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1-04248



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

563729

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document.

[Signature]
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 APR 2010

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 28th day of April, 2010 (Two Thousand Ten), BETWEEN ANISUDDIN SARDAR, S/o. Late Menajuddin Sardar, by faith-Muslim, by Occupation-Cultivation, Nationality-Indian, residing at

contd....p/2.

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28/4/10 8000

ফ্রেতার নাম _____
সাং _____
ট্রাম্প ভেতার স্বাক্ষর _____
বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও
মোট স্টাম্প ক্রয় তাহ _____
চালান নং _____ মোট কত টাকার _____

Shahanas Saleem
25-B, Royd Street,
K-1-16,

টেজারী বারাকপুর ভেতার মিতা দত্ত

21 APR 2010

688000



স্বাক্ষর: নিবন্ধক ইন্সপেক্টর
মিতা: - নিবন্ধক ইন্সপেক্টর
অতিরিক্ত জেলা অতিরিক্ত নিবন্ধকের
মোহর, উত্তর ২৪ পরগণা

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 APR 2010

Hatiara, P.S.- Rajarhat, now New Town, Kolkata- 700059, in the District of North 24 Parganas, hereinafter called the "VENDOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns) of the ONE PART.

A N D

SHAHANAS SALEEM , wife of Mr. Salim Makkar, by faith-Muslim, by occupation- Housewife, by Nationality- Indian, residing at- 25-B, Royd Street, Kolkata- 700016, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS one Menajuddin Sardar and others are the recorded owners and well seized and possessed of otherwise well and sufficiently entitled of the plot of land measuring an area 36 Satak more or less, situated at Mouza- Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, comprised in R.S. Dag No. 626, under R.S. Khatian No. 1820, and Samil Khatian No. 1415, the Total land of the said Khatian an area of 69 Sataks, an annual rent of Jama Rs. 17/- Annas 4 and Pai 9 only, P.S. - Rajarhat, in the District of North 24 Parganas, fully described in the Schedule hereunder written and forever.



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AND WHEREAS the said Menajuddin Sardar died leaving behind him surviving his two sons namely (1) Anisuddin Sardar and (2) Raichaddin Sardar and three daughters namely (1) Johora Bibi, (2) Sabiron Bibi and (3) Abiron Bibi as his legal heirs and successors who have inherited the said property left by the said deceased.

AND WHEREAS the said Anisuddin Sardar (and others) (the vendor herein) is well absolute seized and possessed of and/or otherwise well and sufficiently and enjoyed the same with good right and full and absolute power of ownership and have every right to transfer the same to any body in any way whatsoever.

AND WHEREAS the aforesaid Vendor has agreed to sell and Purchaser has agreed to purchase a plot of land free from encumbrances, undivided share of land measuring an area 14 (Fourteen) Chittacks 13 (Thirteen) Square feet more or less, morefully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto at or for the price of Rs. 1,35,000/- (Rupees One Lac Thirty five thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of Rs. 1,35,000/- (Rupees One Lac Thirty Five Thousand) only to the Vendor paid by the Purchaser as per Memo below at or immediately before the



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execution of these presents (the receipt whereof the vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and of and from the same and every part thereof hereby acquit, release and forever discharge the said purchaser) as well as the land particularly described in the Schedule written the Vendor do hereby sell, grant, transfer and convey and assign and unto the purchaser free from all encumbrances, charges, liens, lispendens, ALL THAT piece or parcel of land with common passage and all easement right and appurtenances as particularly described in the Schedule hereunder written TO HAVE AND TO HOLD the said land hereby granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchaser absolutely and forever free from all encumbrances whatsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER :-

1. THAT free and clear and freely and clearly and absolutely acquitted, exonerated and release and otherwise by and at the costs and expenses of the Vendor is and sufficiently saved defended kept harmless and other estate, right, title, claims, mortgages, charges, liens, lispendens, attachments, encumbrances, whatsoever.



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2. THAT no notice issued under the public demand recovery Act have been served on the Vendor nor any such notice have been published.
3. THAT the vendor has not yet received any notice or requisition or acquisition of the property described in the Schedule below.
4. THAT the Purchaser and all person or persons claiming through under her shall have undivided share of the land all manner of right through over or under the land.
5. IT IS hereby declared that the land is used Homestate purpose which described in the Schedule is the self acquired property of the vendor and that they are not the benamanders of any one.
6. IT IS transpired that the said property hereby sold, conveyed, transferred and assigned by the vendor if not free from all encumbrances as hereinbefore covenants the vendor shall be bound to refund to the Purchaser the full consideration money paid hereunder together with cost of the stamp and registration charges and legal fees including by the Purchaser herein with the damages which the purchase herein may or suffered.



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A N D the Vendor deliver this day khas possession of the said land unto the purchaser.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

ALL THAT piece or parcel of BAGAN LAND undivided share of land measuring an area 14 (Fourteen) Chittacks 13 (Thirteen) Square feet more or less, comprised in R.S. Dag No. 626, under R.S. Khatian No. 1820, and Samil Khatian No. 1415, within the Police Station- Rajarhat, now New Town, situated at- Mouza- Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, in the District of North 24 Parganas. Addl. District Sub-Registration Office Bidhannagar (Salt Lake City), Pargana- Kalikata, under Rajarhat Gopalpur Municipality, Ward No. 19.

The annual proportionate rent is Rs. 50 paise, out of Rs. 17/- Annas 4 and Pai 9 only, in respect of the Seleable land is payable to the Collectorate of North 24 Parganas, on behalf of Govt. of West Bengal.

The Seleable land is delineated in the Map or Plan annexed hereto and border R E D herein and butted and bounded as follows :-

ON THE NORTH BY : Part of R.S. Dag No. 626 and
Sk. Yashin and others.



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ON THE SOUTH BY : Land of Ampe Mondal and Part of
R.S. Dag No. 626.

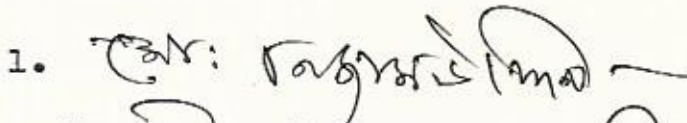
ON THE EAST BY : Plot of Khairun Bibi and others.

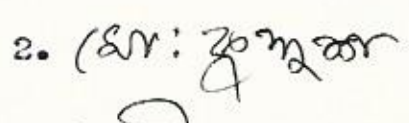
ON THE WEST BY : R.S. Dag No. 627.

IN WITNESS WHEREOF the Vendor has hereunto set and sub-
scribed his hand after going through the contents of this
deed on the day, month and year first above written.

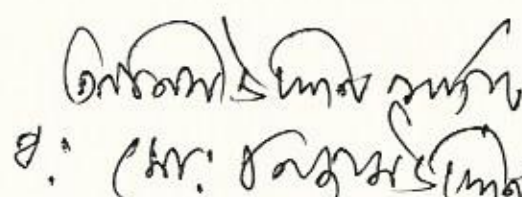
SIGNED, SEALED AND DELIVERED

by the Vendor at Kolkata in
the presence of :-

1. 
স্বাক্ষরিত, মোঃ হান্না
মোঃ মোস্তাফিজুর রহমান

2. 
স্বাক্ষরিত
মোঃ হান্না
মোঃ মোস্তাফিজুর রহমান




মোঃ মোস্তাফিজুর রহমান

SIGNATURE OF THE VENDOR.



✓
Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

28 APR 2010

- : 8 : -

MEMO OF CONSIDERATION

Paid by Cash...

Rs. 1,35,000/-

(Rupees One Lac Thirty Five Thousand) only.

WITNESSES :-

1.

স্বঃ জাতিগাচী

2.

স্বঃ জাতিগাচী

স্বঃ জাতিগাচী
স্বঃ জাতিগাচী

SIGNATURE OF THE VENDOR

DEED PREPARED BY :-

Julfikker Ali
JULFIKKER ALI, OF
JATRAGACHI, P.S.-
NEW TOWN, KOL- 59,
LICENCE NO. DW-XVI-40.

TYPED BY :-

Sadananda Mondal
SADANANDA MONDAL, OF
A.D.S.R.O. BIDHANNAGAR
KOLKATA- 700091.

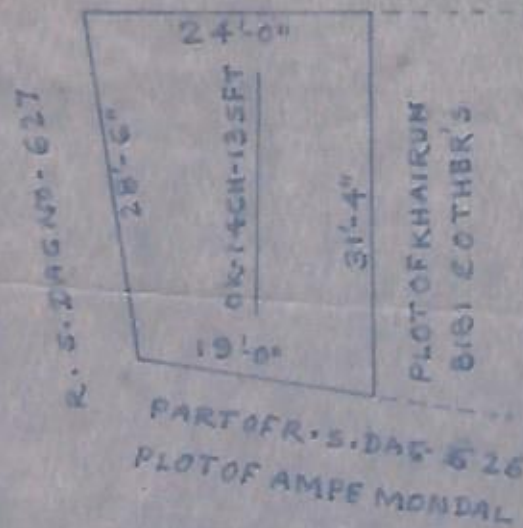


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Bidhannagar, (Salt Lake City)

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OF PART OF R.S. DAG NO- 626 R.S. KHATIANNAD- 1820,
R.S. NO-188 MOUZA- HATIARA- UNDER RAJARHAT GOPAL
MUNICIPALITY- WARD NO-19- P.S. NEW TOWN RAJARHAT-
DIST-NORTH 24 PARAGANA 5- AREA OF LAND:- OK-14CH-13SFT
VENDOR:- MD-ANISUDDIN
VENDEE:- SHAHANAS SALEEM

PART OF R.S. DAG- 626
PLOT OF SR. YASHIN LOTHER'S



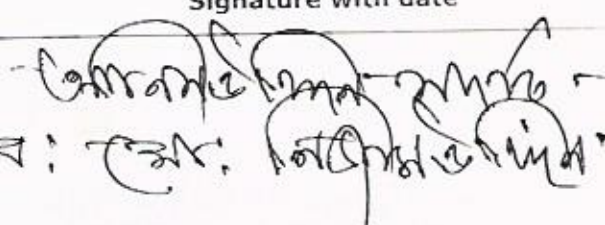
Signature of Vendor -
R: (Mr. Yashin Lother)

SIGNATURE OF VENDOR

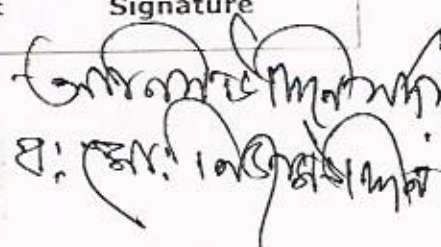


Addl. District Sub Registrar
Bidhannagar, (Salt Lake City)
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Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 04479 / 2010, Deed No. (Book - I , 04249/2010)
 Signature of the Presentant

Name of the Presentant	Signature with date
Anisuddin Sardar	 ব: সৈ: অনিসুদ্দিন

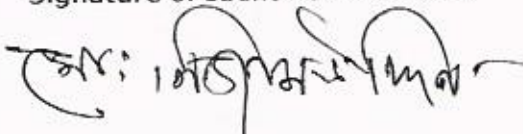
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anisuddin Sardar Address -Hatiara, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700059	Self		 LTI	 ব: সৈ: অনিসুদ্দিন
			28/04/2010	28/04/2010	

Name of Identifier of above Person(s)

Md Nijamuddin
 Hatiara, Thana:-New Town, District:-North
 24-Parganas, WEST BENGAL, India, P.O. :-Ghuni

Signature of Identifier with Date


 সৈ: অনিসুদ্দিন




 Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)
 (Rajendra Prasad Upadhyay)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BIDHAN NAGAR



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 04249 of 2010
(Serial No. 04479 of 2010)

On 28/04/2010

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2013/- ,E = 14/- on 28/04/2010

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-183707/-

Certified that the required stamp duty of this document is Rs.- 11042 /- and the Stamp duty paid as Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 6042/- is paid 20678528/04/2010 State Bank of India, SWASTHYA BAHWAN received on 28/04/2010

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.24 hrs on :28/04/2010, at the Office of the A. D. S. R. BIDHAN NAGAR by Anisuddin Sardar ,Executant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 28/04/2010 by

1. Anisuddin Sardar, son of Lt Menajuddin Sardar , Hatiara, Kolkata, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700059 , By Caste Muslim, By Profession Cultivation

Identified By Md Nijamuddin , son of Anisuddin Sardar, Hatiara, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Ghuni , By Caste: Muslim, By Profession ---



(Rajendra Prasad Upadhyay)
 ADDITIONAL DISTRICT SUB-REGISTRAR

Addl. District Sub-Registrar
 Bidhanagar, (Salt Lake City)

28 APR 2010

(Rajendra Prasad Upadhyay)
 ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 7
Page from 5581 to 5594
being No 04249 for the year 2010.



(Rajendra Prasad Upadhyay) 28-April-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

OF THE
TANT/
ANT/SELLER/
R/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 ✓ <u>Shaher</u>	LH.					
	RH.					

ATTESTED :- ✓ Shaher

  [Signature] [Signature]	LH.					
	RH.					

ATTESTED :-

[Signature]
[Signature]

 PHOTO	LH.					
	RH.					

ATTESTED :-



Addl. District Sub Registrar
Bidhannagar, (Salt Lake City)

28 APR 2010