMANTA PAL & SUKANTA PAL and accordingly all of them became the owners of the said property by way of inheritance and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS JOYDEB PAL & 13 OTHERS, the vendor herein, is the absolute owner of the said land and enjoy a good and marketable title on the said land measuring 36.14 Satak in R.S.DAG NO. 657 which he propose to transfer onto the purchaser herein for good and valuable consideration.



(4) Manick Lal Manghrajee &
Gopal Chandra Manghrajee & Co
at. Vill. & P. S. Keshinathpur
Rajshikote - Dist. (Karnk) 24-
by Court - H.H. by Prof. S.
Srinivasan - for. Const. S. S. S.
Attorney Gen. (K) T. S. S. S.
Namah. Paul (K) S. S. S. S.
Keshinathpur all daughter
S. S. S. S. S. S. S. S. S. S. S.
Keshinathpur. P. S. Keshinathpur
(Karnk) 24- Bangalore

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170 JUL 2006

170 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 36.14 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 4,40,000/- (Rupees FOUR LAKHS FORTY 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. 4,40,000/- (Rupees FOUR LAKHS FORTY 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 of 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 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.

Contd...4



[Handwritten Signature]
District Collector
North 24 Parganas
West Bengal

170 JUL 2006

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of **36.14 Satak** in R.S.DAG NO. 657 under R.S.KHATIAN NOS. 492, 655 & 670 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. 657

ON THE NORTH : R.S.DAG NO. 424
ON THE SOUTH : R.S.DAG NO. 401
ON THE EAST : PART OF R.S.DAG NO. 423
ON THE WEST : R.S.DAG NO. 400

MEMO OF CONSIDERATION

Paid by **LUSH ESTATES PVT. LTD.** by cheques bearing nos. 492138 & 492139 drawn on INDIAN BANK DATED 10.07.06 amounting respectively Rs. 3,80,000/- and Rs. 60,000/- i.e. in total Rs. 4,40,000/- (Rupees : FOUR LAKHS FORTY THOUSANDS ONLY)

WITNESSES :

1. *Surenjee Mukherjee*

with P.O. Kashinath pur

2. *P.S. Rajarhat*

Nepal Bhoosh.

with P.O. - Kashinath pur

Rajarhat

Joydeb Paul

SIGNATURE OF JOYDEB PAL FOR
HIMSELF AND AS CONSTITUTED
ATTORNEY OF SOME OF THE
VENDORS

Manik Lal Mukherjee

SIGNATURE OF MANIK LAL
MUKHERJEE AS CONSTITUTED
ATTORNEY OF SOME OF THE
VENDORS

Contd...5



[Handwritten signature]

North 24-Parganas
G.M. B. B. - 111

10 JUL 2006

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.






Joy deb. p. all.
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.

Manick hal Muthery
Signature of the Presentant/

Executant/Claimant/Attorney/Principal/Gurdian/Testator(Tick the appropriate status)

DISTRICT NORTH 24 PARG

OFFICE OF THE D. S. R-II, BARASAT

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



(1)
Name : Smt. Jolly Dutta 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.

Jolly Dutta
Signature of the Presentant



(2)
Name : Smt. Uma Sarkar
Status : Presentant/ Executant/Claimant/Attorney/
Principal/Gurdian/Testator(✓)

Uma Sarkar

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

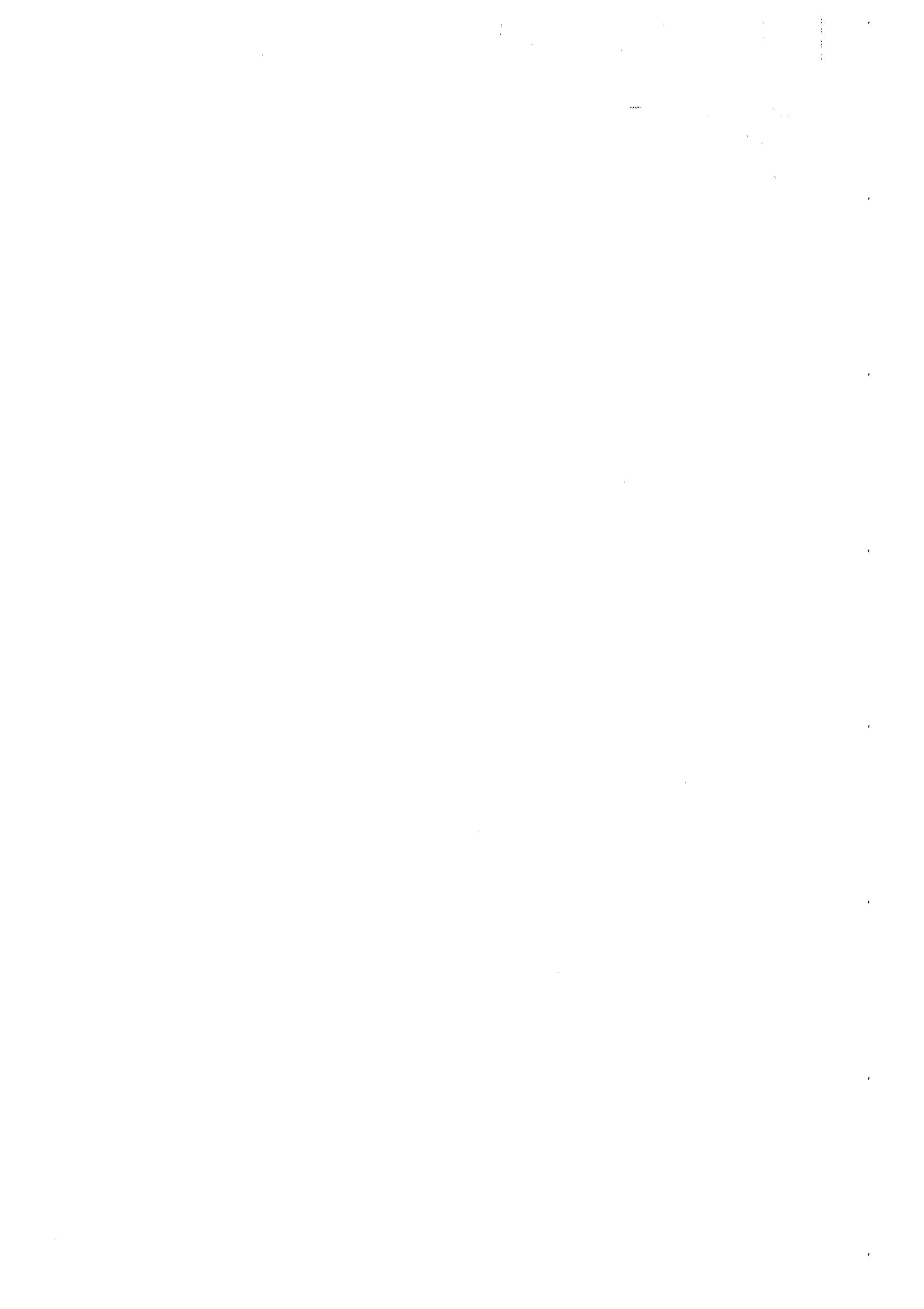
LITTLE	RING	MIDDLE	FORE	THUMB

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.

Uma Sarkar
Signature of the Presentant/Executant/Claimant/Attorney/
Principal/Gurdian/Testator (Tick the appropriate status)



DISTRICT NORTH 24 PARGA

OFFICE OF THE D. S. R. II- BARASAT

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



(1) Name : Smt. Amila Paul 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.

Amila Paul
Signature of the Presentant



(2) Name : Smt. Bobby De
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.

Bobby De
Signature of the Presentant/Executant/Claimant/Attorney/
Principal/Gurdian/Testator (Tick the appropriate status)



DISTRICT NORTH 24 PARGA

OFFICE OF THE D.S.R- II, Baranati.

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



(1) Name : Smt. Kakali Ray..... 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.

Kakali Ray
Signature of the Presentant



(2) Name : Smt. Sujan Dey Mondal.....
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.

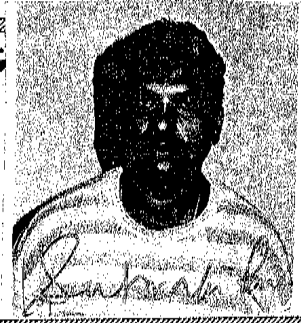
Sujan Dey Mondal
Signature of the Presentant/Executant/Claimant/Attorney/
Principal/Gurdian/Testator (Tick the appropriate status)



DISTRICT NORTH 24 PARG

OFFICE OF THE D.S.R-II, Barranahat.

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



(1) Name: Shri Subrata Ray 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.

Subrata Ray
Signature of the Presentant



(2) Name: Shri Swapam Datta
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

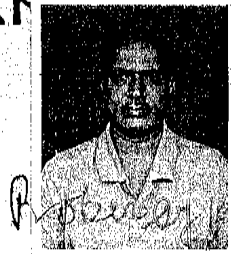
All the above fingerprints are of the abovenamed person and attested by the said person.

Swapam Datta
Signature of the Presentant/Executant/Claimant/Attorney/
Principal/Gurdian/Testator (Tick the appropriate status)

DISTRICT NORTH 24 PARGANA

OFFICE OF THE D.S.R - II, Baranagar.

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



(1) Name : Shri Roakir Sen 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.

Roakir Sen
Signature of the Presentant

(2) Name : X
Status : Presentant/ Executant/Claimant/Attorney/
Principal/Gurdian/Testator(✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

All the above fingerprints are of the abovenamed person and attested by the said person.

X
Signature of the Presentant/Executant/Claimant/Attorney/
Principal/Gurdian/Testator (Tick the appropriate status)

DISTRICT NORTH 24 PARG

OFFICE OF THE D.S.R. II, Baranati.

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



Sukumar Dey Mondal

(1) Name : Sri Sukumar Dey Mondal Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

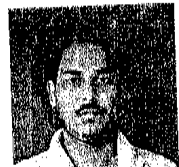
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Sukumar Dey Mondal

Signature of the Presentant

(2) Name : Sri Pradip Sarkar
 Status : Presentant/ Executant/Claimant/Attorney/
 Principal/Gurdian/Testator(✓)



Pradip Sarkar

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.

Pradip Sarkar

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. Surennder Mukherjee
 Vill + P.O. Kasinathpur
 P.S. - Rajarhat
- 2. Nepal Ghosh.
 Vill + P.O. - Kasinathpur
 Rajarhat.

Joydeb Paul
 SIGNATURE OF JOYDEB PAL FOR
 HIMSELF AND AS CONSTITUTED
 ATTORNEY OF SOME OF THE
 VENDORS

Manik Lal Mukherjee
 SIGNATURE OF MANIK LAL
 MUKHERJEE AS CONSTITUTED
 ATTORNEY OF SOME OF THE
 VENDORS

Drafted by:

Abdul Jalil.
 of Sikesh pukuria.
 P.A. license no. B-90.
 A. S. S. R. O. Barasat

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Report No 1 of
North 24-Parganas
(A. R. R. - 2)

110 JUL 2006

Book No. 1
Volume No. 1
Page No. 1
Being No. 29137
for the year 2006



Report No 1 of
North 24-Parganas
(A. R. R. - 2)

10/03/2007