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278
5000Rs.



Admissible under Rule 21 & 22
 of s 5 of the V.S. & L.R. Act, 1951
 duty Stamp under the India
 Act 1899 Subsequently
 under Schedule LA. No. 14



16000/-
 4-8-06
 Bank Draft No. 977016
 Date 3-8-06 of S. B. 9 Bank

954500
 26725
 6/11/06
 071675
 31/10/06 Morkhgate

DEED OF CONVEYANCE

THIS INDENTURE made on this 3rd day of August, Two Thousand and Six

BETWEEN

RABEYA BIBI alias **KHATOON** wife of **SHAMSHER MOLLA** daughter of **LATE KARIM BUX MONDAL** residing at Vill - **BHAGWANPUR**, P.O. - **PAKAPOL**, P.S. - **K.L.C.**, DIST. 24 - **PARAGANAS (SOUTH)** by faith Hindu by occupation cultivator 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.**

District Sub-Registrar
 North 24 Parganas, Baran

5885 Contd...2
 6/11/06

MIV 954500
 10494
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9519
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6/11/06

নং 137 ডা 01/8/06
 ফ্রেজার নাম ... Lush Estates P. Ltd.
 মোট টাকার মূল্য 5000 টাকা মাত্র
 এই চান্স নং 107812
 বিক্রয় নম্বর (সংক্রান্ত) ...
 ডি. ডি. এম. আর. মন্ডল

মোট চান্স কাল ...
 এই চান্স নং ...
 চান্স বন্ধ করা হয়েছে ...
 চান্সের নাম ...
 ভেদার - মিতা দত্ত 400000

Presented for Acquisition at ...
 on the 6th day of July 2006
 Office at Barisal by ...

Rubaya ...
 District North 24 Parganas
 by ...



২১৭৫
 31/8/06
 ব্রাহ্মণ বিদ্য

Bilal ...
 District North 24 Parganas
 by ...

ব্রাহ্মণ বিদ্য
 ঠিকানা ...
 প্রাচ: ...
 স্থানা: ...
 মোবাইল: ...

31/8/06

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, F.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 RABEYA BIBI alias KHATOON, the vendor herein, is the recorded owner of agricultural land measuring an area of 50 Satak out of 50 Satak in R.S.DAG NO. 803 under R.S.KHATIAN NO. 3 Situated at Mouza Genragai, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS at the time of recent settlement the same land was recorded wrongly under L.R.KHATIAN NOS. 24, 264 & 435 in the names of ARUNA BISWAS, JIBAN KRISHNA BISWAS and RABEYA BISWAS respectively though the RABEYA BIBI alias RABEYA KHATOON should be the recorded owner. She is now in well possession of the land and enjoying the same and accordingly she is well entitled to transfer the same to anyone in anyway.

AND WHEREAS RABEYA BIBI alias KHATOON already sold 15 Satak of land, which is recorded under L.R.KHATIAN NO. 435 and accordingly now she is in the possession of 35 Satak of land as mentioned in the schedule below and is well entitled to transfer the same to anyone in anyway.

AND WHEREAS RABEYA BIBI alias KHATOON, the vendor herein, is the absolute owner of the said land and enjoys 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 has agreed to sell and the purchaser has agreed to purchase the plot of land measuring an area of 35 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 4,20,000/- (Rupees FOUR LAKHS TWENTY 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. 4,20,000/- (Rupees FOUR LAKHS TWENTY 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

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Registered No. 170
North 24 Parganas
(D. & N. S. I.)

3/8/06

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 **35 Satak** in R.S.DAG NO. 803 under R.S.KHATIAN NO. 3 and Kri. Khatian No. - 24, 264 & 435 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]
Engineer W/P O
North 24 Parganas
(D. S. R.)

3/8/06

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SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

RAB NIZKI

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

2018/12

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. 803

ON THE NORTH : R.S.DAG NO. 816

ON THE SOUTH : R.S.DAG NO. 802

ON THE EAST : PART OF R.S.DAG NO. 803

ON THE WEST : R.S.DAG NO. 804, 805 & 806

MEMO OF CONSIDERATION

Paid by LUSH ESTATES PVT. LTD. by cheque no. 492195 dated 03.08.06 drawn on INDIAN BANK amounting Rs. 4,20,000/- (Rupees : FOUR LAKHS TWENTY THOUSANDS ONLY)

WITNESSES :

1. Ashin Mallik
Vill - Kashinathpur.

2. [Handwritten signature]
[Handwritten signature]

[Handwritten signature]

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. Ashin Mallik
Vill - Kashinathpur.

2. [Handwritten signature]
[Handwritten signature]

[Handwritten signature]

SIGNATURE OF THE VENDOR

Drafted by:

Mukuleswar Chakraborty
D/W II-37
A.D.S.R.O. Baran

Handwritten notes in the top right corner, including the number 15.



Handwritten number 16.

Handwritten scribble or signature.

Handwritten date 03/8/06.



Handwritten signature and a form with fields for Book No., Volume No., Page, and Being No., dated the year 2005.

Handwritten signature.

Handwritten date 20/03/2007.