

04588

8457 5000Rs.



23
 Admissible under Rule 21 & also
 u/s 5 (b) of W. B. L. R. Act, 1937
 duly stamp under the Indian
 Stamp Act 1899 Subsequent
 amended Schedule I.A. No. ---
 Tax Paid.



218000
 Deduct Stamp Duty of Rs. 4848
 has been realized on 15/9/06
 as per Banker's Cheque
 Bank Draft No. 071289
 Date 18/9/06
 M. S. R. - II
 Barakat, North 24-Paraganas
 15/9/06

[Handwritten signature]

891
 has been realized on 15/9/06
 as per Misc. Receipt No. 8575
 15/9/06

Deputy Sub-Registrar
 North 24 Paraganas, Barakat

DEED OF CONVEYANCE

THIS INDENTURE made on this 25th day of July, Two Thousand and Six

BETWEEN

A = 9021 -
 HACHHINA BIBI wife of CHHATTAR residing at Vill - MIRPADA, P.O. -
 BASIRHAT, P.S. - BASHIRHAT, 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.**

9341 - 900 = 250
 900 = 201
 2701 -

visitanno 822
 dt 25/7/06

Contd...2

M/V 218000
 2387
 902
 1485
 6% 891
 R

800/250
 am 20
 270

7

2

3674

30/6/06

3674
 Lush Estates P. Ltd.
 CD 197. sub T/S/L
 5000
 Kereby
 444000



on the 25th day of June 2006
 of the Office of the Registrar
 Office at Bangalore by
 one of the Executant / Claimant

H. Chinnappa B. J. J.
 M. Chhattar

M. Chhattar
 Babbar
 District No. North
 Language: Kannada
 Signature: M. Chhattar

2416 न/1474

2049

25/7/06

2416 न/1474

Md. Zakir Hossain
 Sp. - Khaden ali
 Village P.O. - Pathargheta
 P.S. - Rajarhat,
 North 24 pgs.
 Oce - Business

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 Sp - khaden ali
 Village P.O - Pathargheta,
 P.S - Rajarhat,
 North 24 pgs.
 Oce - Business.

25/7/06

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 MARIAMNECHHA BIBI wife of AMINUDDIN BISWAS was the recorded owner of agricultural land measuring an area of 06.36 Satak out of 191 Satak in R.S.DAG NO. 883, 01.23 Satak out of 37 Satak in R.S.DAG NO. 904, 01.30 Satak out of 39 Satak in R.S.DAG NO. 910, 02.30 Satak out of 69 Satak in R.S.DAG NO. 936, 02.36 Satak out of 71 Satak in R.S.DAG NO. 945, 00.93 Satak out of 28 Satak in R.S.DAG NO. 996, 00.57 Satak out of 17 Satak in R.S.DAG NO. 998, 11.44 Satak out of 183 Satak in R.S.DAG NO. 1036, 00.30 Satak out of 09 Satak in R.S.DAG NO. 1073, 01.16 Satak out of 35 Satak in R.S.DAG NO. 1077, 07.52 Satak out of 226 Satak in R.S.DAG NO. 1102 & 00.50 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e. in total 35.97 under L.R.KHATIAN NO. 506 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS MARIAMNECHHA BIBI died leaving behind her two sons namely ABDUL CHHATAR BISWAS & MD. GAFFAR BISWAS and only daughter HACHHINA BIBI, the vendors herein, and accordingly all of them became the owner of the said property by way of inheritance as per Muslim Law of Faraz and are now well entitled to transfer the same to anyone in anyway. AND accordingly HACHHINA BIBI became the owner of 1/5th of the said property that is in total 07.19 Satak in different dags as mentioned in the schedule below and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS HACHHINA 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 vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 07.19 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 83,000/- (Rupees Eighty Three 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.83,000/- (Rupees Eighty Three 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

Contd...3

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 or after 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 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.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 01.27 Satak in R.S.DAG NO. 883, 00.25 Satak in R.S.DAG NO. 904, 00.26 Satak in R.S.DAG NO. 910, 00.46 Satak in R.S.DAG NO. 936, 00.47 Satak in R.S.DAG NO. 945, 00.19 Satak in R.S.DAG NO. 996, 00.11 Satak in R.S.DAG NO. 998, 02.29 Satak in R.S.DAG NO. 1036, 00.06 Satak in R.S.DAG NO. 1073, 00.23 Satak in R.S.DAG NO. 1077, 01.50 Satak in R.S.DAG NO. 1102 & 00.10 Satak in R.S.DAG NO. 1197 i.e. in total 07.19 Satak under Kri. Khatian No. - 506 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).

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SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO	2916 C. N. A.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

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

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

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MEMO OF CONSIDERATION

Paid by LUSH ESTATES PVT. LTD. by cheque no 492167 dated 25.07.06 drawn on INDIAN BANK amounting Rs. 83,000/- (Rupees : EIGHTY THREE THOUSANDS ONLY)

WITNESSES :

1. Md. Zakir Hossain
Patharghata.
P.S → Rajarhat.
2. वाशुकीर मनुज
राजरेहा

25/7/06

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. Md. Zakir Hossain
Patharghata.
P.S → Rajarhat.
2. वाशुकीर मनुज
राजरेहा

25/7/06

SIGNATURE OF THE VENDOR

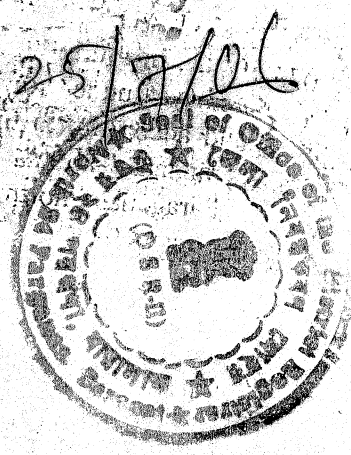
Drafted by:

Dr. Thakur Kumar Pramanik
Barrister-at-law, East Nagpur
Licence no - D.M. 1/58
Dated - 25/7/06

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ADITR



24/02/2007

24/02/07

Page No. 0845
Date No. 24/02/07

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