

04917

P-07339

(279) 5000Rs.



Stamp duty of Rs. 2500/-
 has been realized on 14-8-06
 as per Banker's Certificate
 Bank Draft No. 977465
 Date 11-8-06 of Barasat
 Stamp Act 1909 under the Indian Stamp Act 1909
 amended Schedule 1
 15-8-06

Stamp duty of Rs. 1500/-
 has been realized on 7-8-06
 as per Banker's Certificate
 Bank Draft No. 977046
 Date 4-8-06 of Barasat
 7-8-06

DEED OF CONVEYANCE

THIS INDENTURE made on this 4th day of August, Two Thousand and Six

Registrar of T (2)
 North 24 Parganas
 (D. S. R-II)

BETWEEN

Handwritten notes and signatures on the left side of the deed, including 'A 5389', 'A 28', 'A 421', and 'A 270'.

1. SAHIDUL ISLAM, 2. RABIUL ISLAM, 3. SARIFUL ISLAM, 4. TARIKUL ISLAM all sons of LATE ABDUL BARIK KARIGAR & 5. MOMENA BIBI wife of LATE ABDUL BARIK KARIGAR all residing at Vill - PATHARGHATA, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH), 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.

4/8/06
 7/8/06

Contd...2

Handwritten notes and signatures at the bottom left, including 'A 5500/-', 'A 5500', and 'A 270'.

129

01/8/06

Lush. Estate P. Ltd

@D-197-872
Kulbu

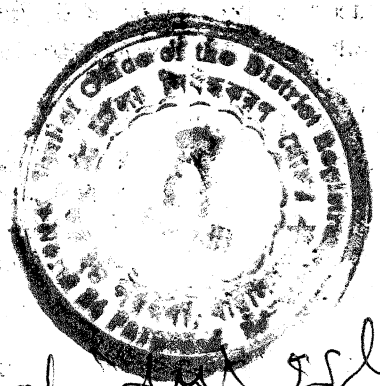
টাকা মাত্র 5000

বিবরণ মসদা (সংশ্লিষ্ট)

৪. ডি. এস. মার্. অফিস

31 JUL 2006

40,000.00



presented for Registration at...
on the... day of...
Office at Barasat by...
name of the Recipient / Chairman



2267

Registrar's 7 (2)
North 24 Parganas
(D. S. R-II)
4 AUG 2006

1. Sahadul Islam
2. Rabiul Islam
3. Sariful Islam
4. Farikul Islam
Moumena Binti
Safwan Abdul
Borik
Patharghata



2268

ব্রজেন চন্দ্র



2269

ব্রজেন চন্দ্র



2270

ব্রজেন চন্দ্র

Registrar's 7 (2)
North 24 Parganas
(D. S. R-II)

4 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) 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 ABDUL BARIK KARIGAR son of LATE MOHUR ALI KARIGAR was the recorded owner of agricultural land measuring an area of 07 Satak out of 69 Satak in R.S.DAG NO. 936, 07 Satak out of 71 Satak in R.S.DAG NO. 945, 02 Satak out of 17 Satak in R.S.DAG NO. 998, 10 Satak out of 143 Satak in R.S.DAG NO. 1037, 01 Satak out of 09 Satak in R.S.DAG NO. 1073, 04 Satak out of 35 Satak in R.S.DAG NO. 1077 & 02 Satak out of 15 Satak in R.S.DAG NO. 1197 under L.R.KHATIAN NO. 434 Situated at Mouza Genragari, in P. S. - Rajarhat in the district of 24 - Paraganas (N).

AND WHEREAS ABDUL BARIK KARIGAR died leaving behind his wife MOMENA BIBI, four sons namely SAHIDUL ISLAM, RABIUL ISLAM, SARIFUL ISLAM, TARIKUL ISLAM and accordingly all of them became the owners of the said property as per Muslim Law of Faraz and are well entitled to transfer the same to anyone in anyway.

AND WHEREAS SAHIDUL ISLAM & 4 OTHERS, the vendors herein, are the absolute owner of the said land as mentioned in the schedule below 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 40 Satak hereinafter called the "said plot", more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 4,00,000/- (Rupees Four Lakhs) 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. 4,00,000/- (Rupees Four Lakhs) 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

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স্বাক্ষরিত
বং স্বাক্ষরিত



MD Zakir Hossain
S/o Khademali
Patharghata
P. S. Rajarchat
District - North 24 Parganas
by Caste - Hindu/Muslim/Christian
Profession - Business

MD. Zakir Hossain
S/o - Khademali
Village P.O → Patharghata,
P.S → Rajarchat
North 24 Pgs.
Occ → Business.

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

4 AUG 2006

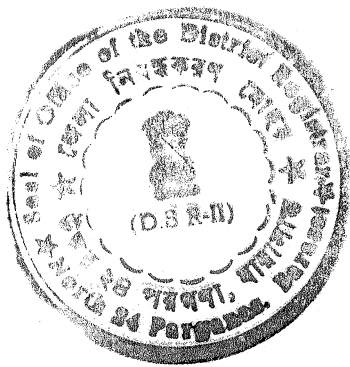
hereditaments and premises or any part thereof TOGETHER WITH All deeds pattaahs and muniments to title whatsoever exclusively relating to or concerning with the said hereditaments and premises or any part thereof which nor are or hereafter shall or may be in the possession or power or control of the 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 purchase 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 07 Satak in R.S.DAG NO. 936, 07 Satak in R.S.DAG NO. 945, 02 Satak in R.S.DAG NO. 998, 10 Satak in R.S.DAG NO. 1037, 01 Satak in R.S.DAG NO. 1073, 04 Satak in R.S.DAG NO. 1077 & 02 Satak in R.S.DAG NO. 1197 i.e. in total 33 Satak under Kri. Khatian No. - 434 under Patharghata panchayat within the limit of Rajarhat Police Station, Additional

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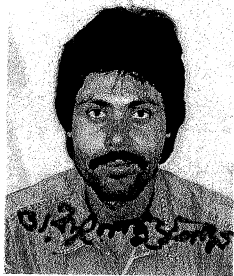





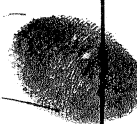
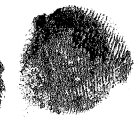










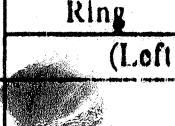
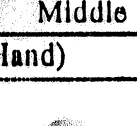
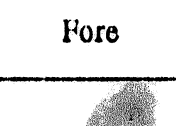



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Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

4 AUG 2006

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/ Presentants						
1	 <i>Signature</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
2	 <i>Signature</i>						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							
3							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
(Right Hand)							

























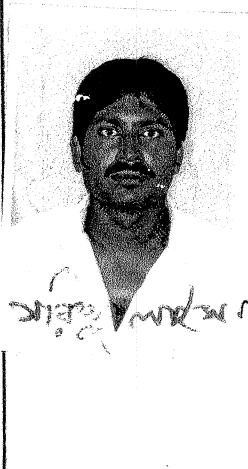










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Registrar d/s 7 (2)
North 24 Parganas
(D. S. R-II)

4 AUG 2006

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SPECIMEN FORM FOR TEN FINGERPRINTS

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



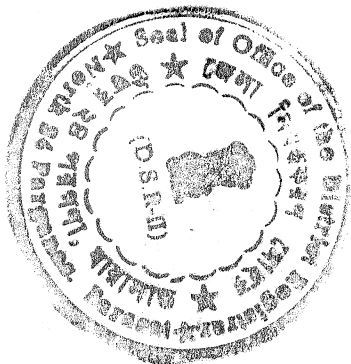
26

Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

4 AUG 2006

Book No.
Volume No.
Page No.
Being No.
for the year 2006

Registrar
North 24 Parganas
(D. S. R-II)



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 bearing no. 492155 dated 04.08.06 drawn on INDIAN BANK amounting Rs. 4,00,000/- (RUPEES FOUR LAKHS ONLY)

WITNESSES :

- 1. ~~Md. A. m~~
vill+po, Pathar ghata
servic
- 2. Asgar Ali
vill+po. Pathar ghata

স্বাক্ষরিত করিয়াছেন
 স্বাক্ষরিত করিয়াছেন
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 স্বাক্ষরিত করিয়াছেন



স্বাক্ষরিত করিয়াছেন
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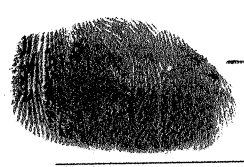
SIGNATURE OF THE VENDORS

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. ~~Md. A. m~~
vill+po, Pathar ghata
- 2. Asgar Ali
vill+po. Pathar ghata.

স্বাক্ষরিত করিয়াছেন
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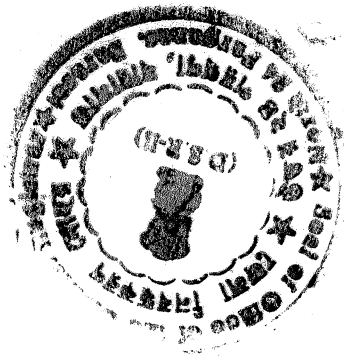
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 স্বাক্ষরিত করিয়াছেন

SIGNATURE OF THE VENDORS

Drafted by:

Mukuteswar Chakraborty
 D/S D-37
 A.D.S. RO. Bar

2



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Registrar u/s 7 (2)
North 24 Parganas
(D. S. R-II)

4 AUG 2006

01/02/2007
[Signature]

27/07/06
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