04746 208464 5000 Rs.

INDIA NON JUDICIAL

५००० रु. Rs 5000

सत्यमेव जयते

भारत

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

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

Registrar of Assurances North 24-Parganas

31.07.06

01.08.06

A2 41691/-
H2 281/-
5% 2 41/-
4201/- 00
7% = 2501/-
2% = 51/-
3011/-

17800/-
has been realised on 01-8-06
as per Banker's Cheque
Bank Draft No. 671147
Date 31.7.06 of Salt Lake

31/07/06

01/08/06

DEED OF CONVEYANCE

THIS INDENTURE made on this 31st July, Two Thousand and Six

BETWEEN

JOYNAB KHAN wife of SAYED ALI residing at Vill – MADHYA RAGHUNATHPUR, P.O. – BHOGALI, P.S. – BHANGORE, DIST. 24 – PARAGANAS (SOUTH) all by faith MUSLIM by occupation HOUSEWIFE 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**.

3076/

Contd...2

M/V 845500
9295
3076

8558 15/9/06

15/9/06

2

2882

28/7/06

Lush Estates Pvt. Ltd
CD-197, Salt Lake City
Kolkata-64

JUL 2006

340000

8-45

Presented for Registration at ... Barasat
on the 1st day of August 6
at ... of the Sadar Registrar
Office at Barasat by Jony Nath Karan
one of the Executant / Claimants

Gognesh Khan
S/o Sayed. ali
Vill. Nagendra Kashinath
P.O. Chan
District — North 24-Parganas
Caste - Hindu / Muslim / Christian
Profession

Registrar
North 24-Parganas
1 AUG 2006

2117

1 AUG 2006

Akbar malla.
S/o Abul Kashem. malla
Vill. Nagendra Kashinath
P.O. Chan
District — North 24-Parganas
Caste - Hindu / Muslim / Christian
Profession

Registrar
North 24-Parganas
1 AUG 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), KOLKATA – 700 064 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 MOYNA BIBI wife of KAZIMUDDIN was the recorded owner of agricultural land measuring 02 Satak out of 26 Satak in R.S.DAG NO. 713, 04 Satak out of 191 Satak in R.S.DAG NO. 883, 00 Satak out of 37 Satak in R.S.DAG NO. 904, 00 Satak out of 39 Satak in R.S.DAG NO. 910, 01 Satak out of 69 Satak in R.S.DAG NO. 936, 02 Satak out of 71 Satak in R.S.DAG NO. 945, 00 Satak out of 17 Satak in R.S.DAG NO. 996, 00 Satak out of 17 Satak in R.S.DAG NO. 998, 07 Satak out of 114 Satak in R.S.DAG NO. 1014, 04 Satak out of 183 Satak in R.S.DAG NO. 1036, 03 Satak out of 143 Satak in R.S.DAG NO. 1037, 00 Satak out of 09 Satak in R.S.DAG NO. 1073, 00 Satak out of 35 Satak in R.S.DAG NO. 1077, 05 Satak out of 226 Satak in R.S.DAG NO. 1102, 00 Satak out of 14 Satak in R.S.DAG NO. 1114, 02 Satak out of 32 Satak in R.S.DAG NO. 1137, 01 Satak out of 24 Satak in R.S.DAG NO. 1159 & 00 Satak out of 15 Satak in R.S.DAG NO. 1197 i.e. in total 31 SATAK under L.R.KHATIAN NO. 939 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS MOYNA BIBI died leaving behind her only daughter namely JOYNAB KHAN, the vendor herein, and accordingly she became the owner of the said property by way of inheritance as per Muslim Law of Faraz and is well entitled to transfer the same to anyone in anyway.

AND WHEREAS JOYNAB KHAN, the vendor herein, became the absolute of the said land measuring 31 Satak in total in different Dag Nos. as mentioned in the schedule below and enjoy 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 vendor have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 31 Satak hereinafter called the "said plot" more fully and particularly described in Schedule – I hereunder written, for a price of Rs. 3,80,000/- (Rupees Three Lakhs Eighty Thousands only) 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. 3,80,000/- (Rupees Three Lakhs Eighty Thousands) only paid by the purchaser to the vendors 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

Contd...4

Market value assessed Rs 845500/-
Deficit Stamp Duty Rs 16758
15/9/06
071295
13/9/06 mohisgole
15/9/06

Registrar of Birth
North 24 Parganas

1 AUG 2006

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.

Contd...4

(D S R-II)

F 1 AUG 2006

SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 02 Satak in R.S.DAG NO. 713, 04 Satak in R.S.DAG NO. 883, 00 Satak in R.S.DAG NO. 904, 00 Satak in R.S.DAG NO. 910, 01 Satak in R.S.DAG NO. 936, 02 Satak in R.S.DAG NO. 945, 00 Satak in R.S.DAG NO. 996, 00 Satak in R.S.DAG NO. 998, 07 Satak in R.S.DAG NO. 1014, 04 Satak in R.S.DAG NO. 1036, 03 Satak in R.S.DAG NO. 1037, 00 Satak in R.S.DAG NO. 1073, 00 Satak in R.S.DAG NO. 1077, 05 Satak in R.S.DAG NO. 1102, 00 Satak in R.S.DAG NO. 1114, 02 Satak in R.S.DAG NO. 1137, 01 Satak in R.S.DAG NO. 1159 & 00 Satak in R.S.DAG NO. 1197 **i.e. in total 31 SATAK** under L.R.KHATIAN NO. 939 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 no. 492184 dated 31.07.06 drawn on INDIAN BANK amounting Rs. 3,80,000/- (Rupees : THREE LAKHS EIGHTY THOUSANDS ONLY)

WITNESSES :

1.

2. Md. Zakir Hossain
Patharghata.

SIGNATURE OF THE VENDOR

Contd…5

Seal of Office of the District Registrar

North 24-Parganas

1 AUG 2006

PAGE NO -

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants					
		Little	Ring (Left Hand)	Middle	Fore	Thumb
		Thumb	Fore (Right Hand)	Middle	Ring	Little
		Little	Ring (Left Hand)	Middle	Fore	Thumb
		Thumb	Fore (Right Hand)	Middle	Ring	Little
		Little	Ring (Left Hand)	Middle	Fore	Thumb
		Thumb	Fore (Right Hand)	Middle	Ring	Little

Seal of Office of the District Registrar
North 24 Parganas
(D S R-II)

Registrar of Assurances
North 24-Parganas
Calcutta

1 AUG 2006

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. Md. Zakir Hossain
Pathanghata.

SIGNATURE OF THE VENDOR

Drafted by:

Mukuleswar Chakraborty
D/W 2-37
A.D.S.R.O. Barasat

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

(D S R-II)

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

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Volume No. 1

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Being No. 08404

for the year 2003 — 06