

14728

2-13458



पश्चिम बंगाल WEST BENGAL

A 476806

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

[Signature]

Addl District Sub-Registrar
Bidhannagar (Salt Lake City)

19 OCT 2012

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 19th day of October, Two Thousand Twelve (2012)

BETWEEN

Contd....P/2.

ক্রেতার নাম Fardaan Makkari
 সাং 25B Road No. 47-16
 ঠান্ডা চেতার নাম
 বিধান নং
 নোট স্টাম্প করা
 চালান নং

১৭ OCT 2012

টেকরী বাবাকপুর ভেড়ার মিতা দর / 60000



— १७३ —

ସରଳ ଗୁଣିତ ଗୁଣିତ ଗୁଣିତ

307- 216202, (150000)

2011-12-25, 16:00-17:00.

NRPL - 2788

9 OCT 2015

(2)

SK. GOLAM MOSTAFA, son of Late Sk. Karim, by Faith—Islam, by Nationality—Indian, by Occupation – Business, residing at 65/38 Mathpara School Road, P.S. Titaghar, P.S. Khardah, Kolkata-700111, District North 24-Parganas, hereinafter called and referred to as the **VENDOR** (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns) of the ONE PART.

A N D

FARDAAN MAKKAR, son of Salim Makkar, by Faith – Islam, by Nationality – Indian, by Occupation – Business, residing at 25B Royd Street, Kolkata-700016, hereinafter called and referred to as the **PURCHASER** (which terms and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and his legal heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS by a Deed of Conveyance dated 27/08/1974 registered at S.R.O. Cossipore Dum Dum, copied in Book No. I, Volume No. 117, Pages 217 to 219, Being No. 7117 for the year 1974 one Mafijuddin Sardar sold, transferred and conveyed to Sk. Mahiuddin ALL THAT piece or parcel of total land measuring an area of 12.28 Decimals more or less out of 46 Decimals comprised in R.S. Dag Nos. 626, 627 & 661 under R.S. Khatian No. 1417 and R.S. Dag Nos. 626, 627 & 661 under R.S. Khatian No. 1820 ALL THAT piece or parcel of total land measuring an area 46.50 Decimals out of 46 Decimals, situated at Mouza – Hatiara, J.L. No. 14, P.S. Newtown formerly Rajarhat, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 12/11/1982 registered at S.R.O. Cossipore Dum Dum, copied in Book No. I, Volume No. 400, Pages 96 to 100, Being No. 10575 for the year 1982 one Mafijuddin Sardar & Jahirun Nesa Bibi jointly sold, transferred and conveyed to Sk. Mahiuddin ALL THAT piece or parcel of total land measuring an area 15 Decimals out of 43 Decimals comprised in R.S. Dag Nos. 626, 627 & 661 under R.S. Khatian No. 1417 and R.S. Dag Nos. 625, 626, 627 & 661 under R.S. Khatian No. 1820 ALL THAT piece or parcel of total land measuring an area 15 Decimals at total land area 30 Decimals, situated at Mouza – Hatiara, J.L. No. 14, P.S. Newtown formerly Rajarhat, in the District of North 24-Parganas.

Contd....P/3.



Additional District Sub-Registrar
Bidhanagar, (Salt Lake City)

9 OCT 2012

(3)

AND WHEREAS after the L.R. Settlement records of right in the name of Sk. Mahiuddin under L.R. Khatian No. 2208 comprised in R.S. Dag No. 627 his share of 0.2000 measuring an area 15 Decimals out of 75 Decimals at Mouza – Hatiara, J.L. No. 14, P.S. Newtown formerly Rajarhat, in the District of North 24-Parganas.

AND WHEREAS the said Sk. Mahiuddin died instated leaving behind him his surviving legal heirs sons namely (1) Sk. Safik, (2) Sk. Morsalim, (3) Sk. Yasin, (4) Sk. Sadik Ahmed & Sk. Mostakin and two daughters namely (1) Sabera Bibi & (2) Nasira Bibi became the absolute owners and possessors of the said plot of land and others land by way of inheritance left by their father.

AND WHEREAS by a Deed of Conveyance dated 12/12/2010 registered at A.D.S.R.O. Bidhannagar (Salt Lake City) copied in Book No. I, CD Volume No. 19, Pages 16300 to 16312, Being No. 12652 for the year 2010 the aforesaid Sk. Safik sold, transferred and conveyed to Moborock Mondal, son of Mokadesh Ali Mondal of Dashadrone, P.S. Baguiati, Kolkata-700136, ALL THAT piece or parcel of Danga land measuring an area of 1 (One) Cottah 4 (Four) Chittacks 40 (Forty) Square Feet more or less out of 75 Decimals comprised in R.S. Dag No. 627 under R.S. Khatian Nos. 1417 & 1820, L.R. Khatian No. 2208 at Mouza–Hatiara, J.L. No. 14, within the local limits of Rajarhat Gopalpur Municipality, P.S. Newtown formerly Rajarhat, in the District of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 26/04/2012 registered at A.D.S.R.O. Bidhannagar (Salt Lake City) copied in Book No. I, CD Volume No. 7, Pages 15845 to 15857, Being No. 05141 for the year 2012 the aforesaid Moborock Mondal sold, transferred and conveyed to Sk. Golam Mustafa (the Vendor herein) ALL THAT piece or parcel of Danga land measuring an area 1 (One) Cottah 4 (Four) Chittacks 40 (Forty) Square Feet more or less comprised in R.S. Dag No. 627 under R.S. Khatian Nos. 1417 & 1820, L.R. Khatian No. 2208 at Mouza–Hatiara, J.L. No. 14, within the local limits of Rajarhat Gopalpur Municipality, P.S. Newtown formerly Rajarhat, in the District of North 24-Parganas.

AND WHEREAS the aforesaid Vendor has agreed to sell and the Purchaser has agreed to purchase a plot of land measuring an area 1 (One) Cottah 4 (Four) Chittacks 40 (Forty) Square Feet more or less comprised in R.S. Dag No. 627 under R.S. Khatian Nos. 1417 & 1820, L.R. Khatian No. 2208 at

Contd....P/4.



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

11 OCT 2012

(4)

Mouza-Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. at present 10, P.S. Newtown formerly Rajarhat, in the District of North 24-Parganas, more fully and particularly described in the Schedule hereunder written and delineated in the Map or Plan annexed hereto at or for the price of **Rs.2,50,000/-** (Rupees Two Lac Fifty Thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs.2,50,000/-** (Rupees Two Lac Fifty Thousand) only paid by the Purchaser to the Vendor on or before the execution of these presents the receipt whereof Vendor doth hereby as well as by the receipt hereunder in the memo of consideration admit and acknowledge and free the same for ever acquit release discharge and exonerate the Purchaser as well as the said land intended to be hereby, granted and conveyed and the Vendor doth hereby as the absolute owner and being in use occupation possession and enjoyments of the said land more fully described in the Schedule hereunder written fully benefit of passage, ways, under ground water ways, or drainage a system, electric lines, telephone lines, all rights liberties, privileges all manner or easements and appurtenances belonging and all the states rights, title and interest property claim and demand whatsoever of the Vendor into set out of and upon and the said piece or parcel of land hereby conveyed unto the Purchaser. IN FURTHER purchase of the said agreement and consideration TO HAVE AND TO HOLD the said piece or parcel of land herein comprised and hereby granted, conveyed, transferred and assigned or intended to be so unto the Purchaser absolutely and for ever free from all encumbrances the Vendor doth hereby conveyed with the Purchaser That interest which the Vendor profess to transfer subsist and he has good right full power absolute authority, indefeasible title to grant, convey, transfer, assigned and assure said piece or parcel of manner as aforesaid AND the said piece or parcel of land shall quietly and peaceably entered into and held and enjoyed and possessed absolutely and the rents issues and profits received there from by the Purchaser without interruption claim and demand by the Vendor and without any lawful eviction disturbances or interruption by any other person or persons whatsoever AND the said piece or parcel of land hereby conveyed and transferred unto the Purchaser is free from all encumbrances and discharged from or otherwise by the Vendor sufficiently indemnified against all and all

Contd....P/5.



11 9 OCT 2017
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

(5)

manner of encumbrances claims and demands whatsoever created occasioned or made by the Vendor or any of his predecessor in interest or any person or persons whatsoever AND the Vendor and every person or persons having or lawful claiming any estate right, title and interest into or upon the said piece or parcel of land hereby sold, conveyed and transferred unto the Purchaser or any part thereof shall and will at all times hereafter upon reasonably request and perfect all such further and other lawful and reasonable acts deeds assuring matters and things whatsoever for the further better and more perfectly assuring the said piece or parcel of land unto the Purchaser in manner as shall or may be reasonably required AND the said piece or parcel of land or any part of portion thereof or any interest therein have or has not vested and in and/ or are not acquired by the State of West Bengal Estates Acquisition act, 1965, or statutory modification thereof or any other law for the time being in force AND it is transpires that the Vendor is not free from all encumbrances as herein before covenanted, the Vendor shall be liable both in Civil Criminal Actions by the Purchaser and the Vendor shall be further bound to make good any loss to be sustained by the Purchaser AND the Purchaser will be entitled to mutate his name in respect of the said piece or parcel of land with the authorities concerned.

THE SCHEDULE OF THE PROPERTY ABOVE REFERED TO:-

ALL THAT piece or parcel of Danga Land measuring an area 1 (One) Cottah 4 (Four) Chittacks 40 (Forty) Square Feet be the same a little more or less comprised in **R.S. Dag No. 627** under R.S. Khatian Nos. 1417 & 1820, L.R. Khatian No. 2208, lying in and situated at Mouza – Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. at present 10, within the Rajarhat Gopalpur Municipality, Ward No. 19 within the Circle of Methopara Hatiara, P.S. Newtown formerly Rajarhat, in the District of North 24-Parganas, Jurisdiction of A.D.S.R. Office Bidhannagar (Salt Lake City), Pargana-Kolkata, being Site Plan attached herein and delineated with RED border marked as Plan Plot No. 2 and it will be treated as part of this Deed. The annual proportionate rent Paisa is payable to the West Bengal Govt. And butted and bounded as follows: -

ON THE NORTH BY : Plan Plot No. 3.

ON THE SOUTH BY : Plan Plot No. 1.

Contd....P/6.



19 OCT 2012

(6)

ON THE EAST BY : 6' Feet Wide Common Passage.

ON THE WEST BY : R.S. Dag No. 634.

IN THE WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

the Vendor at Kolkata

in the presence of :-

1. *গোলাম মাস্টাবা*
স্বাক্ষর

Sk. Golam Mastaba
SIGNATURE OF THE VENDOR

2. *জুলফিকার আলি*
স্বাক্ষর

DRAFTED BY

Julfikker Ali
JULFIKKER ALI
of Jatragachi, P.S.
Rajarhat, Kolkata-59.
License No. **DW-XVI-40.**
A.D.S.R.O. Bidhannagar.

TYPED BY

SK. Mainul
SK. MAINUL
Mondalganti, Kol-52.



11 OCT 2012

(7)

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser the within mentioned sum of **Rs.2,50,000/-** (Rupees Two Lac Fifty Thousand) only in full payment of the consideration money as per Memo below.

M E M O

Paid by:-

A/C Payee Cheque No. 983890 dated 13/10/2012 drawn on Vijaya Bank, N.S. Road, Kolkata-700001 Branch, for **Rs.2,50,000/-** (Rupees Two Lac Fifty Thousand) only.

WITNESSES

1. *Glenn on 21/10/12*

2. *Prabir Kumar*

Sk. Golam Mostafa
SIGNATURE OF THE VENDOR



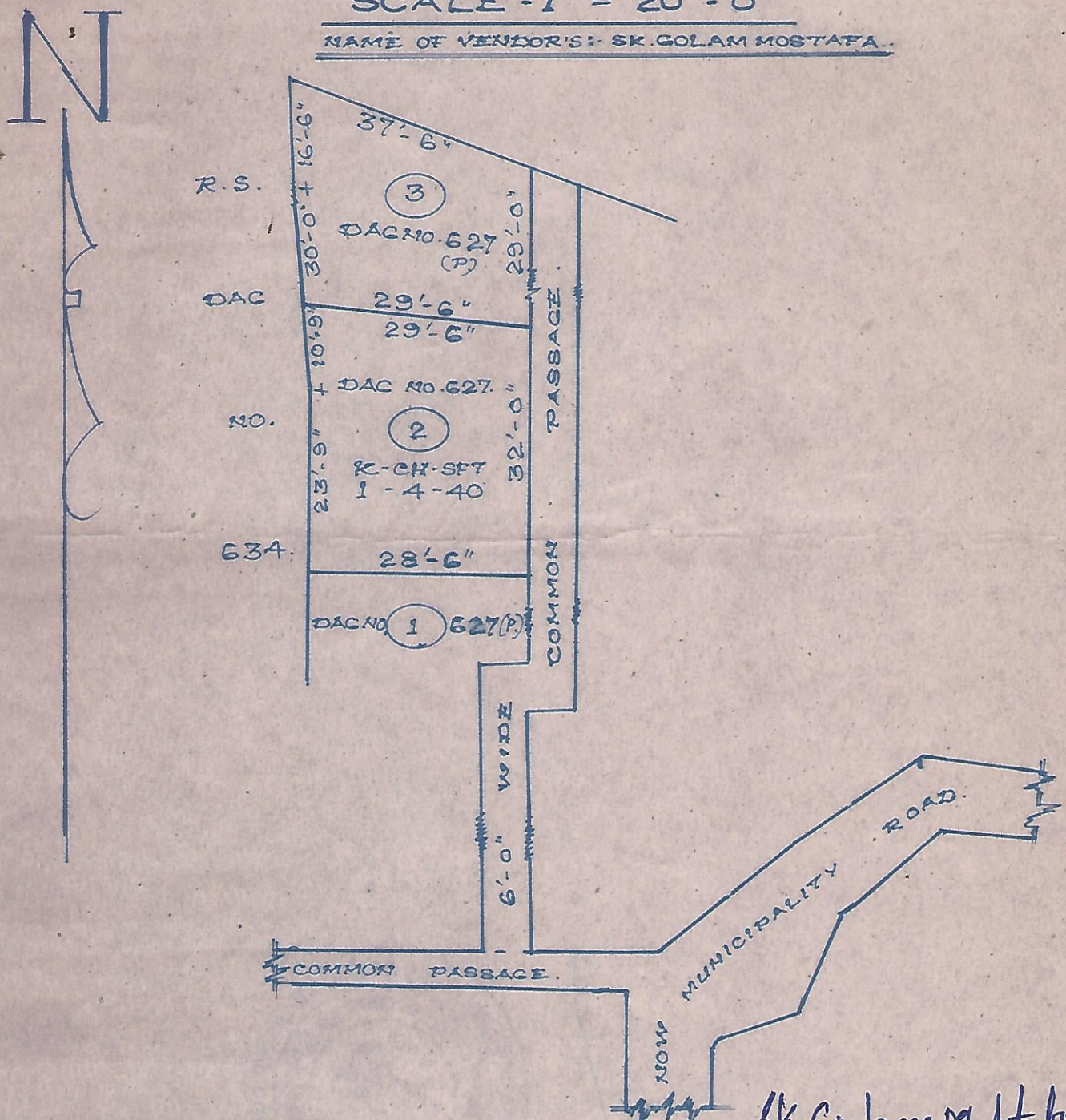
Addl District Sub-Registrar
Bidhanagar, (Salt Lake City)

11 OCT 2017

SITE PLAN ON LOT NO. (2) IN PORTION OF R.S. DAG
NO. 627 (P) L.R. KH. NO. 2208. OF MOUZA HATIARA
J. L. NO. 14. R. S. NO. 188. UNDER WARD NO. 19. WITH-
IN RAJARHAT-GOPALPUR MUNICIPALITY. P. S. -
RAJARHAT-NEW-TOWN. DIST.- NORTH 24 PGS.

SCALE - 1" = 20' - 0"

NAME OF VENDOR'S: SK. GOLAM MOSTAFA.



Sk. Golam Mostafa

SCHEDULE OF LAND:-

AB Behera
13.10.2012
MD MAHAMUD RAHAMAN
SURVEYOR & PLAN MAKER
REGD NO 12353
VILL ATGHARA P O R. GOPALPUR
R G M. KOLKATA-136
MOB NO 98301-99088

LOT NO.	DAG	NAME OF VENDEE	AREA (More or Less) R-CH-SFT
2	627	FARDAAN MAKKAR	1 - 4 - 40



19 OCT 2012
Addl. District Sub-Registrar
Bidhanagar, West Bengal

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. 14728 / 2012, Deed No. (Book - I , 13458/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sk Golam Mostafa 65/38 Mathpara School Rd, Kolkata, Thana:-Khardaha, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700111	 19/10/2012	 LTI 19/10/2012	19/10/12 Sk. Golam Mostafa

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sk Golam Mostafa Address -65/38 Mathpara School Rd, Kolkata, Thana:-Khardaha, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700111	Self	 19/10/2012	 LTI 19/10/2012	Sk. Golam Mostafa

Name of Identifier of above Person(s)

Nizamuddin Mondal
Hatiara, Thana:-New Town, P.O. :- ,District:-North
24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

Nizamuddin Mondal
19/10/12



Add District Sub-Registrar
Bidhanagar, (Salt Lake City)

(Debasish Dhar)

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 - 13458 of 2012
(Serial No. 14728 of 2012)

On ,

Payment of Fees:

On 19/10/2012

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.

Payment of Fees:

Amount By Cash

Rs. 4106.00/-, on 19/10/2012

(Under Article : A(1) = 4092/- ,E = 14/- on 19/10/2012)

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.-3,72,084/-

Certified that the required stamp duty of this document is Rs.- 22345 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 17346/- is paid, by the draft number 010219, Draft Date 19/10/2012, Bank Name State Bank of India, CF BLOCK,SALT LAKE, received on 19/10/2012

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

Presented for registration at 13.11 hrs on :19/10/2012, at the Office of the A.D.S.R. BIDHAN NAGAR by Sk Golam Mostafa ,Executant.

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

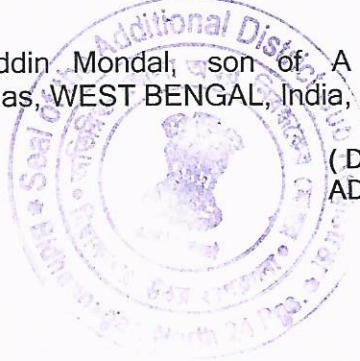
Execution is admitted on 19/10/2012 by

1. Sk Golam Mostafa, son of Lt Sk Karim , 65/38 Mathpara School Rd, Kolkata, Thana:-Khardaha, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700111, By Caste Muslim, By Profession : Business

Identified By Nizamuddin Mondal, son of A Mondal, Hatiara, Thana:-New Town, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR



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

19 OCT 2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 2026 to 2038
being No 13458 for the year 2012.



(Debasish Dhar) 31-October-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/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>Fardaan Malik</u>	LH.					
	RH.					

ATTESTED :- Fardaan Malik

 <u>Sk. Golam Mostafa</u>	LH.					
	RH.					

ATTESTED :-

Sk. Golam Mostafa

 PHOTO	LH.					
	RH.					

ATTESTED :-



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

11 9 OCT 2012