

58

04962

901287

282

5000Rs.



Admissible under Rule 21 & 22  
 u/s 5 (1) of W. B. L. R. Act. 1908  
 duly Stamp under the Indian  
 Stamp Act-1899 Subsequently  
 amended Schedule I.A. No. 23  
 Date Paid 10-50

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5000



M/V 191000  
 4400+150  
 has been realised on 13/2/07  
 as per Banker's  
 Bank Draft No. 592403 dt 22/1/07  
 592516 dt 22/1/07  
 Mohit G abc

A 1689-00  
 H 28-00  
 mlb 4-00  
 1121-00

Registered at  
 North 24 Parganas  
 (B.A. No. 115 FEB 7/07)

**DEED OF CONVEYANCE**

THIS INDENTURE made on this 07<sup>th</sup> August, Two Thousand and Six

BETWEEN

**DEBENDRA NATH BISWAS** son of LATE MANMOHAN BISWAS residing at Vill - GENRAGARI, P.O. - PATHARGHATA, P.S. - RAJARHAT, DIST. 24 - PARAGANAS (NORTH ) 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**.

A 1089  
 H. 28  
 mlb 4  
 1121

₹ 250-00  
 ₹ 20-00  
 270-00

Contd...2

M/V 191000  
 207A 1001  
 13  
 273

Sub-Registrar  
 Parganas

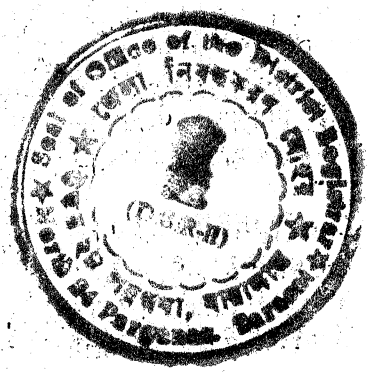
20/2/50  
 20/2/50  
 2/10/06

ক্রেতার নাম... Lush. Global P. Ltd

টাকা ব্যয় 5000

@ D 197 87 L  
unlby.

বিতরণ নম্বর (সেন্টেলের সীট)  
এ. ডি. এন. গার. অফিস



মালিকের নাম  
মোট ট্রান্সফার করা জমা... 31 JUL 2006  
এই চাপের নাম-এ মোট কত টাকা  
ট্রান্সফার করা হয়েছে... 40000.00  
স্টেনোগ্রাফারের নাম-স্বাক্ষর  
ভেদাঙ্ক-মিতা দত্ত

...presented for Registration at...  
on the... 7th day of July 2006  
at... of the Sadar Registrar  
Office at Agartala by... Debendra Nath  
one of the Executives / Claimants  
Biswan

Debenbra Nath Biswan  
Sudip Mandal  
Patharshata  
North 24 Parganas  
Hindu/Muslim/...  
Biswan



2294  
Registrar of T & M  
North 24 Parganas  
7.8.06

Debenbra Nath Biswan

Sudip Mandal  
Patharshata  
North 24 Parganas  
Hindu/Muslim/...  
Biswan

নাম: মিতা দত্ত  
পত্নী: মিতা দত্ত  
পিতা: মিতা দত্ত  
মাতা: মিতা দত্ত  
বাস: ...

Registrar of T & M  
North 24 Parganas  
7.8.06

**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 DEBENDRA NATH BISWAS, the vendor herein, is the recorded owner of agricultural land measuring 04 Satak out of 15 Satak in R.S.DAG NO. 1115 under L.R.KHATIAN NO. 292 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS one DIPTI RANI MONDAL wife of PULIN BEHARI MONDAL is the recorded owner of agricultural land measuring 03 Satak out of 120 Satak in R.S.DAG NO. 719 under L.R.KHATIAN NO. 289 situated at Mouza Genragari, J.L.No. 37 under Rajarhat P.S. - North 24- paraganas.

AND WHEREAS DIPTI RANI MONDAL transferred the above mentioned land by way of a sale deed bearing no. 705 dated 09.03.1984 copied in Book No. I, Vol. No. 21, Pages 115 to 120 for the year 1984 duly registered at A.D.S.R., BIDHAN NAGAR to DEBENDRA NATH BISWAS, the vendor herein, and accordingly the vendor became the owner of the said property and is now well entitled to transfer the same to anyone in anyway.

AND WHEREAS DEBENDRA NATH BISWAS, the vendor herein, is the absolute owner of the said land measuring 07 Satak. 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 07 Satak hereinafter called the "said plot" more fully and particularly described in Schedule - I hereunder written, for a price of Rs. 1,00,000/- (Rupees One Lakh 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. 1,00,000/- (Rupees One Lakh 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 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

Contd...3



15

Registrar a/c Y  
Month 24

7-8-06

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



*[Handwritten signature]*

Registered with  
March 24 1956  
7-8-06

*[Small handwritten mark]*

## SCHEDULE OF THE PROPERTY

ALL THAT piece of Shali measuring an area of 03 Satak in R.S.DAG NO. 719 & 04 Satak in R.S.DAG NO. 1115 i.e. in total 07 Satak under L.R.KHATIAN NOS. 289 & 292 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).

R.S.DAG NO. 719 -

ON THE NORTH : R.S.DAG NO. 728  
 ON THE SOUTH : R.S.DAG NO. 714  
 ON THE EAST : PART OF R.S.DAG NO. 719  
 ON THE WEST : R.S.DAG NO. 718

R.S.DAG NO. 1115 -

ON THE NORTH : R.S.DAG NO. 1119  
 ON THE SOUTH : R.S.DAG NO. 1114  
 ON THE EAST : PART OF R.S.DAG NO. 1115  
 ON THE WEST : R.S.DAG NO. 1120

### MEMO OF CONSIDERATION

Paid by **LUSH ESTATES PVT. LTD.** by cheque no. 495502 dated 07.08.06 drawn on INDIAN BANK amounting Rs. 1,00,000/- (Rupees : ONE LAKH ONLY )  
 WITNESSES :

1. *Rajin Kumar -  
Kusumbari Puri*

2. *Sudip Mondal  
In presence*

*Signature of Vendor*

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SIGNATURE OF THE VENDOR

Contd...5



Handwritten signature or initials.

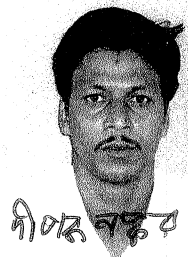
REGISTERED BY THE DISTRICT REGISTRAR  
WEST BENGAL

7-8-56

সংখ্যা	স্মারক	তারিখ

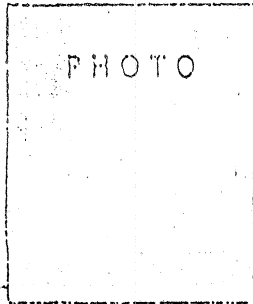


SPECIMEN FORM FOR TEN FINGERPRINTS

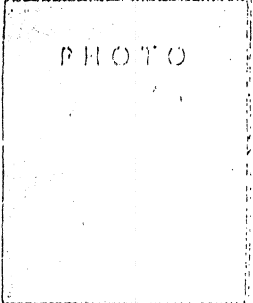


नीलम बहुर

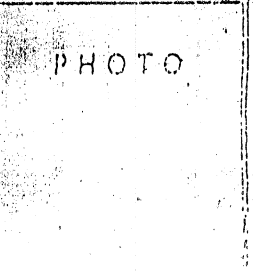
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



*[Handwritten signature]*  
**Registrar s/o Y.P.**  
**North 24 Patna**  
7-8-06

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SPECIMEN FORM FOR TEN FINGERPRINTS

PHOTO

*Mrs. J. R. ...*

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

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



*AS*

Registrar of North 24 Parganas

7-8-06

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. *Rajin Biswas.*  
*Kashinath Ray*

*গাজন বসু*  
*কশিনাথ রায়*

2. *Seethi Mondal*  
*Amalan*

\_\_\_\_\_  
SIGNATURE OF THE VENDOR

Drafted by:

*Saswati Podder*  
*WB/236/01 (Adv)*

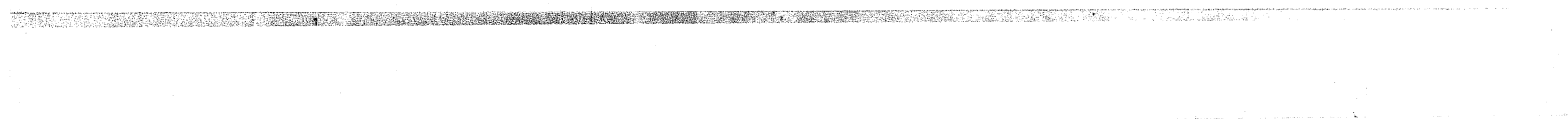


*[Handwritten Signature]*  
Registrar s/s Y  
Date 21. 8. 2006  
7-8-06



REGISTRAR  
PATNA  
21.8.06

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



**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I  
CD Volume number 2  
Page from 1048 to 1060  
being No 01287 for the year 2007.



A handwritten signature in black ink, appearing to be the signature of the District Sub Registrar II.

(X) 15-June-2007  
District Sub Register II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal