

DSD83

201682 288 5000Rs.



Admissible under Rule 21 & also
 w/s 6 (1) of W. B. L. R. Act, 1980
 duly Stamp under the Indian
 Stamp Act 1899. Subsequently
 amended Schedule I.A. No. 10-5-03
 Fees Paid.

45-5000
 Bc 10000
 9000

A 1969-00
 H 2800
 Mb 4000
 2701-00

Stamp of 100
 North 24 Parganas
 26 FEB 2007

402000
 26/2/07
 592627
 21/2/07

Stamp of 100
 North 24 Parganas
 9/8/06
 10/8/06

24421
 26-2-07
 400

Stamp of 100
 North 24 Parganas
 10-8-06
 as per Banker's Cheque /
 Bank Draft No. 977206
 Date 9-8-06 of Barasat

8101
 23
 25000/-
 2000
 2705

District Sub-Registrar
 North 24 Parganas, Barasat
 26-2-07

Stamp of 100
 North 24 Parganas
 10-8-06

DEED OF CONVEYANCE

THIS INDENTURE made on this 9th day of August, Two Thousand and Six

BETWEEN

NIRMALA MONDAL wife of **BANKIM CHANDRA MONDAL** residing at Vill -
 JATRAGACHHI, P.O. - GHUNI, P.S. - RAJARHAT, DIST. 24 - PARAGANAS
 (NORTH) 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**.

Contd...2

visi 10000.952
 10/8/06

Stamp of 100
 270

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 NIRMALA MONDAL, the vendor herein, is the absolute owner of the 25% of the said land 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 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 reputed to belong or to be appurtenant thereto **AND ALL THAT ESTATE** right title interest claim and demand whatsoever of 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



[Signature]
District Registrar
North 24 Parganas
A.D. 2006

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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.

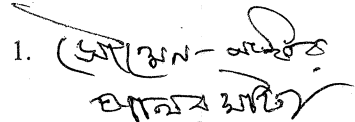
SCHEDULE OF THE PROPERTY

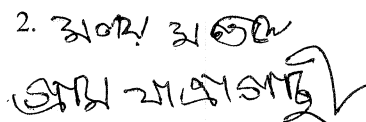
ALL THAT piece of Shali Land measuring an area of 01 SATAK in R. S. Dag No. 672, 00.50 SATAK in R. S. Dag No. 674, 01.25 SATAK in R. S. Dag No. 688, 01.00 SATAK in R. S. Dag No. 772, 01.50 SATAK in R. S. Dag No. 774, 02.50 SATAK in R. S. Dag No. 792, 04.50 SATAK in R. S. Dag No. 794, 01.00 SATAK in R.S.DAG 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).

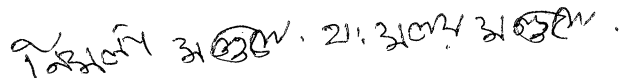
MEMO OF CONSIDERATION

Paid by LUSH ESTATES PVT. LTD. by cheque no. 495506 dated 09.08.06 drawn on INDIAN BANK amounting Rs. 1,80,000/- (Rupees : ONE LAKH EIGHTY THOUSANDS ONLY)

WITNESSES :

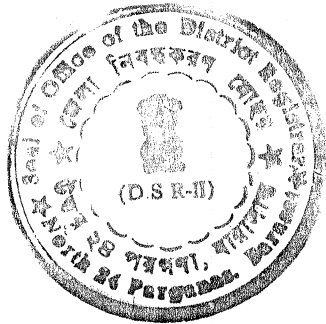
1. 

2. 



SIGNATURE OF THE VENDOR

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Supervisor of T & M
North 24 Parganas
A. S. S. - 24

[- 9 AUG 2006

DISTRICT NORTH 24 PARGA

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document



(1)
Name : Status – Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Signature of the Presentant

(2)
Name :
Status : Presentant/ Executant/Claimant/Attorney/
Principal/Gurdian/Testator(✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

.....
Signature of the Presentant/Executant/Claimant/Attorney/
Principal/Gurdian/Testator (Tick the appropriate status)



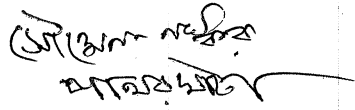
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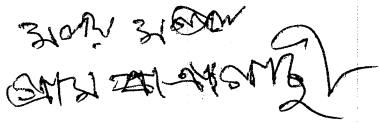
Deputy Registrar
North 24 Parganas
G. S. R. - II

[- 9 AUG 2006

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.

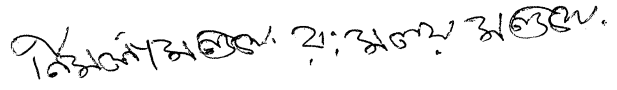
WITNESSES :

1. 

2. 

Saswati Poddar

Drafted by: **SASWATI PODDAR, Adv.**
WB/236/01



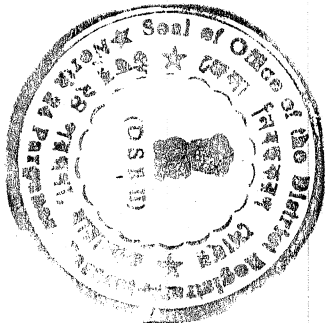
SIGNATURE OF THE VENDOR



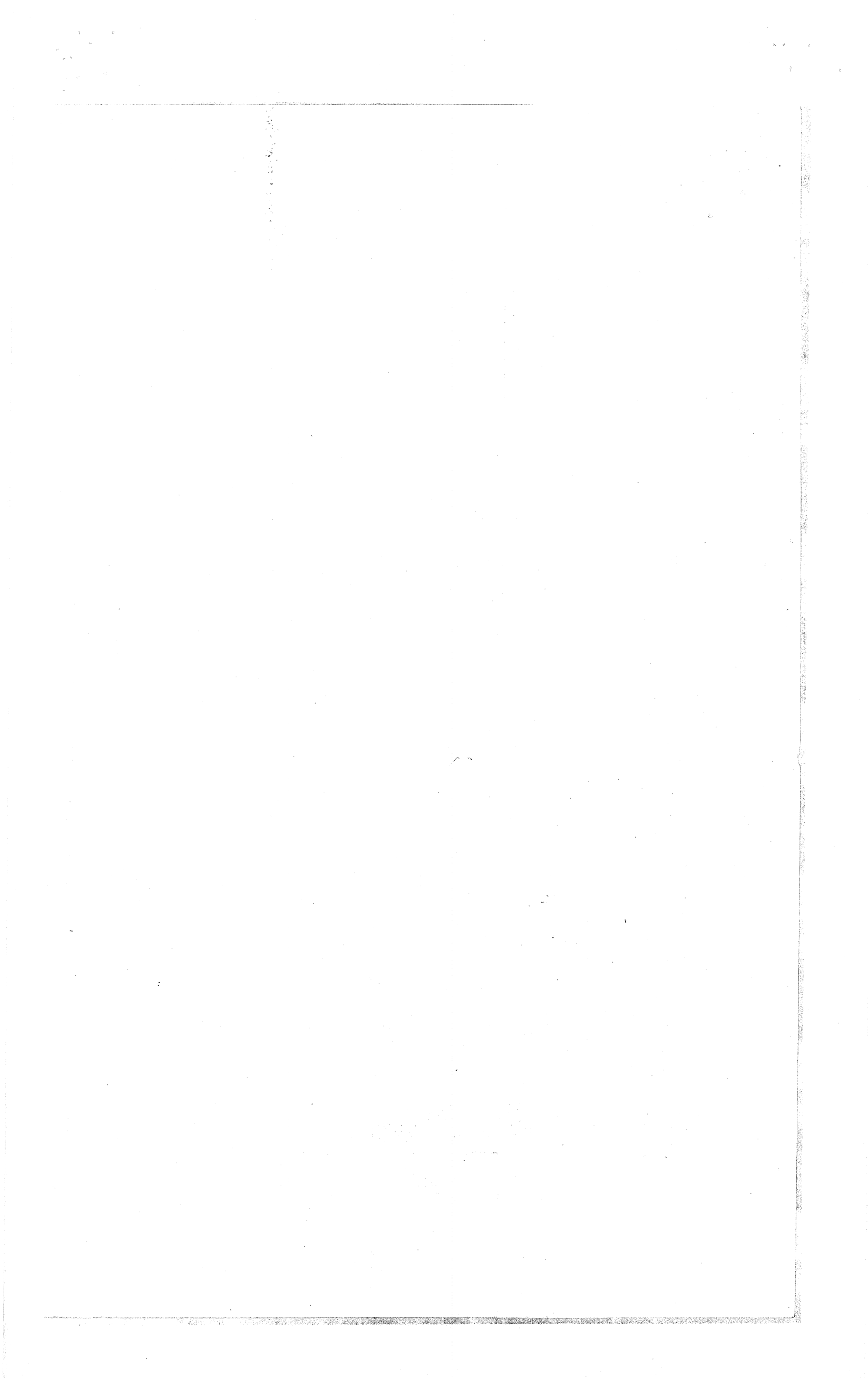
পশ্চিমবঙ্গের উত্তর ২৪ পরগণার জেলা রেজিস্ট্রার কার্যালয়
North 24 Parganas
W.B. INDIA

F-9 AUG 2006

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



পশ্চিমবঙ্গের উত্তর ২৪ পরগণার জেলা রেজিস্ট্রার কার্যালয়
North 24 Parganas
W.B. INDIA



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 7842 to 7852
being No 01682 for the year 2007.



(X) 27-June-2007
District Sub Register II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal