

1853

1-01723



पश्चिम बंगाल WEST BENGAL

A 005379

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


Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

17 FEB 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 15th day of Feb.

Two Thousand Eleven (2011)

BETWEEN

HAZI MD. HANIF SARDAR son of Late Hamijuddin
Sardar, by faith Muslim, by occupation – Retired person, by

188963

NAME Harim Hanif Sar
ADD/ADV Harima
RS Rajarat
24 Feb 2011

24 JAN 2011
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road



Identified by me:
Pradip Saha, Adv
High Court, Calcutta.

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Bidhan Nagar (Salt Lake City)

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Nationality Indian, residing at Hatiara, Police Station- Rajarhat, District North 24- Parganas hereinafter called as the "**VEDNOR**" (which expression shall unless excluded by or repugnant to the context be deemed to include excluded his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

-AND-

SHAHANAS SALEEM , wife of Salim Makkar, by faith Muslim, by occupation Housewife, by Nationality – Indian, residing at 25B, Royed Street, Police Station – Park Street, Kolkata -700016 hereinafter called as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the contest be deemed to include excluded her heirs, executors, administrators , legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Pachu Sardar, Menajuddin Sardar and Hamijudding Sardar were the joint owners in respect of 130 Satak land and pond comprised with District North 24 Parganas, Police Station Rajarhat, Additional Registry Office at Barasat, Mouza Hatiara, 36 (thirty six) satak Danga land in Hal R.S. Dag No.626, 75 (Seventy five) satak land in Hal R.S. Dag No.627, 28 (Twenty eight) satak Danga Land in Hal R.S. Dag No.661, Touzi No 1047, J.L. No 14, R.S. No 188, Sabek Khatian No 1274, L.R. Khatian No, 1442.



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AND WHEREAS the said Pachu Sardar, Menajuddin Sardar and Hamijuddin Sardar were mutually partition there sole portion of land and they also demarcated there portion.

AND WHEREAS Hamijuddin Sardar seized and possessed divided and demarcated $1/3^{\text{rd}}$ share out of total 139 satak land and pond.

AND WHEREAS the said Hamijuddin Sardar died intestate leaving behind his only son namely Hazi Md. Hanif Sardar and no other else.

AND WHEREAS the widow the said Hamijudding Sardar died prior to the death of the said Hazijuddin Sardar.

AND WHEREAS the said Hazi Md. Hanif Sardar became the absolute owner and possessor of the plot of land measuring and area $1/3^{\text{rd}}$ share out of 139 satak more or less **ALL THAT** piece and parcel of Danga Land comprised in R.S. Dag Nos. 626,627,661 under the L.R. Khatian No 1442, C.S. Khatian No 1274, situated at Mouza Hariara, J.L. No 14, R.S. No. 188, Touzi No 1074 P.S. Rajarhat in the District of North 24 Parganas.



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AND WHEREAS after the L.R. Settlement records of right settlement Records of right in the name of Hazi Md. Hanif Sardar under L.R. Khatian No 1442, comprised in R.S. Dag No. 626, 661, and 627 measuring an area $1/3^{\text{rd}}$ out of 139 Satak more or less at Mouza Hatiara, J.L. No 14, P.S. Rajarhat in the District of North 24- Parganas.

AND WHEREAS since then the said hazi Md. Hanif Sardar has been enjoying the measuring an area of $1/3$ of 139 satak land more or less recorded as said land comprised in C.S. Dag No. 580, R.S. Dag No. 626 under 36 Satak Danga Land, C.S. Dag No. 581, R.S. Dag No. 627 under 75 Satak Pond Land, C.S. Dag No 621 R.S. Dag No 661 under 28 Satak Danga Land under Mouza Hatiara R.S. No 188, Touzi No 1074, C.S. Khatian No. 1274, L.R. Khatian No 1442 Police Station Rajarhat, in the District of North 24- Parganas and enjoying the same by paying usual rents, and taxes to the proper authorities in his name as absolute owner and possessor thereof and has the absolute power of ownership and also pore to dispose the same to anybody in anyway as he will think fit and proper.

AND WHEREAS Hazi Md. Hanif Sardar filed on 9th December 2003 Title Suit of Ld. 1st Civil Judge Court (Jr. Division) Barasat Vide Title Suit No. 403/ 2003 against



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Mahiuddin Sardar and other for selected his physical Khash Possession within R.S.Dag. No. 626 , 627 and 661 L.R.Khatian 1442 Mouza Hatiara P.S. Rajarhat, District North 24-Parganas.

AND WHEREAS by a order passed on 21.05.2004 by the said Ld. 1st Judge Civil Judge (Jr. Division) 1st Court Barasat, Honourable Ld. Judge J.Gupta said Hazi Md.Hanif Sardar has got by law, 06 decimals out of 25 decimals in R.S.Dag No. 627 and 07 Decimals out of 25 Decimals in R.S.Dag No. 661 and 06 decimals out of 36 decimals in R.S.Dag No. 626 all are L.R. Khatian No.1417, all area within Mouza Hatiara P.S. Rajarhat, District North 24-Parganas.

AND WHEREAS now the vendor herein named Hazi Md. Hanif Sardar has agreed to sell and the purchaser herein have agreed to purchase the said plot of land measuring 11 Satak (i.e. R.S. Dag No. 627 and R.S. Dag No.661) out of 1/3rd of 139 Satak Land more or less morefully described in the schedule hereinafter written and shown on annexed site plan or map marked by Red border at or for the consideration of Rs. 9,00,000/- (Rupees Nine Lacs) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of



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Rs.9,00,000/- (Rupees Nine Lacs) only to the Vendor paid by the purchasers as per memo below at or for the immediately before the execution of these presents (the receipt whereof the vendor do hereby as well as by the receipt hereunder written, admit and acknowledge and from the same and every part thereof hereby acquit release and forever discharge the said purchaser as well as the said land measuring an area of measuring 11 satak out of 1/3rd of 139 satak more fully described in the schedule hereinafter written and shown on the annexed with plan or map marked by **RED** border together with all benefits of passages, ways water ways rights liberties privileges all manner of easement and appurtenances belonging and all the estate right, title interest claim and demand whatsoever of the vendor into or upon the same and every part thereof **TO HAVE AND TO HOLD** the said piece or parcel of land hereby granted, conveyed, transferred, and assigned and intended so to be unto and to the sue the purchaser therein absolutely and forever free from all encumbrances charges attachments liens etc. whatsoever and free from all encumbrances acquisition and requisition and alignments any claim or adverse possession of the same and the vendor do hereby covenant with the purchaser as under:

1. That notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the



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indemnified the purchasers their heirs executors administrators or assigns free or against all encumbrances charges and equities whatsoever.

6. That the Vendor her heir, administrators , or assigns further covenant that the vendor or she shall at the request and cost of the purchaser their heirs, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly assuring and conveying the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.
7. That the purchasers herein will be entitled to mutate their names in respect of the said piece or parcel of land with common passages with the authorities concerned and will pay the proportionate sum of revenue to the State of West Bengal.
8. That the land fully described in the schedule hereinafter written stands retained by the vendor through operation of family ceiling as envisaged in chapter II-B West Bengal Land Reforms Act.



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9. And that the said piece or parcel of land or any part or portion thereof or any interest therein has not vested in and/or is not acquire by the state of West Bengal Estate Acquisition Act 1956 or statutory modification thereof or under the urban land Ceiling and Regulations Act 1976 or any other law for the time being in force.
10. ALL the taxes land revenue and impositions payable in respect of the said property upto date of these presents have been fully paid by the vendor and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period upto the date hereof, the same shall be deemed to be the liability of the vendor and realizable from the vendor.

IT IS hereby declared that the land together with the common passages described in the schedule hereinafter written is the self acquired property of the vendor and she is not the benamder of any one.

AND the vendor deliver this day khas possession of the said land unto the purchaser herein.



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**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :
(DESCRIPTION OF LAND HEREBY SOLD AND CONVEYED)**

ALL THAT piece and parcel of Danga Land measuring an area measuring 11 Satak (comprised in R.S.Dag No 627 in 6 (six) satak Danga Land and C.S. Dag No 661 in (5) five satak Danga Land out of $\frac{1}{3}$ rd of 139 satak comprised in C.S. Dag No 580, R.S. Dag No 626 under 36 Satak Danga Land , C.S. Dag No 581, R.S. Dag No 627 under 75 Satak Danga land, C.S. Dag No 621 R.S. Dag No 661 under 28 Satak Danga Land under Mouza Hatiara, R.S. No. 188, Touzi No 1974, C.S. Khatian No 1274 L.R. Khatian No 1442 within the Local limits of Rajarhat Gopalpur Municipality being Municipal Ward No 10, within the Jurisdiction of Rajarhat Police Station , District -North 24 Parganas, Kolkata under A.D.S.R. Office Bidhan Nagar (Salt lake City) in the District North 24 parganas in the State of West Bengal.

It is clearly stated herein that the Vendor herein sold and conveyed total land measuring 11 Satak 06 (six) Satak out of 25 (Twenty five) Satak in R.S. Dag No 627 under Danga land , and 05 (five) Satak out of 25 (Twenty five)Satak in R.S. Dag No 661 under Danga land. Out of $\frac{1}{3}$ rd of 139 Satak more or less unto and in favour of the purchaser herein which more fully



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shown in the annexed site plan or map marked by **RED** border and the same shall be treated as part of this indenture and the said land is butted and bounded as under:-

ON THE NORTH BY : 4'-0" wide common passage.
and R.S. Dag No: 627(P)
ON THE SOUTH BY : Sk. Mohiuddin (R.S. Dag No: 627(P))
ON THE EAST BY : Gahamani Peer Sahab (R.S. Dag No: 661)
ON THE WEST BY : Makkar Garden

IN WITNESS WHEREOF the Vendor and Purchaser have hereunto set and subscribed their respective hands and seals on the day month and year first written above.

SIGNED AND DELIVERED by the at

Kolkata in the presence of :

1. Pradip Saha, Adv
High Court, Calcutta Hazi Md. Hanif Sardar

SIGNATURE OF THE VENDOR

2. গোবিন্দ কৃষ্ণ দাস
বিশ্বনাথ বসু

DRAFTED BY ME :

Pradip Saha.
PRADIP SAHA
Advocate,
High Court, Calcutta
Phone 98303-85632.

Hazi Md. Hanif Sardar



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RECEIPT

RECEIVED of and from the withinnamed **PURCHASER** the within mentioned sum of Rs.9,00,000/- (Rupees Nine Lacs) only in full payment of the consideration money as memo below.

MEMO OF CONSIDERATION

Sl.No.	Date	Cheque No.	Bank/Branch	Rs.	Amount
1.	07.06.2007	087319	Vijaya Bank N.S.Road, Kolkata-1	Rs.	50,000.00
2.	28.02.08	283294	Vijaya Bank N.S.Road, Kolkata-1	Rs.	2,50,000.00
3.	28.03.08	283295	Vijaya Bank N.S.Road, Kolkata-1	Rs.	1,00,000.00
4.	28.04.08	283296	Vijaya Bank N.S.Road, Kolkata-1	Rs.	1,00,000.00
5.	28.05.08	283297	Vijaya Bank N.S.Road, Kolkata-1	Rs.	1,00,000.00
6.	28.06.08	283298	Vijaya Bank N.S.Road, Kolkata-1	Rs.	1,00,000.00
7.	28.07.2008	283299	-do-	Rs.	1,00,000.00
8.	28.08.2008	283300	-do-	Rs.	1,00,000.00
Total :				Rs.	<u>9,00,000.00</u>

(Rupees Nine lacs only)

WITNESSES

1. Pradip Saha, Adv.
High Court,
Calcutta.

Hasli Md. Henif Sardar

SIGNATURE OF THE VENDOR

2. [Signature]



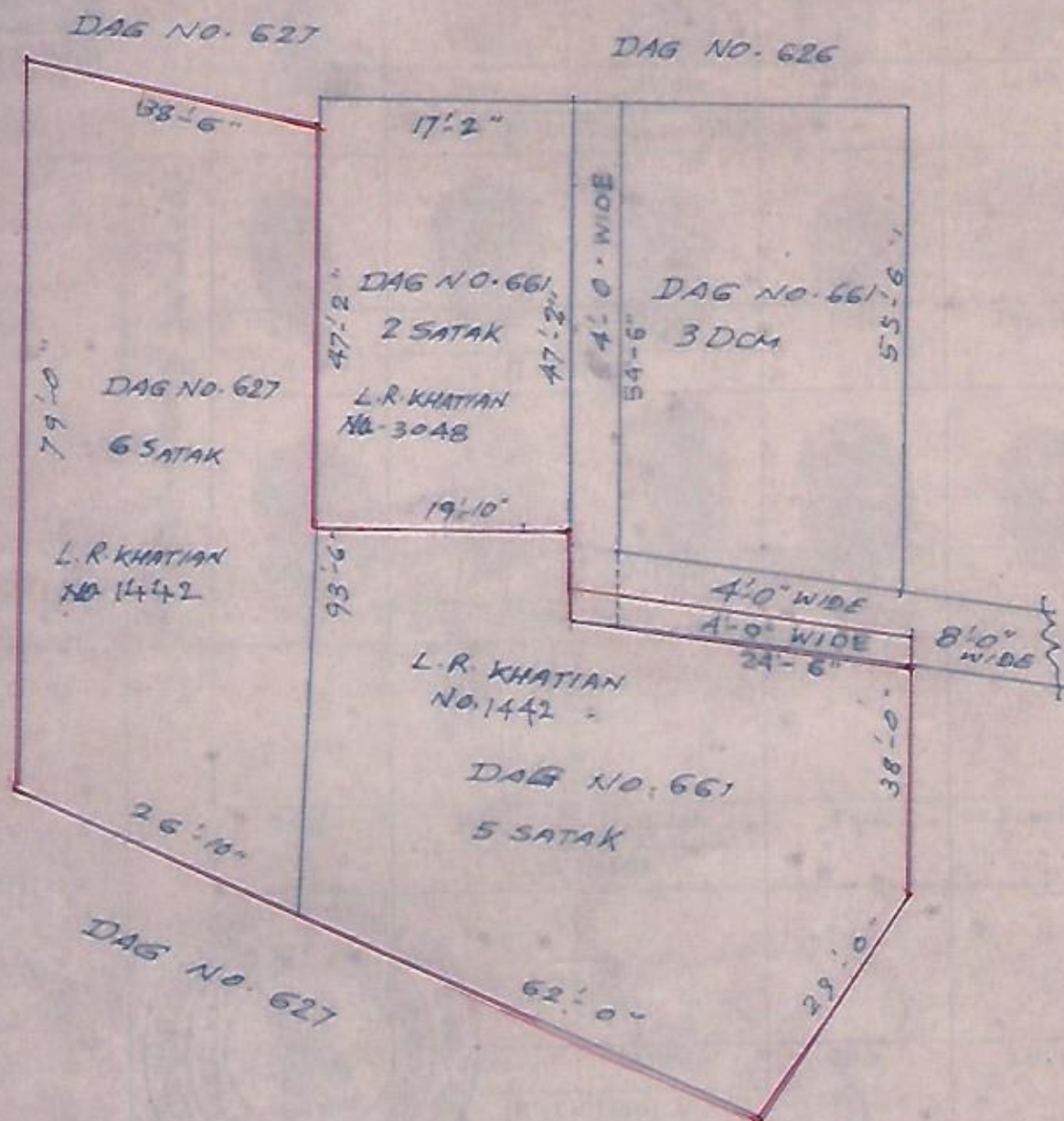
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Bishan Nagar (Salt Lake City)
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PLAN OF LAND OF R.S. DAG NO. 661 (P) & 627, R.S. KHATIAN
1415, L.R. KHATIAN NO. 3048, AT MOUZA - HATIARA, J.L. NO. 14,
WARD NO. 10, UNDER RAJARHAT GOPALPUR MUNICIPALITY,
P.S. - RAJARHAT, DIST. - NORTH 24- PARGANAS

SCALE = N.T.S.



R.S. DAG NO.	AREA OF LAND
661 (P)	5 SATAK
627	6 SATAK



Hazi Md. Hanif Sardar

HAZI MD. HANIF SARDAR
SIG. OF VENDOR

SHAHANAS SALEEM
(W/O SALIM MAKKAR)
SIG. OF PURCHASER

Traced By
H. M. Saleem
Vol-1



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

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SPECIMEN FORM FOR TEN FINGERPRINTS



Shahry

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Haji Md. Hanif Sarder

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



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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. 01853 / 2011

Signature of the Presentant

Name of the Presentant	Signature with date
Hazi Md. Hanif Sardar	<i>Hazi Md. Hanif Sardar</i> 15.2.2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Hazi Md. Hanif Sardar Address -Village:Hatiara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	<i>Hazi Md. Hanif Sardar</i>
			15/02/2011	15/02/2011	

Name of Identifier of above Person(s)

Pradip Saha
 High Court, District:-Kolkata, WEST BENGAL, India,
 P.O. :-

Signature of Identifier with Date

Pradip Saha
15/2/11



(Debasish Dhar)

15 FEB 2011

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BIDHAN NAGAR

Addl District Sub-Registrar
 Bidhan Nagar (Salt Lake City)



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

Endorsement For Deed Number : I - 01773 of 2011
(Serial No. 01853 of 2011)

On 15/02/2011

Payment of Fees:

Amount By Cash

Rs. 12400/-, on 15/02/2011

(Under Article : A(1) = 12386/- ,E = 14/- on 15/02/2011)

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.-1126305/-

Certified that the required stamp duty of this document is Rs.- 67598 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 30000/- is paid 07343231/01/2011 State Bank of India, BIPLABI ANUKUL CH STREET, received on 15/02/2011

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

Presented for registration at 13.35 hrs on :15/02/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Hazi Md. Hanif Sardar ,Executant.

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

Execution is admitted on 15/02/2011 by

1. Hazi Md. Hanif Sardar, son of Lt. Hamijuddin Sardar , Village:Hatiara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Retired Person
Identified By Pradip Saha, son of . . , High Court, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/02/2011

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/-

Deficit stamp duty

Deficit stamp duty Rs. 32600/- is paid 05727116/02/2011 State Bank of India, DALHOUSIE SQUARE, received on 17/02/2011

Payment of Fees:



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)

17 FEB 2011

ADDITIONAL DISTRICT SUB-REGISTRAR

17/02/2011 11:55:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 01773 of 2011
(Serial No. 01853 of 2011)

Amount By Cash

Rs. 0/-, on 17/02/2011

Exempted (on 17/02/2011)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
(Debasish Dhar)

17 FEB 2011

ADDITIONAL DISTRICT SUB-REGISTRAR

17/02/2011 11:55:00

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 14639 to 14657
being No 01773 for the year 2011.




(Debasish Dhar) 17-February-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal