04635.

0 8342 5000Rs.

INDIA NON JUDICIAL

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Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 & also u/s 5 (1) of W. B. L. R. Act. 1958 duly Stamp under the Indian Stamp Act 1899 Subsequently ammended Schedule I.A. No..... Fees Paid.

Correct Stamp duty of Rs 46000 + 21000/-
has been realised on 27.7.06
as per Banker's Cheque / Bank Draft No 976478, 976481
Date 26-7-06 of Barasat

D. S. R. - II
Barasat, North 24-Parganas
27.7.06

DEED OF CONVEYANCE

THIS INDENTURE made on this 26th day of July, Two Thousand and Six

BETWEEN

MADAR ALI MOLLA son of LATE BHOLAI MOLLA by faith Muslim by occupation Cultivator residing at Vill – GENRAGARI, P.O. – PATHARGHATA, P.S. – RAJARHAT, 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**.

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3673 30/6/06

ক্রেতার নাম Kush Estate Pvt. Ltd.

নাং

LD-197, Sec-I

82, Kar-Gh.

স্ট্যাম্পের মূল্য 5000/- টাকা মাত্র

স্ট্যাম্প ক্রেতার স্বাক্ষর

বিধান নগর [সল্টলেক সিটি]

কি. পরি. প্রাক্ক অধিদপ্তর।

দপ্তরের নং

মোট স্ট্যাম্প মূল্য

এই চালানে লিখিত মোট অঙ্ক

স্ট্যাম্প পরিচয় করা হইয়াছে

কোষাধ্যক্ষের নাম

ভেণ্ডার — মিতা দত্ত

28 JUN 2006

Seal of Office of the District Registrar, North 24-Parganas

Presented for Registration at Alipore

on the 26th day of June 2006

at Barasat of the Sadar Registration Office at Barasat by Madan Ali Malla

name of the Executant / Claimant

Madan Ali Malla

S/o & Ghulam Malla

S/o, W/o

of Gopal Nagar

P. S. Rajarhat

District North 24-Parganas

by Caste - Hindu / Muslim / Christian

by Profession

North 24-Parganas

26 JUL 2006

Abul Malla

S/o Abdul Jabbar

S/o, W/o

of Gopal Nagar

P. S. Rajarhat

District North 24-Parganas

by Caste - Hindu / Muslim / Christian

by Profession

North 24-Parganas

26 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 MADAR ALI MOLLA son of BHOLAI MOLLA, the vendor herein, is the recorded owner of agricultural land measuring an area of 12 Satak out of 12 Satak in R.S.DAG NO. 991, 32 Satak out of 32 Satak in R.S.DAG NO. 1109, 35 Satak out of 35 Satak in R.S.DAG NO. 1230 and 09 Satak out of 35 Satak in R.S.DAG NO. 1234 under KRI. Khatian No. KRI 515 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS MADAR ALI MOLLA, the vendor herein, is the absolute owner of the said land and enjoy 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 vendor has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 88 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 12,00,000/- (Rupees Twelve Lakhs) 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.12,00,000/- (Rupees Twelve 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 inheritence 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 kep. indemnified against all estate and encumbrances created by the vendor or any persons lawfully equitably claiming or in

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26 JUL 2006

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.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali Land measuring an area of 12 Satak in R.S.DAG NO. 991, 32 Satak in R.S.DAG NO. 1109, 35 Satak in R.S.DAG NO. 1230 and 09 Satak in R.S.DAG NO. 1234 **i.e. in total 88 Satak** under Kri. Khatian No. –515 within the limit of Patharghata Panchayat under 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 land is bounded as under : -

R.S.DAG NO. 991 :

ON THE NORTH	:	R. S. DAG NO. 990
ON THE SOUTH	:	R. S. DAG NO. 992
ON THE EAST	:	R. S. DAG NO. 989
ON THE WEST	:	R. S. DAG NO. 993

R.S.DAG NO. 1109 :

ON THE NORTH	:	R. S. DAG NO. 1110
ON THE SOUTH	:	R. S. DAG NO. 1108
ON THE EAST	:	R. S. DAG NO. 1106 & 1111
ON THE WEST	:	R. S. DAG NO. 1016

R.S.DAG NO. 1230 :

ON THE NORTH	:	R. S. DAG NO. 1234
ON THE SOUTH	:	MOUZA HUDARAIT
ON THE EAST	:	MOUZA HUDARAIT
ON THE WEST	:	R. S. DAG NO. 1218 & 1231

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Office of the District Registrar
(D.S.R.-II)
24 Parganas, Barasat

Registrar of Assurances
North 24-Parganas
L.R. & R.-III

26 JUL 2006

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SPECIMEN FORM FOR TEN FINGERPRINTS

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					

PHOTO

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

R.S.DAG NO. 1234 :

ON THE NORTH	:	MOUZA NOABAD
ON THE SOUTH	:	R. S. DAG NO. 1230
ON THE EAST	:	R. S. DAG NO. 954 & 979
ON THE WEST	:	R. S. DAG NO. 952

MEMO OF CONSIDERATION

Paid by **LUSH ESTATES PVT. LTD.** by cheque nos. 492168 & 492169 dated 26.07.06 drawn on INDIAN BANK amounting Rs. 6,00,000/- each i.e. in total Rs. 12,00,000/- (Rupees : TWELVE LAKHS ONLY)

WITNESSES :

1.

2.

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.

2.

SIGNATURE OF THE VENDOR

Drafted by:

Digha.
Barasat D.R.
Area N.C. NO I

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Seal of Office of the District Registrar North 24 Parganas, Barasat

D.S.R.-III

Registrar of Assurances
North 24-Parganas

26 JUL 2006

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for the year 2006

Seal of Office of the Sub Registrar Barasat

D.S.R.-III

22/02/07