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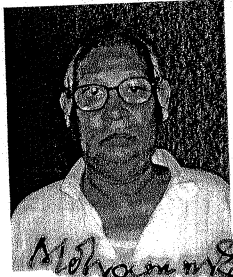
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207973

244  
5000Rs.



5000  
25000/23  
Admissible under Rule 21 & 22  
of S (1) of W. B. L. R. Act. 1948  
Stamp Act 1899 under the Indian  
amended Schedule I.A. No. 10  
Page Field.



10/7/06  
11/7/06

Stamp duty of Rs. 25000/-  
has been realised on 11-7-06  
as per Banker's Cheque /  
Bank Draft No. 975684  
Date 10-7-06 of S.B.D Baran-2

10 JUL 2006  
North 24-Paraganas  
A.B. & L. - 24

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 10<sup>th</sup> day of July, Two Thousand and Six

BETWEEN

KARIGAR

SALE  
23  
5000000  
A-3589  
28  
55218  
11990  
5489  
6501  
3901  
60%  
2701

FAKIR MOHAMMED KARIGAR son of LATE DOULAT ALI KARIGAR alias DOULAT ALI MOLLA residing at Vill - PATHARGHATA, P.O. - PATHARGHATA, P.S. -RAJARHAT, DIST. 24 - PARAGANAS ( NORTH ), 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.

D. S. R. - II  
Baran, North 24-Paraganas

Stamp duty of Rs. 3901/-  
has been realised on 5/9/06  
as per M.A. Receipt No. 8197  
Date 5/9/06

North 24-Paraganas  
Baran, North 24-Paraganas, Baran

Visit name no 756  
dt 10/7/06

3901/-  
270  
270

Fakir Mohammed Karigar

2 2206 19/6/06  
 ক্রেতার নাম... Kush Estates (P) Ltd  
 নাম... CD-197, or  
 ট্যান্ডার মূল্য... ৩০০০ টাকা মাত্র  
 ট্যান্ডার প্রকৃতকরের স্বাক্ষর...  
 বিধান নগর [সংসদীয় সিটি]  
 ন. সি. এন. সার্ক. বালিয়া

সালান নং  
 মোট ট্যান্ডার ফার...  
 এই ট্যান্ডার নং-৩ মোট কত টাকা  
 ট্যান্ডার পরিকল্পনা হয়েছিল...  
 ক্রেতার নাম... কাম্বাকপুর  
 ডেপুটি-মিষ্টান্ন  
 16 JUN 2006  
 328 000



presented for Registration at...  
 on the... day of...  
 at... of the Sadar Registration  
 Office at Berhat by...  
 one of the Executant / Claimant

Fazir M. Shammil Kariyar

Fazir Mahammad Kariyar S/O  
Darul Uloom  
Kariyar  
Darul Uloom  
 District - North 24 Parganas  
 by Caste - Hindu/Muslim/Christian  
 P.S. - Rajahat  
 M.C.C.



18/7/06  
 10 JUL 2006

Fazir M. Shammil Kariyar

Sulan Mahammad Fakir  
S/O Fakir Mahammad  
Darul Uloom  
Kariyar  
 District - North 24 Parganas  
 by Caste - Hindu/Muslim/Christian  
 P.S. - Rajahat  
 M.C.C.

Galam Mohammad Fakir

S/O Fakir Mohammad  
Vill + Po - Palhar Ghata  
P.S. - Rajahat  
Occu - Business

Signature  
 District Registrar  
 North 24 Parganas  
 W.B. INDIA

10 JUL 2006

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 FAKIR MOHAMMED KARIGAR, the vendor herein, is the recorded owner of agricultural land measuring an area of 02 Satak out of 37 Satak in R.S.DAG NO. 904, 02 Satak out of 39 Satak in R.S.DAG NO. 910, 03 Satak out of 69 Satak in R.S.DAG NO. 936, 03 Satak out of 71 Satak in R.S.DAG NO. 945 & 10 Satak out of 226 Satak in R.S.DAG NO. 1102 under L.R.KHATIAN NO. 415 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS one DOULAT ALI MOLLA son of LATE MEHER ALI was the recorded owner of agricultural land measuring an area of 03 Satak out of 28 Satak in R.S.DAG NO. 996, 02 Satak out of 17 Satak in R.S.DAG NO. 998, 06 Satak out of 66 Satak in R.S.DAG NO. 999, 19 Satak out of 183 Satak in R.S.DAG NO. 1036, 14 Satak out of 143 Satak in R.S.DAG NO. 1037, 01 Satak out of 09 Satak in R.S.DAG NO. 1073, 03 Satak out of 35 Satak in R.S.DAG NO. 1077 & 02 Satak out of 15 Satak in R.S.DAG NO. 1197 under L.R.KHATIAN NO. 308 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS DOULAT ALI MOLLA alias DOULAT ALI KARIGAR died leaving behind his 2 sons namely AMIR ALI KARIGAR, FAKIR MOHAMMED KARIGAR and only daughter namely AAYESHA KHATOON 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 well enjoying the same and are now well entitled to transfer the same to anyone in anyway. And accordingly FAKIR MOHAMMED KARIGAR, the vendor herein, became the owner of 2/5<sup>th</sup> share of his fathers property i.e. 20 Satak in all the dags as mentioned above and is well entitled to transfer the same to anyone in anyway.

AND WHEREAS FAKIR MOHAMMED KARIGAR, the vendor herein, is the absolute owner of the said land as mentioned in the schedule below and enjoys a good and marketable title on the said land which he 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 40 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 5,00,000/- (Rupees Five Lakhs ) only and on the terms and conditions hereunder.

Contd...3

*[Faint, illegible text covering the majority of the page, likely bleed-through from the reverse side.]*



1  
Received at 7 00  
North 24 Parganas  
10. 8. 06  
190 JUL 2006

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 5,00,000/- (Rupees Five 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 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 possess 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 purchase 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



স্বাক্ষরিত করি (স)  
North 24 Parganas  
D.S.R.-II

170 JUL 2006

### SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 02 Satak in R.S.DAG NO. 904, 02 Satak in R.S.DAG NO. 910, 03 Satak in R.S.DAG NO. 936, 03 Satak in R.S.DAG NO. 945, 01.20 Satak in R.S.DAG NO. 996, 00.80 Satak in R.S.DAG NO. 998, 02.40 Satak in R.S.DAG NO. 999, 07.60 Satak in R.S.DAG NO. 1036, 05.60 Satak in R.S.DAG NO. 1037, 00.40 Satak in R.S.DAG NO. 1073, 01.20 Satak in R.S.DAG NO. 1077, 10 Satak in R.S.DAG NO. 1102 and 00.80 Satak in R.S.DAG NO. 1197 i.e. in total 40 Satak under Kri. Khatian No. - 308 & 415 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)

### MEMO OF CONSIDERATION

Paid by LUSH ESTATES PVT. LTD. by cheque bearing no. 492155 dated 10.07.06 drawn on INDIAN BANK amounting Rs. 5,00,000/- (RUPEES FIVE LAKHS ONLY)

WITNESSES :

1. *Gulam Mohammad Farooq*  
*Paltan ghalā*

*Farkis Mohammad Kasigar*

2. *Md. Sefiqul Hasan*  
*Taltan ghalā*

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.

WITNESSES :

1. *Gulam Mohammad Farooq*  
*Paltan ghalā*

*Farkis Mohammad Kasigar*

2. *Md. Sefiqul Hasan*  
*Taltan ghalā*

SIGNATURE OF THE VENDOR

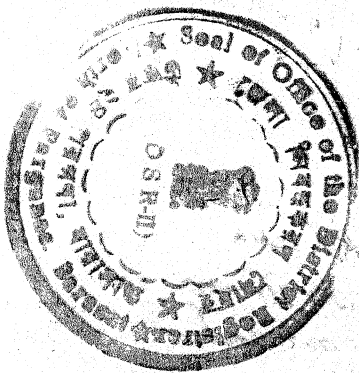
Drafted by:

*Abdul Jalil*  
*Off. Silt des pukurin*  
*Geo. license no. 4-40*  
*L.A.S.R.O. Borasah*



North 24-Parganas  
W.B. INDIA

10 JUL 2006



Sheet No. ...  
 Volume No. ...  
 Page No. ...  
 Being No. ...  
 for the year 2003, ...

*[Handwritten signature]*  
*[Handwritten signature]*

*[Handwritten signature]*  
 16/02/2007  
 North 24-Parganas  
 W.B. INDIA



SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

*Faizur Rahman B. Kasigar*

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



: 2 :

On this day we have given actual physical possession of the property described above in paragraph No.1 to Purchaser by visiting the site and by explaining the marking and executing perpetual sale of the said property as executed and registered on this day in favour of Purchaser & by admitting to have received the total consideration of Rs. 5,00,000/- (RUPEES FIVE LAKHS ONLY)

In respect of the said property. I had given Vacant possession of the aforesaid property which is free from dispute and encumbrances. Now the land owner has / have nothing to do with the respect to its right, title or possession.

*Fazlir Mohammad Karigan,*

\_\_\_\_\_  
SIGNATURE OF THE VENDOR/S

WITNESS

\_\_\_\_\_  
PURCHASER

