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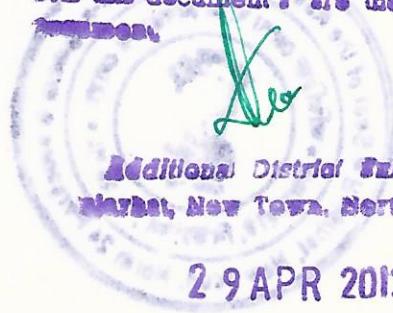


2650
12-44
G. 1500

पश्चिम बंगाल WEST BENGAL

A 734209

certified that the document is admitted to
registration. The signature sheet/sheet's
and the endorsement sheet/sheet's attached
with this document are the part of the
document.



Additional District Sub-Registrar
Alkhet, New Town, North 24 Parganas

29 APR 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 29th day of
April, Two Thousand Thirteen (2013)

BETWEEN

Contd....P/2.

4102

26-4-13

5000/-

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ক্রেতার নাম

সহ

ট্যাক্স ভেডার স্বাক্ষর

বিধান নগর (সেন্ট্রেল সিটি) এ. ডি. এস. অফিস

মোট ট্যাক্স ক্রয় তাং

চালান নং মোট কত টাকা খরচ

টেকারী বাবাকপুর ভেডার মিতা দত্ত

Fardaan Makkar.

25 B Road 89-Kul 16

10 APR 2013

800000



Additional District Sub-Registrar
Rajshahi, New Town, North 24 Parganas

md: Sabique Mondal
(Md. Sabique Mondal)

G/o. Sohelman Mondal

29 APR 2013

of Hatibara, Matopara,

P.S. - New Town, Kul - 157.

see - Business.

(2)

SK. MOSTAKIN, son of Late Sk. Mohiuddin, by Faith—Islam, by Nationality—Indian, by Occupation – Business, residing at Hatiara, P.S. Newtown, Kolkata-700157, 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 Superintendent
Rajahmundry, New Town, North 84 Parganas

29 APR 2013

(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 Sk. Mostakin (the Vendor herein) and Sk. Safik, Sk. Morsalim, Sk. Yasin, Sk. Sadik Ahmed and two daughters namely Sabera Bibi & 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 Gift dated 08/06/2012 registered at A.D.S.R.O. Bidhannagar (Salt Lake City) copied in Book No. I, CD Volume No. 10, Pages 8931 to 8949, Being No. 07135 for the year 2010 the aforesaid Sabera Bibi gift for natural love and affection to her brother Sk. Mostakin (the Vendor herein) ALL THAT piece or parcel of Danga land measuring an area of 1 (One) Cottah 8 (Eight) Chittacks 23 (Twenty Three) Square Feet more or less comprised in R.S. Dag Nos. 627 & 661 both 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 8 (Eight) Chittacks more or less comprised in R.S. Dag Nos. 627 & 661 both under R.S. Khatian Nos. 1417 & 1820, L.R. Khatian No. 2208 at 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

Contd....P/4.



Additional District Sub-Registrar
Rajshahi, New Town, North 24 Parganas

29 APR 2013

(4)

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 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

Contd....P/5.



Additional District Sub-Registrar
New Town, North 24 Parganas

29 APR 2013

(5)

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 8 (Eight) Chittacks be the same a little more or less i.e. land measuring 1 (One) Cottah 5 (Five) Chittacks 13 (Thirteen) Square Feet comprised in **R.S. Dag No. 627** and land measuring 2 (Two) Chittacks 32 (Thirty Two) Square Feet comprised in **R.S. Dag No. 661** both 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) at present A.D.S.R. Office Rajarhat, Pargana-Kolkata, being Site Plan attached herein and delineated with RED border marked as Plan Plot No. 6 and it will be treated as part of this Deed. The annual proportionate rent 0.50 Paisa is payable to the West Bengal Govt. And butted and bounded as follows: -

ON THE NORTH BY : Plan Plot No. 7 (Nasira Bibi).

ON THE SOUTH BY : Plan Plot No. 4 (Sk. Sadique Ahmed).

ON THE EAST BY : Plan Plot No. 5 (Sk. Mostakin).

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

Contd....P/6.



Additional District Sub-Registrar
Palamou, New Town, North 84 Patana
29 APR 2014

(6)

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 :-

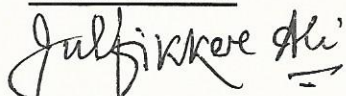
1. Rakib ul Khan
Haliara
Newtown Kol-137.



SIGNATURE OF THE VENDOR

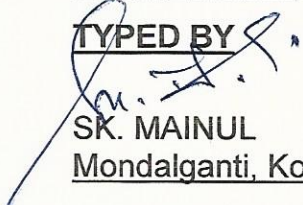
2. Md: Saifque Mondal .
Haliara mitopara
Newtown Kol-137 .

DRAFTED BY



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

TYPED BY



SK. MAINUL
Mondalganti, Kol-52.

Contd....P/7.



Additional District Sub-Registrar
New Town, North 24 Parganas

29 APR 2013

(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 Demand Draft No. 105513 dated 27/04/2013 drawn on Vijaya Bank, N.S. Road, Kolkata-700001 Branch, for **Rs.2,50,000/-** (Rupees Two Lac Fifty Thousand) only.

WITNESSES

1. *Rakib U Khan*
Hatiana
NEW TOWN - 157

(Signature)

SIGNATURE OF THE VENDOR

2. *Sofique Mondal*
Hatiana mato para
NEW TOWN Kal-157.



Additional District Sub-Registrar
Jalandhar, New Town, North 16 Punjab

29 APR 2013

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

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

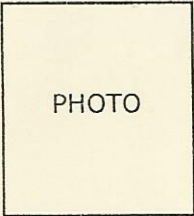
N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>3/11/2007</i>	LH.					
	RH.					

ATTESTED :- *3/11/2007*

 <i>Fardaan Makkar</i>	LH.					
	RH.					

ATTESTED :- *Fardaan Makkar*

 PHOTO	LH.					
	RH.					

ATTESTED :-

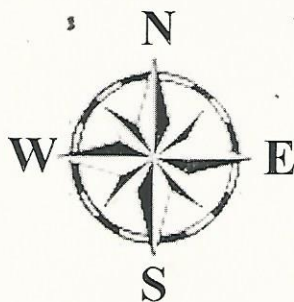


RECEIVED: DISTRICT ATTORNEY
GENERAL NEW YORK, NEW YORK
29 APR 2013

SITE PLAN OF LAND. PART OF R. S. DAG NO.-627 & 661..
R. S. KH. NO. - 1417 & 1820.. L.R. KH. 2208..AT MOUZA-
HATIARA.. J. L. NO.-14.. UNDER - RAJARHAT GOPALPUR
MUNICIPALITY.. WARD NO. - 19.. P. S.- NEW TOWN..
DISTRICT- NORTH 24 PARGANAS..

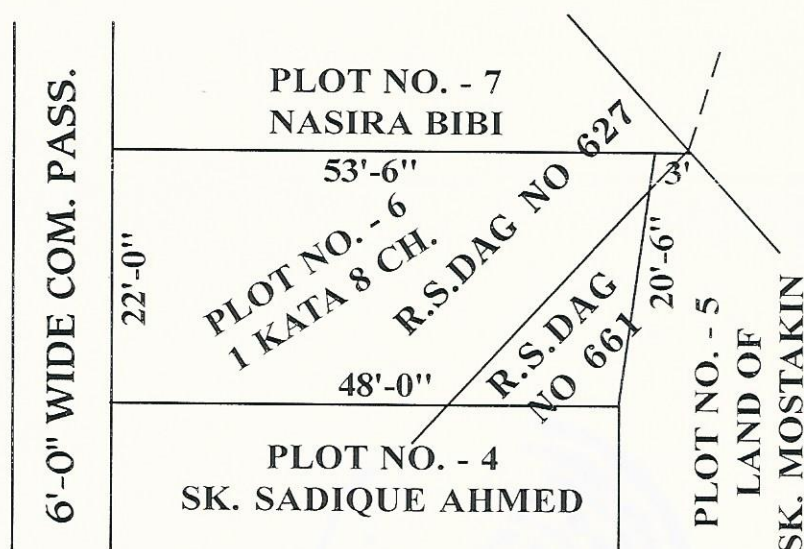
SCALE - N.T.S.

AREA OF LAND -: 1 KATA 8 CH. (NET)



REF.

COLOUR	R. S. DAG NO.-	L.R. . KH. NO	AREA K. CH. SFT.
RED	627	2208	1 05 13
	661	2208	0 02 32
TOTAL -			1K. 08 CH



VENDOR
SK. MOSTAKIN

VENDEE
FARDAAN MAKKAR.

COPIED BY

(Signature)

SIGNATURE

(Signature)
Md. Masud Alam
 SURVEYOR & BUILDING PLANER
 REGD. NO. C0604405200668 (W.B.S.C.TE.)
 HATIARA(GOTE),NEW TOWN,
 R.G.M., KOLATA-157.
 Mob. No.- 9231833416.

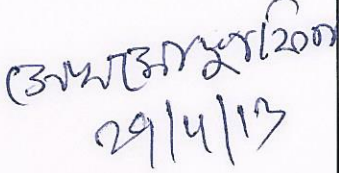


Additional District Sub-Registrar
Rajahmundry, New Town, North 24 Parganas

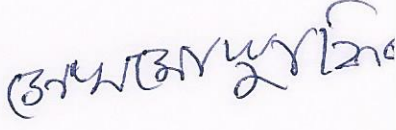
29 APR 2013

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 05309 / 2013, Deed No. (Book - I , 04894/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sk Mostakin Hatiara, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	 29/04/2013	 LTI 29/04/2013	 29/4/13

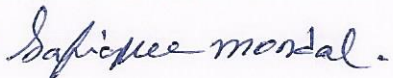
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sk Mostakin Address -Hatiara, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157	Self	 29/04/2013	 LTI 29/04/2013	

Name of Identifier of above Person(s)

Md S Mondal
Hatiara, Thana:-New Town, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700157

Signature of Identifier with Date

md: 

29/4/13





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

Endorsement For Deed Number : I - 04894 of 2013
(Serial No. 05309 of 2013 and Query No. L000007500 of 2013)

On 29/04/2013

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:

Amount by Draft

Rs. 4953/- is paid , by the draft number 005883, Draft Date 27/04/2013, Bank Name State Bank of India, Terminus Building New Town, received on 29/04/2013

(Under Article : A(1) = 4939/- ,E = 14/- on 29/04/2013)

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.-4,49,209/-

Certified that the required stamp duty of this document is Rs.- 26973 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 21973/- is paid , by the draft number 005881, Draft Date 27/04/2013, Bank : State Bank of India, Terminus Building New Town, received on 29/04/2013

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

Presented for registration at 12.50 hrs on :29/04/2013, at the Office of the A.D.S.R. RAJARHAT by Sk Mostakin ,Executant.

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

Execution is admitted on 29/04/2013 by

1. Sk Mostakin, son of Lt Sk Mohiuddin , Hatiara, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste Muslim, By Profession : Business

Identified By Md S Mondal, son of S Mondal, Hatiara, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

(Signature)
Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

29 APR 2013

(Debasish Dhar)
Additional District Sub-Registrar



22 APR 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 12396 to 12408
being No 04894 for the year 2013.

3



(Debasish Dhar) 27-June-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal