

क्रमांक: 123/2013/2013
दिनांक: 13/11/2013
प्राप्त: 13/11/2013
व्यक्ति: [Name]
पता: [Address]
व्यक्ति का पता: [Address]

13 NOV 2013
660000
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दस्तावेज का मूल्य: 660000



[Handwritten signature and date: 20 NOV 2013]

Adl. District Sub-Registrar
Duhannagar, (Salt Lake City)
20 NOV 2013

MD Sabir
S/o. Late Md. Salauddin,
Q. 142 Okhobia Talab (Kasara)
Sealdah Eastern Railway Goods Road,
P.O. Entally, P.S. Narkeldanga,
Kolkata - 700014,
occ:- Business.

Zeemath Jahan

(2)

MST. ZEENATH JAHAN, daughter of Late Md. Salauddin by Occupation - Business, by Faith - Islam (Sunny Hanafi), Nationality - Indian by birth, heirs and legal representatives of Late Md. Salauddin and/or brother of Late Md. Shaker & minor son of Late Md. Salauddin and Late Mst. Noor Jahan Begum, mother of Late Md. Shaker, of 17-2-169/7, Madannapet, Hyderabad, Andhra Pradesh and/or at present residing at premises No. 142, Dhobia Talab (Masque), Sealdah, Eastern Railway Goods Yard, P.O. Entally, P.S. Narkeldanga, Kolkata-700014, in the District of South 24-Parganas, hereinafter called and known as the **SELLER** (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

MR. MINTU MONDAL, son of Late Omar Ali Mondal, residing at his own premises No. 280, Kaikhali Sardar Para, P.O. & P.S. Airport, Kolkata-700052, in the District North 24-Parganas, by Faith - Islam (Sunny Hanafi), by Occupation - Business, Nationality Indian by birth, hereinafter called and known as **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS Nasirul Haque Mondal was the original owner in possession of 57 (Fifty Seven) Decimals i.e. Danga Land measuring 43 (Forty Three) Decimals comprised in R.S. Dag No. 366 under R.S. Khatian No. 456 and Danga Land 14 (Fourteen) Decimals comprised in R.S. Dag No. 369 under R.S. Khatian No. 281, lying in and situated at Mouza - Kaikhali, J.L. No. 5, R.S. No. 115, Touzi No. 172 at present 10, P.S. Airport, in the District of North 24-Parganas.

AND WHEREAS said Nasirul Haque died intestate leaving him surviving his legal heirs two sons, Haji Aser Ali Mondal & Taser Ali Mondal and two daughters Anjumannessa & Ajjunnessa to inherit his estate according to Mohammadan Law. His sole wife died.

AND WHEREAS the said Aser Ali Mondal & Taser Ali Mondal inherited 19 (Nineteen) Decimals land each and Two daughter Anjumannessa & Ajjunnessa inherited 09 50 (Nine Point Five Zero) Decimals each in total aforesaid 57 (Fifty Seven) Decimals 1B-14K-7CH-34SFT of land as aforesaid

(3) Zeenath Jahan

AND WHEREAS the said AJIJUNNESSA BIBI alias AJIMONNESSA BIBI executed a registered Asiyatnama on 18th February 1988 in favour of her two sons namely Sk. Allauddin & Sk. Aftabuddin alias Altapuddin her entire 09.50 Decimals of land, the said deed registered on 29th December 1995 in the District Register in Book No. III Volume No. 9, Pages 85 to 90, Being No. 167 for the year 1995 at Barasat, she did not give any property to her youngest son Sk. Matabuddin as he already separated from her family during her lifetime. Said Ajjunnessa Bibi sufficiently paid to her seven daughters for their full satisfaction.

AND WHEREAS the said Sk. Allauddin & Sk. Aftabuddin sold their entire 09.50 Decimals by measurement Ten Decimals of land more or less as recorded by Govt. of West Bengal in L.R. Khatian No. 12 (in the name of Ajjunnessa Bibi), sold to Md. Salauddin executed on 17th November 2005 and released on 29th day of December 2006 registered at the office of the Addl. Dist. Sub Registrar at Bidhannagar (Salt Lake City), for valuable consideration which was recorded in Book No. I, Volume No. 679, Pages 1 to 16, Being No. 11262 for the year 2006 ALL THAT piece or parcel of land measuring 08 Decimals comprised in R.S. Dag No. 366 under R.S. Khatian No. 456 and land measuring 02 Decimals comprised in R.S. Dag No. 369 under R.S. Khatian No. 281, both under L.R. Khatian No. 12 and delivered the entire vacant khas possession of the property to said Md. Salauddin, whose name was mutated with the B.L. & L.R.O under L.R. Khatian No. 1636 and thereafter he paid usual taxes and rents to the appropriate authority.

AND WHEREAS the said Md. Salauddin made a registered Deed of Gift on 13th February, 2008 in favour of his minor son Md. Shaker, (who was born on 4th October, 1996 at 17-2-169/7, Madannapet, Hyderabad, Andhra Pradesh through his wife Noor Jahan Begum (registered residential address PROC No. D/5272/2006 dated 30th October, 2006 Birth Certificate issued by Municipal Corporation Hyderabad No. 448 dated 31st October, 2006) and accepted by his uncle as natural guardian Md. Islam, son of Late Abdul Barik of 142 Dhubia Talab (Mosque), Eastern Railway Goods Yard, P.S. Entally, Kolkata-700014 and registered at A.D.S.R. Bidhannagar (Salt Lake City), on 13th February, 2008 and recorded in Book No. I, Volume No. 2, Pages 13701 to 13714, Being No. 01830 for the year 2008

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Zeenath Jahan

AND WHEREAS the said Md. Salauddin aged (55 Years) son of Late Abdul Barik died intestate on 1st January 2011 at 7.15 PM leaving his heirs and legal representatives wrongly stated, his three sons namely Md. Sakeel, Md. Saber (the Vendor therein), Md. Shaker and a daughter Mst. Zeenath Jahan and widow Mst. Noor Jahan Begum only, which should be two sons Md. Saber & Md. Shaker and a daughter Zeenath Jahan through Mst. Noor Jahan Begum husband Md. Salauddin.

AND WHEREAS Md. Shakeel was the son of Nizamuddin through his wife Mst. Noor Jahan Begum, Md. Shakeel was not son of Md. Salauddin, Mst. Noor Jahan Begum was a divorcee and subsequently married to Md. Salauddin.

AND WHEREAS the said Md. Shaker minor son of Late Md. Salauddin and Noor Jahan Begum died intestate issue less on 10th July 2012, leaving him surviving his heirs and legal representatives his mother Noor Jahan Begum, only brother Md. Saber and a sister Zeenath Jahan to inherit his estate 09 50 decimals more or less by measurement 10 (Ten) decimals according to Sariyat law. The aforesaid heirs sellers are in lawfully seized and possessed of the lands & are fully entitled to convey the said property free from all encumbrances, charges, claims and demands whatsoever under this deed of sale as under:

1.	Noor Jahan Begum	1/3 rd share	= 03.33 decimals
2.	Md. Saber brother	residuary	= 04.45 decimals
3.	Mst. Zeenath Jahan	residuary	= 02.22 decimals
			Total 10 (ten) decimals

AND WHEREAS said Md. Saber has sold on 17th January 2013 to the purchasers 3.33 decimals of land in R.S. Dag No. 366 = 2.67 decimals in and 0.66 decimals in R.S. Dag No. 369 in total 3.33 decimals = 2K-0CH-12SFT for valuable consideration at the material time at the market price, by a registered deed of sale recorded in Book No. 1, CD Volume No. 1, Pages 3520 to 3526, Being No. 00161 for the year 2013 and delivered possession to the purchasers and the purchasers acted upon the same, and in possession.

Contd P/5

Zeenath Jahan
(5)

AND WHEREAS said Mst. Noor Jahan Begum, mother of Late Md. Shaker, minor, died intestate on 7th September 2013, at 5 pm at Hyderabad, Andhra Pradesh, leaving her surviving her only son Md. Saber and a daughter Mst. Zeenath Jahan, to inherit her estate 3.33 decimals of land according to Saraiyat law as under :-

		R S. Dag No.	366	369
1. Md. Saber	2.22 decimals = 968 Sft.	1K-5CH-23SFT	1.78	0.44 = 2.22
2. Mst. Zeenath Jahan	1.11 decimals = 484 Sft.	0K-10CH-34SFT	0.89	0.22 = 1.11
	3.33 decimals = 1452 Sft.	2K-00CH-125FT	2.67	0.66 = 3.33

AND WHEREAS said Zeenath Jahan hold and possessed 2.22 + 1.11 decimals in total 3.33 decimals of land = 2K-0CH-12SFT of land under this Deed of Sale for the sum of Rs.8,06,666/- (Rupees Eight Lac Six Thousand Six Hundred Sixty Six) only.

AND WHEREAS the said Mst. Zeenath Jahan (the Vendor herein) has agreed with the Purchaser to sell her undivided share (3.33 Decimals) absolutely and/or i.e. 2 (Two) Cottahs 0 (Zero) Chittack 12 (Twelve) Square Feet and forever, the premises, lands and hereditaments described in the schedule annexed hereto at or free from all encumbrances and demands whatsoever, @ Rs.4,00,000/- (Rupees Four Lac) per Cottah only = Rs.8,06,666/- (Rupees Eight Lac Six Thousand Six Hundred Sixty Six) only which the said sums paid by the purchaser to the said seller Mst. Zeenath Jahan (the Vendor herein) hereby acknowledge, as having received, the said seller do hereby convey, transfer and assign unto and to the use of the Purchaser absolutely and forever and delivered vacant khas possession to the purchaser and the purchaser have received the delivery of possession of 3.33 decimals of land a little more or less.

NOW THIS DEED WITNESSES that in pursuance of the said agreement and in consideration of the sum of Rs.8,06,666/- (Rupees Eight Lac Six Thousand Six Hundred Sixty Six) only paid by the purchaser to the seller, as described in the schedule below receipt whereof the said seller hereby acknowledge full and final consideration do hereby convey, sell transfer and absolutely assign unto and to the use of the purchaser free from all encumbrances, charges, claims and demands whatsoever ALL THAT distinct and demarcated lands with structures thereon trees and boundary walls with underneath lands more fully described in the schedule below

Contd.

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(6) Zee Nath Jahan

AND ALL the estate, right, title, interest, possession, claims, demands, whatsoever of the seller in or to the property hereby demised and every part thereof TO HAVE AND TO HOLD the same to the purchaser and his heirs and legal representatives forever.

The seller hereby delivered to the purchaser all the entire lands of the 1/3rd = 3.33 decimals of land the entire share of Mat. Zeenath Jahan with all original deeds, in schedule "B" evidence and writings now in his possession and custody relating to the title of the seller to the property hereby absolutely sold and conveyed to purchaser.

AND the seller and all persons claiming under her do hereby further agree with the purchaser, at all times hereafter and upon any reasonable request and at the cost of the purchaser to do and execute or cause to be done and executed, all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and any part thereof, to the purchaser and his legal representatives and placing him in possession of the same according to the true intent and meaning of this deed.

AND the seller do also hereby agree to save harmless and keep care free the purchaser from and against all losses, damages, costs or expenses, which he may sustain or incur by reason of any claim being made by anybody whomsoever to the said property or in respect of any arrears of rents, profits, taxes or cesses and dues thereof.

AND the seller do hereby further agree with the purchaser and declare that she has not done or been party to any act whereby the said property is or may be under any agreement for sale or mortgage any charge in title, claim, estate or otherwise, howsoever, or whereby the seller is prevented from conveying or assigning the said property or any part thereof.

SCHEDULE "A" OF THE PROPERTY
(Estate of Late Md. Shaker, son of Late Md. Salauddin)

ALL THAT piece or parcel of revenue paying danga lands and hereditament containing 09.50 decimals according to Khatian & by measurement 10

3200nath Jehan

Decimals equivalent to 6 (Six) Cottahs 36 (Thirty Six) Square Feet out of it in the 1/3rd undivided shares 03.33 decimals equivalent to 2 (Two) Cottahs 0 (Zero) Chittack 12 (Twelve) Square Feet more or less with all rights of easements therewith a kaccha house of 100 (One Hundred) Square Feet thereon (i.e. undivided land measuring 02.67 Decimal equivalent to 1 (One) Cottah 9 (Nine) Chittacks 39 (Thirty Nine) Square feet distinct out of 08 decimals land comprised in R.S. Dag No. 365 under R.S. Khatian No. 458 and land measuring 00.66 Decimal equivalent to 6 (Six) Chittacks 18 (Eighteen) Square feet out of 02 decimals comprised in R.S. Dag No. 369 under R.S. Khatian No. 281 both under L.R. Khatian No. 12) as recorded in the name of Ajiyunnessa Bibi, thereafter L.R. Khatian No. 1636 (in the name of Md. Salauddin) lying in and situated at Mouza - Kaikhali, J.L. No. 5, R.S. No. 115, Touzi No. 118/B, P.S. Airport, Pargana - Kalikata, Ward No. 10 formerly 27 of Rajarhat Gopelpur Municipality within the Circle of Sardarpara.

The annual proportionate rents is payable to the Collector, District North 24-Parganas at Barasat as per rules and which is butted and bounded as follows: -

- ON THE NORTH BY : - Osman Ali & Ors and
- ON THE EAST BY : - Sorabuddin Mondal & Ors. And
- ON THE SOUTH BY : - Mozibar Rahaman & Ors. And
- ON THE WEST BY : - 20 Feet Wide Municipal Road and drains.

which shown in the plan annexed hereto and thereon coloured GREEN

Mst. Zeenath Jahan

MEMO OF CONSIDERATION

RECEIVED of and from the within mentioned purchaser within mentioned full and final consideration the sum of @Rs.4,00,000/- per Cottah Rs.8,06,666/- (Rupees Eight Lac Six Thousand Six Hundred Sixty Six) only details as under: -

1. Account Payee Cheque No 004802 drawn on Indian Overseas Bank Teghoria Branch Dated 28/11/2013 for in favour of Mst. Zeenath Jahan Rs 1,00,000/-
 2. Cash dated /11/2013 forRs 7,06,666/-
- Total Rs.8,06,666/-**

(Rupees Eight Lac Six Thousand Six Hundred Sixty Six) only.

SCHEDULE "B"

Annexed List of Documents of title of the said property.
The seller do hereby deliver the original title deeds to the purchaser with possession of entire share of her land under this deed of sale.

1. Regd deed of Asiyatnama dated 29th December 1995 executed by Mst Ajjannesa Bibi in favour of Sk. Alauddin & Sk. Aftabuddin. Book No. III, Volume No. 9, Pages 85 to 90, Being No. 176 for the 1995 registered at Barasat.
2. A Regd. deed of sale by Sk. Alauddin & Sk. Aftabuddin unto Md. Salauddin. Dated 17th November 2005. Book No. 1, Volume No. 679, Pages 1 to 16, Being No. 11262 for the year 2006 registered at Bidhannagar.
3. A Regd. deed of gift by Md. Salauddin in favour of his son Md. Shaker on 13th February 2008. Book No. 1, Volume No. 2, Pages 13701 to 13714, Being No. 01830 for the year 2008 registered Bidhannagar.
4. Original L.R. Parcha in the name of Md. Salauddin. Khatian No. 1636 [1507005]
5. Rent receipt paid to Government of West Bengal.

Zeenath Jahan

The seller delivered the entire 1/3rd property of her share with vacant possession of land under this deed of sale to the purchasers and the purchaser received the said vacant khat possession of the entire property and Original documents simultaneously before execution of this deed of sale at the property

Zeenath Jahan
MST. ZEENATH JAHAN

Signature of the Seller

Mintu Mondal

MR. MINTU MONDAL

Signature of the Purchaser

Contd.....P/10

Zeenath Sahar
(10)

IN WITNESSES WHEREOF THE SELLER have executed these present with photos this the day, month and year first above written

SIGNED, SEALED & DELIVERED

In presence of witnesses at Bidhannagar ADRS
(Salt Lake City) Kolkata.

1. MD Sahar
142 Dhabia Talab (Masum)
Sealdah, Eastern Railway goods yard
P.O. Entally, P.S. Baranagar
KOL - 14
2. Mintu Mondal
Kairkhali Saranpara,
10 + P.S. Airport,
KOL - 52

Zeenath Sahar
ZEENATH JAHAN
Signature of the Seller

WITNESSES:

1. MD Sahar
142 Dhabia Talab (Masum)
Sealdah Eastern Railway goods yard,
P.O. Entally, P.S. Baranagar
KOL - 14
2. Mintu Mondal
Kairkhali Saranpara
10 + P.S. Airport,
KOL - 52

Mintu Mondal
MR. MINTU MONDAL
PAN NO. BAPPM4813D
Signature of the Purchaser

Read over and explained the contents of the deed to the Seller who on fully understood the contents meaning and executed the deed of sale.

Birendra Kumar Bhaumik

Mr. Birendra Kumar Bhaumik
Advocate High Court Calcutta
Regn No. WB/364/1967. Calcutta.

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

Endorsement For Deed Number : I - 03407 of 2013
(Serial No. 03616 of 2013 and Query No. 1504L000007200 of 2013)

Certificate of Admissibility (Rule 13, 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. 23653/- is paid , by the draft number 621850, Draft Date 26/11/2013, Bank Name State Bank of India, Rajarhat Township, received on 28/11/2013
(Under Article : A(1) = 23639/- , E = 14/- on 28/11/2013)

Certificate of Market Value (WB PUVT rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-21,49,091/-

Certified that the required stamp duty of this document is Rs.- 128965 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 123965/- is paid , by the draft number 621849, Draft Date 26/11/2013, Bank : State Bank of India, Rajarhat Township, received on 28/11/2013

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

Presented for registration at 12.40 hrs on :28/11/2013, at the Office of the A.D.S.R. BIDHAN NAGAR by Zeenath Jahan , Executant.

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

Execution is admitted on 28/11/2013 by

1. Zeenath Jahan, daughter of Lt. Md. Salauddin , 142, Dhobia Talab(Masque), Sealdah, Eastern Railway Goods Yard, Kolkata, Thana:-Narikeldanga, P.O. :-Entally, District:-South 24-Pargana WEST BENGAL, India, Pin :-700014, By Caste Muslim, By Profession : Business
2. Mintu Mondal, son of Lt. Omar Ali Mondal , 280, Kaikhali Sardar Para, Kolkata, Thana:-Airport, P.O. :-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700052, By Caste Muslim, By Profession : Business



Identified By Md. Sabet, son of Lt. Md. Salauddin , 142, Dhobia Talab (Masque) Sealdah Eastern Railway Goods Yard, Kolkata, Thana:-Narikeldanga, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700014, By Caste Muslim, By Profession: Business.







(Goutam Sinha Roy)
ADDITIONAL DISTRICT SUB-REGISTRAR

28 NOV 2013

ADD. District Sub-Registrar
Bidhanagar, (Salt Lake City)
Goutam Sinha
ADDITIONAL DISTRICT SUB-REGI

Name of the Presentant	Photo	Finger Print	Signature with date
Zeenath Jahan 142, Dhobia Talab(Masque), Sealdah, Eastern Railway Goods Yard, Kolkata, Thana -Narikelidanga, P.O. -Entally, District -South 24-Parganas, WEST BENGAL, India, Pin :-70	 28/11/2013	 LTI 28/11/2013	Zeenath Jahan 28/11/2013

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Zeenath Jahan Address -142, Dhobia Talab(Masque), Sealdah, Eastern Railway Goods Yard, Kolkata, Thana:-Narikelidanga, P.O. :-Entally, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700014	Self	 28/11/2013	 LTI 28/11/2013	Zeenath Jahan
2	Mintu Mondal Address -280, Kaikhali Sardar Para, Kolkata, Thana:-Airport, P.O. :-Airport, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700052	Self	 28/11/2013	 LTI 28/11/2013	Mintu Mondal

Name of Identifier of above Person(s)
 Md. Saber
 142, Dhobia Talab (Masque) Sealdah Eastern Railway
 Goods Yard, Kolkata, Thana:-Narikelidanga,
 District:-South 24-Parganas, WEST BENGAL, India, Pin
 :-700014

Signature of Identifier with
 Md. Saber
 28/11/2013



ADDL. District Sub-Registrar
 (Gourang Sinha Roy)
 Bidhan Nagar City


28/11/2013 28 NOV 2013

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

Certificate of Registration under section 60 and Rule 60.

Registered in Book - I
CD Volume number 10
Page from 3873 to 3888
being No 03407 for the year 2013.




(Goutam Sinha Roy) 28-November-2013
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal



UNDER RULE 44A OF THE I.P. ACT 1908
SIGNATURE OF THE PRESIDENT/ELECTOR/SELLER/BUYER/CLAIMANT WITH FINGER

	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND						
Zeenath Sahah						

ATTESTED: - Zeenath Sahah

	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND						
Mintu Mondal						

ATTESTED: - Mintu Mondal

PHOTO	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND						

ATTESTED: -