

04751

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266

5000Rs.



23
 Admissible under Rule 21 & also
 s/s 6 (1) of W. B. L. R. Act, 1952
 duty Stamp under the Stamp
 Act 1899 Subsequently
 amended Schedule I.A. No. 1
 Fees Paid.

Value assessed as 447000
 9612
 1591.06
 071284

1969-70
 281-
 41-
 2001-02
 2507-08
 201-
 2701-02

1762/159106
 159106
 852000

Bank No. 671137
 Date 31-7-06
 5800/-
 01-8-06
 01-8-06

DEED OF CONVEYANCE

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

BETWEEN

1. RANJAN MONDAL, 2. SUJOY MONDAL both sons of LATE GOSTHOPADA MONDAL both by faith Hindu by occupation cultivator both residing at Vill & P.O. - KULBERIA, P.S. - KOLKATA LEATHER COMPLEX, DIST. 24 - PARAGANAS (SOUTH), 3. BISHAKHA BISWAS wife of TARAPADA BISWAS residing at Vill & P.O. - KULGACHHIA, P.S. - HAROA, DIST. 24 - PARAGANAS (SOUTH), 4. DURGA GHOSH wife of TARAK GHOSH residing at Vill & P.O. - CHAKPACHURIA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH) & 5. RUPA MONDAL wife of KARTIK MONDAL residing at Vill & P.O. - HATGACHHA, P.S. - KOLKATA LEATHER COMPLEX, DIST. 24 - PARAGANAS (SOUTH) 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.

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1101
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MV 447100
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28/7/06

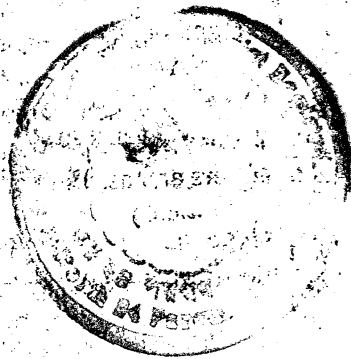
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Lush Estates Pvt. Ltd
CO-197 Salt Lake City
Kolkata - 64

...

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[Signature]



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24 JUL 2006

340000

...

Registered in Registration at ...
on the 31st day of July 2006
at ... of the Sadar Registrar
Office at Barasat by ...
...

(1) Ranjan mandal
(2) Sanjay mandal
H/L. Gostha watan
mandal

w-2 Kuleberia.

(3) Bisharkha Biswas
w/o Tara wadan Biswas
w-2 Kulga churia

(4) Danga Shash
w/o ...
P.S. ...
District ...
Caste - Hindu/Muslim/Christians

(5) Rupa mandal
w/o Karbiec mandal
w-2 Hal gachia
w-5 - Kal Kalia beather



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: 2 :

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), 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 SANTOSH MONDAL son of LATE RASHBEHARI MONDAL had been the recorded owner of agricultural land measuring an area of 04 satak out of 11 satak in R.S.DAG NO. 672, 02 satak out of 20 satak in R.S.DAG NO. 674, 05 satak out of 21 satak in R.S.DAG NO. 688, 04 satak out of 31 satak in R.S.DAG NO. 772, 06 satak out of 17 satak in R.S.DAG NO. 774, 10 satak out of 96 satak in R.S.DAG NO. 792, 18 satak out of 52 satak in R.S.DAG NO. 794, 04 satak out of 33 satak in R.S.DAG NO. 1222 and 06 Satak out of 20 Satak comprised in R.S. Dag No. 1229 i.e. 59 Satak in total under R.S. Khatian No.- situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS SANTOSH MONDAL died leaving behind his two sons namely RABINDRANATH MONDAL, BISWANATH MONDAL and two daughters namely SMT. JAMUNABALA MONDAL, SMT. NIRMALA MONDAL and accordingly all of them became the absolute owner of the said property by way of inheritance and are in full possession of the said land and are well entitled to transfer the same land to anyone.

AND WHEREAS at the time of recent settlement two brothers RABINDRANATH MONDAL and BISWANATH MONDAL recorded their name leaving apart their sisters name under L.R.KHATIAN NOS. kri - 448 & kri - 565 though their sisters are also the owners of the said property by way of inheritance and all are in possession of the said lands and are well entitled to transfer the same to anyone in anyway.

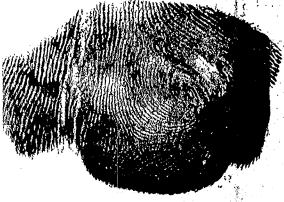
AND WHEREAS SMT. JAMUNABALA MONDAL died leaving behind his two sons namely SUJOY MONDAL, RANJAN MONDAL and three daughters namely BISHAKHA BISWAS, DURGA GHOSH, RUPA NASKAR, the vendors herein, who all became the owner of their mother's property by way of inheritance in equal ration and are in well possession of the said land and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS SUJOY MONDAL & 4 OTHERS, the vendors herein, are the absolute owner of the 25% of the said land and enjoy 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 14.75 Satak 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.

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

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শ্রী সত্যজিৎ
বসু



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Ganesh. Biswas
No. Arit Biswas
P. S. Roychand
District - North 24-Parganas
Caste - Hindu/Muslim/Christian
Profession

পিতা - বিষ্ণু
মাতা - সত্যজিৎ
স্বামী - সত্যজিৎ
স্বামী - সত্যজিৎ
স্বামী - সত্যজিৎ

North 24 Parganas
District

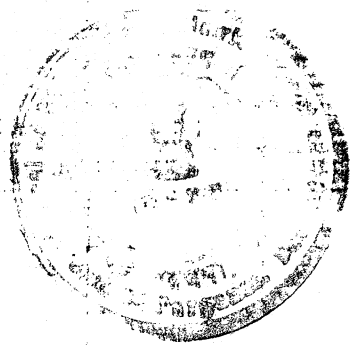
reputed to belong or to be appurtenant thereto AND ALL THAT ESTATE right title interest claim and demand whatsoever or the vendors into or upon the said land hereditaments and premises or any part thereof TOGETHER WITH All deeds pattaahs and muniments to title whatsoever exclusively relating to or concerning 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 Land measuring an area of 01 SATAK in R. S. Dag No. 672, 00.50 SATAK in R. S. Dag No. 674, 01.25 SATAK in R. S. Dag No. 688, 01.00 SATAK in R. S. Dag No. 772, 01.50 SATAK in R. S. Dag No. 774, 02.50 SATAK in R. S. Dag No. 792, 04.50 SATAK in R. S. Dag No. 794, 01.00 SATAK in R.S.DAG NO. 1222 & 01.50 SATAK in R. S. Dag No. 1229 i.e. in total 14.75 satak under Khatian Nos. - KRI - 448 & KRI - 565 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).

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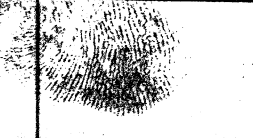





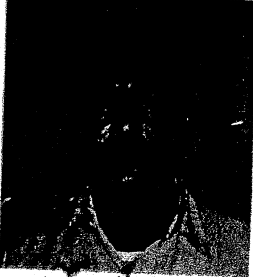



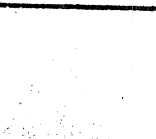
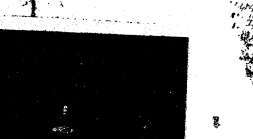






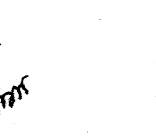












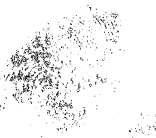



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**Registrar u/s 100
North 24 Parganas
(W. B. INDIA)**

REGISTRAR	OFFICE	NO. 100
North 24 Parganas		

SPECIMEN FORM FOR TEN FINGERPRINTS

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

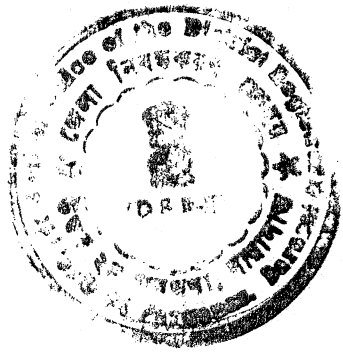
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**Registrar a/c T (M)
North 24 Parganas
(B. S. B-1)**

01/11/14
11/11/14

MEMO OF CONSIDERATION

Paid by LUSH ESTATES PVT. LTD. by cash an amount of Rs. 1,80,000/-
(Rupees : ONE LAKH EIGHTY THOUSANDS ONLY)

WITNESSES :

1. Pradip Mondal
Gorakhpur

Pradip Mondal
Gorakhpur, - 221001
Pradip Mondal

2.

Pradip Mondal
Gorakhpur

Pradip Mondal
Gorakhpur

Pradip Mondal
Gorakhpur

Pradip Mondal
Gorakhpur

SIGNATURE OF THE VENDORS

Pradip Mondal
Gorakhpur

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. Pradip Mondal
Gorakhpur

Pradip Mondal
Gorakhpur, - 221001
Pradip Mondal

2.

Pradip Mondal
Gorakhpur

Pradip Mondal
Gorakhpur

Pradip Mondal
Gorakhpur

Pradip Mondal
Gorakhpur

SIGNATURE OF THE VENDOR

Pradip Mondal
Gorakhpur

Drafted by:

Mukul Chandra Chakraborty
D/W D-37
A.D. S. R. & Co. Bhubaneswar



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Book No.
 Volume No.
 Page No.
 Serial No.
 Date Recd.
 Year Recd.

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23/02/2007

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SPECIMEN FORM FOR TEN FINGERPRINTS

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

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Registered with
North 24 Parganas
(S.S. 2-11)