04705

I 08426 26/ 5000Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

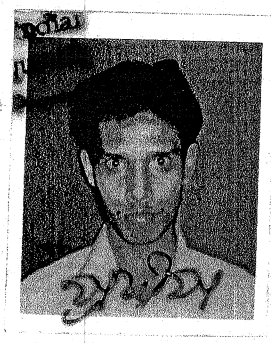
सत्यमेव जयते

भारत

पाँच हजार रुपये FIVE THOUSAND RUPEES

Admissible under Rule 21 & the ... 23 of W. B. L. R. Act ... u/s 5 (1) ... duly Stamp under the Stamp Act 1899 Sch. ... ammended Schedule I.A. ... Fees Paid.

A = 4389/-
H = 28/-
4421/-



Market Value assued Rs. 900000
Deficit Stamp Duty of Rs. 18000
has been realised on 15/9/06
as per Banker's Cheque
Bank Draft No. 671794
Date 13/9/06 Malda

D. S. R. — II
Barasat, North 24-Parganas
15/9/06

Deficit Stamp duty of Rs. 19000/-
has been realised on 31-7-06
as per Banker's Cheque
Bank Draft No. 976738
Date 29-7-06 of S.B.I. Barasat

D. S. R. — II
Barasat, North 24-Parganas
31-7-06

Deficit stamp duty of Rs. 3300/-
has been realised on 15/9/06
as per Misc. receipt No. 8527
15/9/06

Sub-Registrar
North 24 Parganas, Barasat
15/9/06

DEED OF CONVEYANCE

MV 900000
9889
4389
5500
60% 3300

THIS INDENTURE made on this 28th day of July, Two Thousand and Six

BETWEEN

PRADIP KUMAR HATI son of MADAR CHANDRA HATI by faith hindu 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**.

Contd...2

9(1) = 250/
9(2) = 20/-
270/-

Vide Challan No 851
9/8/06

9(1) 250
9(2) 20
270

3669 3016106

বহি

ক্রেতার নাম Rush Estates Pvt - Ltd

সাং

ট্যাম্পের মূল্য 5000/- টাকা মাত্র

ট্যাম্প ভেন্ডারের স্বাক্ষর

বিধান নগর [সল্টলেক সিটি]

এ. জি. এস. আর. অফিস

D-197. Sec-I
92.Kay-64

চালান নং

মোট ট্যাম্প মূল্য জাং 28 JUN 2006

এই চালান মূল্যের মোট মূল্য টাকার

ট্যাম্প খরিদ করা হইয়াছে 44000

জেলারীর নাম—ব্যারাকপুর

ভেন্ডার—মিতা দত্ত

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

Presented for Registration at 9-10 A.M/P.M.

on the 28th day of June 2006

at ... of the Sadar Registration Office at Barasat by Pradip Kr. Hati

... of the Executant / Claimant

Pradip Kr. Hati
S/o Madan Ch. Hati
of Jessore
P.S. Rajarhat
District — North 24-Parganas
by Caste - Hindu / Muslim / Christian

প্রদীপ কুমার হাতী

2089

প্রদীপ কুমার হাতী

Pradip Mandal
S/o Amit Mandal
of Jessore
P.S. Rajarhat
District — North 24-Parganas
Caste - Hindu / Muslim / Christian

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 RAKHAB CHANDRA HATI son of LATE SRISTIDHAR HATI is the recorded owner of agricultural land measuring an area of 33 Satak out of 64 Satak in R.S.DAG NO. 1005 under KRI. Khatian No. KRI - 577 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 – Paraganas (N).

AND WHEREAS RAKHAB CHANDRA HATI transferred the above mentioned lands by way of a sale deed bearing no. 4003 dated 21.05.1988 copied in Book No. I, Vol. No. 81, Pages 399 to 406 for the year 1988 duly registered at A.D.S.R., BIDHAN NAGAR to PRADIP KUMAR HATI, the vendor herein, and accordingly the vendor became the owner of the said property by way of this purchase and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS PRADIP KUMAR HATI, 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 33 Satak hereinafter called the "said plot", more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 4,00,000/- (Rupees Four 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.4,00,000/- (Rupees Four 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

Contd…3

Registrar u/s 7 (2)
North 24 Parganas

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.

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali Land measuring an area of **33 Satak** in R.S.DAG NO. 1005 under Kri. Khatian No. – 577 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. 1005 :

ON THE NORTH	:	R. S. DAG NO. 680
ON THE SOUTH	:	R. S. DAG NO. 1004
ON THE EAST	:	PART OF R. S. DAG NO. 1005
ON THE WEST	:	R. S. DAG NO. 671, 673, 674, 675 & 679

MEMO OF CONSIDERATION

Paid by **LUSH ESTATES PVT. LTD.** by cheque no. 492175 dated 28.07.06 drawn on INDIAN BANK amounting Rs. 4,00,000/- (Rupees : FOUR LAKHS ONLY)

WITNESSES :

1. রতন্দিপ হাজরা
   হাঁড়া হাজরা

2. Pradip Mondal
   Bhola Gari

সুধীর কুমার হাজরা

SIGNATURE OF THE VENDOR

Contd…4

Registrar u/s 5 (1)
North 24 Parganas
(B. B. Hall)

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:

Book No... I
Volume No .. D
Page... 1 to 7
Being No. 08426
for the year 2008 06

(D.S.R-II)

23/02/2007

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					