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04789

209777 27/5000Rs.

27



admissible under Rule 21 & sub-rule 6 (1) of W. B. L. R. Act, 1968
 duly Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 23
 Fees Paid 10/-

A - 16395
 H - 285
 M/D - 45
 16711

394000
 10700
 14.11.06
 071767
 13/11/06
 mohisgate
 16

Stamp duty of Rs 4000/-
 has been realised on 2.8.06
 as per Banker's Certificate
 Bank Draft No. 97688.3
 Date 01.8.06 Barasat

[Signature]
 Registrar
 North 24 Parganas
 (A.S. 24)

2884/2.8.06
 14/11/06
 957
 District Sd. Registrar
 North 24 Parganas
 250/-
 20/-
 270/-

DEED OF CONVEYANCE

THIS INDENTURE made on this 1st day of August, Two Thousand and Six

BETWEEN

KALIDASI GHOSH wife of **BIRENDRA GHOSH** residing at VILL. - MUROGACHHA, P.O. - JUGBERIA, P.S. - GHOLA, DIST. - 24 - PARAGANAS (NORTH) both by faith Hindu by occupation student & 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.**

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2879

28/3/06

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

1000h

जन्म नम
प्राप्ति हेतु
अर्थात् प्रमाण पत्र
इत्यादि कृपया
सहायता प्रदान
करवावया



Registered for Registration on the... 19th Nov 2006 at... D.S.R. 2 Office at Baran... of the Registrar / Kolkata

श्री. केशव चंद्र
श्री. सुनील चंद्र

श्री. केशव चंद्र
श्री. सुनील चंद्र
श्री. सुनील चंद्र
श्री. सुनील चंद्र

2154

March 24 Parganas
C.R.P.

1/8/06

श्री. सुनील चंद्र
श्री. सुनील चंद्र

Signature

Saurin Mondal
Pratibha Mondal
Kamran Mondal
S. Baran

श्री. सुनील चंद्र
श्री. सुनील चंद्र
श्री. सुनील चंद्र
श्री. सुनील चंद्र

March 24 Parganas
C.R.P.

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 of 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 05 satak in R.S.DAG NO. 702, 03.40 Satak in R.S.DAG NO. 745, 01 Satak in R.S.DAG NO. 763 & 03.60 satak in R.S.DAG NO. 1144 i.e. in total 13 satak under Kri. Khatian No. 377 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).

The Plot of lands are bounded as under :-

R.S.DAG NO: 702

ON THE NORTH : R.S.DAG NO. 704 & 705

ON THE SOUTH : R.S.DAG NO. 701

ON THE EAST : PART OF R.S.DAG NO. 702

ON THE WEST : R.S.DAG NO. 649

Contd...4

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 PANCHUMANI DASÍ wife of PANCHULAL GHOSH had been the recorded owner of agricultural land measuring an area of 25 Satak out of 25 Satak in R.S.DAG NO. 702, 17 Satak out of 17 Satak in R.S.DAG NO. 745, 05 Satak out of 05 Satak in R.S.DAG NO. 763 & 13 Satak out of 18 Satak in R.S.DAG NO. 1144 under KRI. Khatian No. 377 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS PANCHUMANI DASÍ died leaving behind his three sons namely SADHAN GHOSH, RATAN GHOSH, SHAMBHU GHOSH and two daughters namely KALIDASÍ GHOSH, KALPANA GHOSH and accordingly all of them became the owner of the said property by way of inheritance in equal ratio and are in absolute possession of the said property and are well entitled to transfer the same to anyone in anyway. And accordingly KALIDASÍ GHOSH became the owner of 05 Satak in R.S.DAG NO 702, 03.40 Satak in R.S.DAG NO. 745, 01 Satak in R.S.DAG NO. 763 & 03.60 Satak in R.S.DAG NO. 1144 and is well entitled to transfer the same to anyone in anyway.

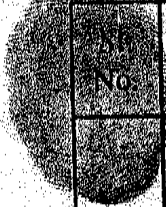








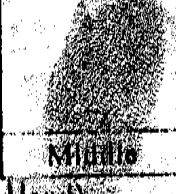


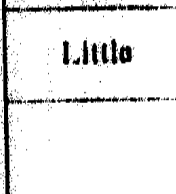
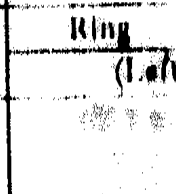
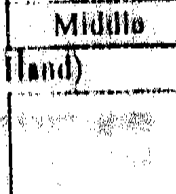
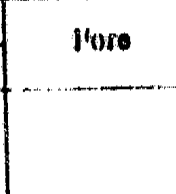
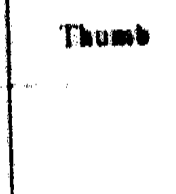
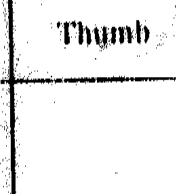
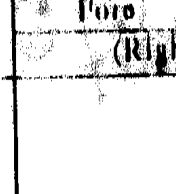
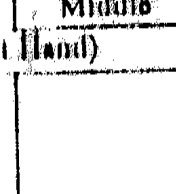
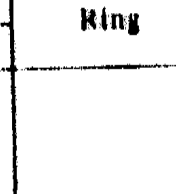
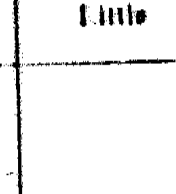
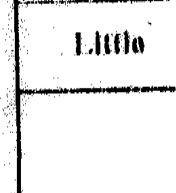
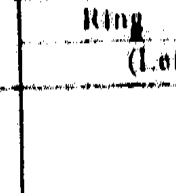
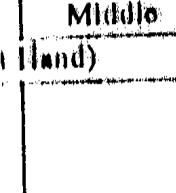
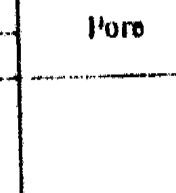

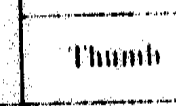


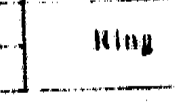

AND WHEREAS KALIDASÍ GHOSH, the vendor herein, became the absolute owner of the said land as mentioned below in the schedule and enjoys a good and marketable title on the said land which they propose to transfer onto the purchaser herein for good and valuable consideration.

AND WHEREAS the vendors have agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 13.00 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 1,50,000/- (Rupees ONE LAKH FIFTY 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. 1,50,000/- (Rupees ONE LAKH FIFTY 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

Contd... 3

SPECIMEN FORM FOR TEN FINGERPRINTS

	Signature of the Incarcerated/ Proccurants					
		 Little	 Ring (Left Hand)	 Middle	 Ring	 Thumb
 Thumb		 Little (Right Hand)	 Middle	 Ring	 Little	
<p>PHOTOGRAPH TAKEN ON 10/10/88</p>						
	 Little	 Ring (Left Hand)	 Middle	 Ring	 Thumb	
	 Thumb	 Little (Right Hand)	 Middle	 Ring	 Little	
	 Little	 Ring (Left Hand)	 Middle	 Ring	 Thumb	
	 Thumb	 Little (Right Hand)	 Middle	 Ring	 Little	

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Handwritten text, possibly a date or reference number.

R.S.DAG NO. 745

ON THE NORTH : R.S.DAG NO. 743

ON THE SOUTH : R.S.DAG NO. 736

ON THE EAST : PART OF R.S.DAG NO. 745

ON THE WEST : R.S.DAG NO. 748

R.S.DAG NO. 763

ON THE NORTH : R.S.DAG NO. 748

ON THE SOUTH : R.S.DAG NO. 764

ON THE EAST : PART OF R.S.DAG NO. 763

ON THE WEST : R.S.DAG NO. 765

R.S.DAG NO. 1144

ON THE NORTH : R.S.DAG NO. 1145

ON THE SOUTH : R.S.DAG NO. 1160

ON THE EAST : PART OF R.S.DAG NO. 1144

ON THE WEST : R.S.DAG NO. 1235

MEMO OF CONSIDERATION

Paid by LUSH ESTATES PVT. LTD. by cheque no. 492188 dated 01.08.06 drawn on INDIAN BANK amounting of Rs. 1,50,000/- (Rupees : ONE LAKH FIFTY THOUSANDS ONLY)

WITNESSES :

1. *Handwritten signature in Odia script*

2. *Handwritten signature in Odia script*



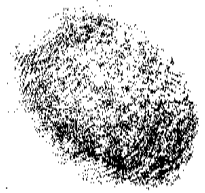
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SIGNATURE OF THE VENDOR

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. *କୋର୍ଟର ସମ୍ପୂର୍ଣ୍ଣ
କାର୍ଯ୍ୟାଳୟ ପୂର୍ବ*
- 2. *ସିକ୍ୟୁରିଟି ସମ୍ପର୍କ
ପୂର୍ବ କାର୍ଯ୍ୟାଳୟ ପୂର୍ବ*



*କାର୍ଯ୍ୟାଳୟ କୋର୍ଟର
କୋର୍ଟର ସମ୍ପୂର୍ଣ୍ଣ*

SIGNATURE OF THE VENDOR

Drafted by:
Mr. Ananta Aksho
of Singh A.
Block set J.R.
office L.C. NO - I

8



Register No. 10
North 24 Parganas
C.M. & R.S.



118706

Book No.
 Volume No.
 Page No.
 Date

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118706
1 to 8
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26/03/2007

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