

33

04714

208403

252  
5000Rs.



North 24 Paraganas  
Hindii/Muslim/Christian  
as per Banker's Cheque  
Date 13/9/06

494500  
9882  
15/9/06



23  
Admissible under Rule 21 & 21A  
u/s 5 (1) of W. B. L. R. Act, 1981  
duly Stamp under the Indian  
Stamp Act 1899 - Subsequently  
Amended Schedule I.A. No. ---  
Year Paid

Stamp duty of Rs. 5800/-  
has been realised on 29.7.06  
as per Banker's Cheque /  
Bank Draft No. 976736  
Date 29.7.06 of Mohan

North 24 Paraganas  
15/9/06  
has been realised on  
as per Misc Receipt No. 8562

D. S. R. - II  
North 24 Paraganas  
31.7.06

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 28<sup>th</sup> day of July, Two Thousand and Six.

**BETWEEN**

1. GOPAL PAL son of LATE SATYA RANJAN PAL residing at Vill - BARA BAGAN., P.O. - HATIARA, P.S. - RAJARHAT, DIST.24 - PARAGANAS (NORTH),  
2. SMT. SUCHITRA PAL wife of DEB BRATA PAL residing at Vill - NASKARPUR., P.O. - HATIARA, P.S. - RAJARHAT, DIST.24 - PARAGANAS (NORTH) & 3. SMT SABITA SAHA wife of PRANAB SAHA residing at BINODINI AVENUE, DHANKAL, P.O. - HATIARA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) all by faith Hindu by occupation service & housewives 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**, GOPAL PAL & 2 OTHERS appointed one ANISUR RAHAMAN son of LATE ENAYAT ALI MONDAL residing at Vill & P.O. - GHUNI, P.S. - RAJARHAT, DIST.24 - PARAGANAS (NORTH) as their Constituted Attorney through a registered General Power of Attorney bearing no. 479 dated 18<sup>th</sup> July 2006 copied in Book No. IV, Vol.No. 14, Pages 213 to 222 for the year 2006 duly registered at A.D.S.R., BIDHAN NAGAR.

A=1969  
H=281  
W=41  
2001  
202250  
202201  
2701

MIV 454500  
4994  
1969  
3075  
60% 1815

202250  
202201  
2701

2

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২৪/৭/০৬

স্বত্বস্বত্ব নং...

Lush Estates Pvt. Ltd

সংখ্যা...

C-197 Salt Lake City

স্বত্বস্বত্ব নং: ৪০০০৬ টাকা নাম

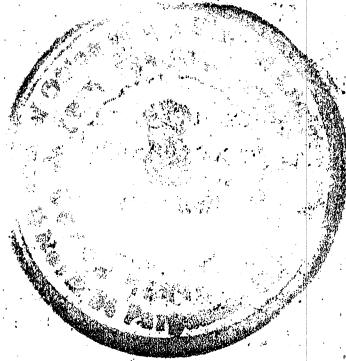
Kolkata-64

স্বত্বস্বত্ব ভেদ্যের স্বাক্ষর

বিবান নগর (সেন্ট্রেল সার্কেল)

৪. ডি. এস. আর. অফিস

*[Handwritten signature]*



সম্পন্ন হই

স্বত্বস্বত্ব প্রদান করা

24 JUL 2006

এই প্রদান নং-০ মোট কত টাকা

স্বত্বস্বত্ব কর্তৃক করা হইয়াছে

340000

স্বত্বস্বত্বের নাম

ভেদ্য-বিভাগ

Execution for Registration at... on the 28th day of July 2006... Office at Barasat by... of the Executant / Claimant

Anisur Rahman  
S/o Enayet Ummadit  
of Gurni  
P.S. Rajshahi  
District - North 24 Parganas  
by Caste - Hindu/Muslim/Christian  
Profession - Business  
For sale deed as Cashier  
abt for (a) Golok  
wal (b) Suchinpal  
(c) Salim Saiba



*[Handwritten signatures and notes in Bengali]*

md. zakir Hossain  
S/o Khadem ali  
P. S. Rajshahi  
District - North 24 Parganas  
by Caste - Hindu/Muslim/Christian  
Profession - Business

MD. Zakir Hossain  
S/o - Khadem ali  
Village P.P.O. Patherghata  
P.S. Rajshahi  
Occ - Business

28/7/06

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 UPENDRA NATH BISWAS son of LATE GHANSHYAM BISWAS was the recorded owner of agricultural land measuring an area of 34 Satak out of 83 Satak in R.S.DAG NO. 1001 under KRI. Khatian No. 102 situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS one UPENDRA NATH BISWAS transferred the said land by way of a deed of settlement bearing no. 1468 dated 26.02.1991 copied in Book No. I, Vol. No. 22, Pages 241 to 246 for the year 1991 duly registered at D.S.R.I, BARASAT to his two sons namely HAZRA BISWAS and MOHINI BISWAS and accordingly both of them became the owners of the said property by way of this purchase and are now well entitled to transfer the same to anyone in anyway.

AND WHEREAS HAZRA BISWAS transferred the above mentioned lands by way of a sale deed bearing no. 1660 dated 09.03.2004 copied in Book No. I, Vol. No. 99, Pages 150 to 163 for the year 2004 duly registered at A.D.S.R., BIDHAN NAGAR to **SUBRATA MONDAL** 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 SUBRATA MONDAL transferred 02 COTTAHS from the above mentioned land by way of a sale deed bearing no. 4570 dated 22.06.2006 copied in Book No. I, Vol. No. 277, Pages 20 to 31 for the year 2006 duly registered at A.D.S.R., BIDHAN NAGAR to **GOPAL PAL**, one of 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.

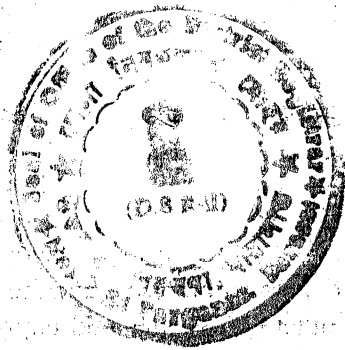
AND WHEREAS **SUBRATA MONDAL** transferred **05 COTTAHS 25 SQUARE FEETS** from the above mentioned land by way of a sale deed bearing no. 4386 dated 22.06.2006 copied in Book No. I, Vol. No. 268, Pages 180 to 190 for the year 2006 duly registered at A.D.S.R., BIDHAN NAGAR to **SMT. SUCHITRA PAL**, another 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 **SUBRATA MONDAL** transferred 02 COTTAHS from the above mentioned land by way of a sale deed bearing no. 4382 dated 22.06.2006 copied in Book No. I, Vol. No. 265, Pages 100 to 114 for the year 2006 duly registered at A.D.S.R., BIDHAN NAGAR to **SMT. SABITA SAHA**, another 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 **GOPAL PAL & 2 others**, the vendors herein, are the absolute owners of the said land and enjoys a good and marketable title on the said land which they 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 09 COTTAHS 25 SQ.FT. hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. ~~1,80,000/-~~ (Rupees ONE LAKH EIGHTY THOUSANDS ) only and on the terms and conditions hereunder:

Contd...3



*[Handwritten signature]*

**Register No 100**  
**North 24 Parganas**  
**(B. S. R-1)**

*28/7/06*

**आदेश**

आदेश नं. 100/2006 दिनांक 28/7/06 को संदर्भ में यह निर्देशित है कि...  
[Faint, mostly illegible text follows]

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement between the parties and in consideration of a sum of Rs. 1,80,000/- (Rupees ONE LAKH EIGHTY 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 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 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 measuring an area of 09 COTTAHS 25 SQ.FT. i.e. 15 Satak approximately in R.S.DAG NO. 1001 under Kri. Khatian No. – 102 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 ).

Contd...4



*[Handwritten signature]*

**Registrar of North 24 Parganas  
North 24 Parganas  
(D. S. D. S.)**

*28/7/06*



SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

*J. B. ...*

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

PHOTO

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





The Plot of lands are bounded as under :-

R.S.DAG NO. 1001

ON THE NORTH : R.S.DAG NO. 1002

ON THE SOUTH : R.S.DAG NO. 1000

ON THE EAST : PART OF R.S.DAG NO. 1001

ON THE WEST : PART OF R.S.DAG NO. 1001

**MEMO OF CONSIDERATION**

Paid by LUSH ESTATES PVT. LTD. by cheque no. 492177 dated 28.07.06 drawn on INDIAN BANK amounting Rs. 1,80,000/- (Rupees : ONE LAKH EIGHTY THOUSANDS ONLY)

WITNESSES :

1. Sudip Mondal  
Gara Gan

2. Md. Zakir Hossain  
Patharghata.

गोपाल पाल, सुचित्रा पाल & साविता साहा

CONSTITUTED POWER OF ATTORNEY OF  
GOPAL PAL, SMT. SUCHITRA PAL & SABITA SAHA

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. Sudip Mondal  
Gara Gan

2. Md. Zakir Hossain  
Patharghata.

गोपाल पाल, सुचित्रा पाल & साविता साहा

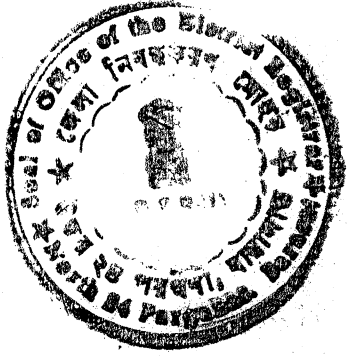
CONSTITUTED POWER OF ATTORNEY OF  
GOPAL PAL, SMT. SUCHITRA PAL & SABITA SAHA

Drafted by:

Ms. Anand Khatun  
of Sign & P. Office  
Barabati, C. No. - I

7

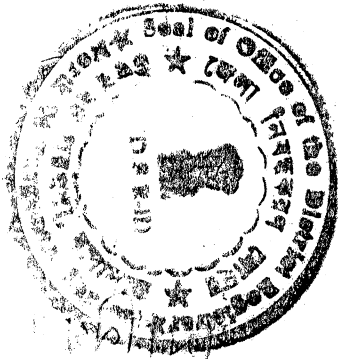
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*[Handwritten mark]*

Registered n/o 7  
of Purmandar  
1994. 11-11

28/2/06



Book No. ....  
Volume No. ....  
Page. ....  
Being No. ....  
The year 2005. ...

*[Handwritten signature]*

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23/02/2007