

00306

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I-00298/2015



2313

16/1/15

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 067926

certified that the document is admitted for registration. the signature sheets and the endorsement sheets attached with this document are part of this document



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
16 JAN 2015

THIS DEED OF CONVEYANCE made this 16th day of JANUARY , TWO THOUSAND AND FIFTEEN BETWEEN 1) ANSAR ALI MOLLA, 2) AFSAR ALI MOLLA and 3) HASEM ALI MOLLA, all sons of Mohammed Ali Molla, all by caste Muslim, by occupation cultivation and all at present residing at Bonhooghly, Police Station Sonarpur, District South 24 Parganas, hereinafter collectively referred to as the 'VENDORS', (which term or expression shall unless excluded by or repugnant or contrary to the

92720

14 JAN 2015

No. _____ Date _____
 Sold to _____
 Address _____
 Rs. _____

MAHANK KARRAYIA
 ADVOCATE
 No. 100, Old Post Office Street,
 Calcutta-700 001

ANJUSHREE BANERJEE
 L.S. VENDOR (O.S.)
 HIGH COURT, KOLKATA-700 001

14 JAN 2015

স্বাক্ষরিত ও সত্যায়িত হইয়াছে
 যে এই নথি স্বাক্ষরিত হইয়াছে
 এবং স্বাক্ষরিত হইয়াছে
 এবং স্বাক্ষরিত হইয়াছে



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District Sub-Registrar-IV
 Registrar U/S 7(2) of
 Registration Act 1908
 Alipore, South 24 Parganas
 16 JAN 2015







Identified by me,
 Hari das Sanyal
 S/o, Late - A. Sanyal
 10A, Rawdon Street
 P.S. Shakespeare Sarani
 Kolkata - 700 17, Service

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - IV SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 00306 / 2015, Deed No. (Book - I , 00298/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ansar Ali Molla Bonhoogly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India	 16/01/2015	 LTI 16/01/2015	<i>Ansar ali Molla.</i> 16/1/15

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ansar Ali Molla Address -Bonhoogly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India	Self	 16/01/2015	 LTI 16/01/2015	<i>Ansar ali Molla.</i>
2	Afsar Ali Molla Address -Bonhoogly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India	Self	 16/01/2015	 LTI 16/01/2015	<i>অফসর আলি মল্লা</i>
3	Hasem Ali Molla Address -Bonhoogly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India	Self	 16/01/2015	 LTI 16/01/2015	<i>হাসেম আলি মল্লা</i>

Name of Identifier of above Person(s)
 Haridas Sardar
 10 Rowdon St, Thana:-Shakespeare Sarani,
 District:-Kolkata, WEST BENGAL, India, Pin :-700017

Signature of Identifier with Date
Haridas Sardar
 16/01/15



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS

प्रमाणपत्र

प्रमाणित किया जाता है कि निम्नलिखित विवरण सत्य है

नाम: श्री. राजेश कुमार

पता	...
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दिनांक: 15/05/2024

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Government Of West Bengal
Office Of the D.S.R. - IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 00298 of 2015
(Serial No. 00306 of 2015 and Query No. 1604L000000630 of 2015)

On 16/01/2015

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. 4428.00/-, on 16/01/2015

(Under Article : A(1) = 4389/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 16/01/2015)

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.-4,00,000/-

Certified that the required stamp duty of this document is Rs.- 20010 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 20000/- is paid , by the draft number 862540, Draft Date 14/01/2015, Bank : State Bank of India, SHAKESPEAR SARANI, received on 16/01/2015

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

Presented for registration at 12.51 hrs on :16/01/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Ansar Ali Molla , one of the Executants.

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

Execution is admitted on 16/01/2015 by

1. Ansar Ali Molla, son of Mohammed Ali Molla , Bonhoogly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation
2. Afsar Ali Molla, son of Mohammed Ali Molla , Bonhoogly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation
3. Hasem Ali Molla, son of Mohammed Ali Molla , Bonhoogly, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession : Cultivation

Identified By Haridas Sardar, son of Late B Sardar, 10 Rowdon St, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700017, By Caste, Hindu, By Profession: Service.

(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV



(Tridip Misra)
DISTRICT SUB-REGISTRAR-IV
EndorsementPage 1 of 1

16/01/2015 13:51:00

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Main body of handwritten text, consisting of several paragraphs. The text is very faint and difficult to read, but appears to be a formal document or letter.

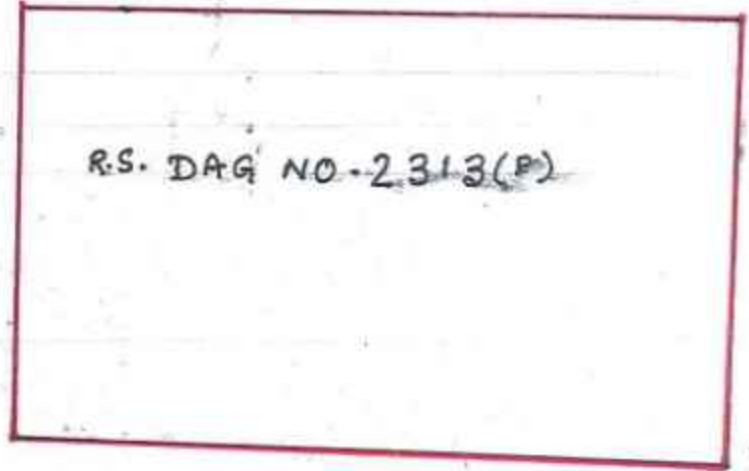


SITE PLAN OF R.S. DAG NO. 2313(P), MOUZA - BONHOGLY
P.S - SONARPUR, J.L. NO. 65, DIST - 24 PGS (S)
RED MARK AREA = 04 SATAK



MOUZA - SRIPUR BAGHERGHOLE

DAG NO. 2312



DAG NO. 2317

DAG NO. 2313(P)

Ansar ali Molla.

ଅନିଲ କୁମାର ମଲ୍ଲିକ
ଅନିଲ କୁମାର ମଲ୍ଲିକ

VENDORS



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
16 JAN 2015

subject or context mean and include and be deemed to mean and include their respective legal heirs, executors, successors, administrators, legal and personal representatives and assigns) of the **ONE PART AND**

(1) ASWINI SALES PVT. LTD., (INCOME TAX PAN AAHCA9837F), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Amit Sethia, **(2) CHAMPION SUPPLIERS PVT. LTD., (INCOME TAX PAN AADCC5710B)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Raj Kumar Khaitan, **(3) CONCEPTION COMMERCIAL PVT. LTD., (INCOME TAX PAN AADCC5424A)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sushil Kumar Khaitan, **(4) DIAGRAM SALES PVT. LTD., (INCOME TAX PAN AADCD0433C)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Dipankar Shome, **(5) DURGAMATA VINTRADE PVT. LTD., (INCOME TAX PAN AADCD2527M)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Smt. Satabdi Chowdhury, **(6) HIGHLIGHT COMMERCIAL PVT. LTD., (INCOME TAX PAN AACCH2778R)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sanjib Kumar Roy, **(7) KHAITAN LAND LTD. (PREVIOUSLY KNOWN AS PIONEER TOWNSHIP LTD.), (INCOME TAX PAN AACCP7499R)**, a public limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Raj Kumar Khaitan, **(8) LIMESTONE SALES PVT. LTD., (INCOME TAX PAN AABCL5608B)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sailesh Nahata, **(9) MERIDIAN VINTRADE PVT. LTD., (INCOME TAX PAN AAGCM2052H)**, a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Sushil Kumar Khaitan, **(10) PIONEER MARBLES & INTERIORS PVT. LTD., (INCOME TAX PAN AACCP7501J)**, a private limited company having its registered office at No. 10A, Rawdon

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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

16 JAN 2015

Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Raj Kumar Khaitan, (11) **PIONEER ONLINE LTD.**, (INCOME TAX PAN AACCP7500K), a public limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Raj Kumar Khaitan, (12) **PRUDENT INFREAREALTY PVT. LTD.** (PREVIOUSLY KNOWN AS PRUDENT PROJECTS PVT. LTD.), (INCOME TAX PAN AAFCP2060D), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ravindra Khaitan, (13) **RAMESHWAR SALES PVT. LTD.**, (INCOME TAX PAN AAECR5019D), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Santanu Pramanik, (14) **RAVINDRA KHAITAN (H.U.F.)**, (INCOME TAX PAN AAGHR1049Q), a Hindu Undivided Family represented by its Karta, Sri Ravindra Khaitan, having its office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, (15) **RECREATE TRADERS PVT. LTD.**, (INCOME TAX PAN AAECR5957J), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Kamal Basu, (16) **SAPTARSHI TRADELINK PVT.LTD.**, (INCOME TAX PAN AANCS7460A), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Dipankar Shome, (17) **SEABIRD BARTER PVT. LTD.**, (INCOME TAX PAN AAMCS7348L), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Joy Dutta Chowdhary, (18) **SEABIRD DEALERS PVT. LTD.**, (INCOME TAX PAN AAMCS6251J), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Sri Ashish Kanti Ghosh, (19) **WRINKLE TRACOM PVT. LTD.**, (INCOME TAX PAN AAACW9217C), a private limited company having its registered office at No. 10A, Rawdon Street, 1st Floor, Police Station Shakespeare Sarani, Kolkata - 700 017, represented by its Director, Smt. Satabdi Choudhury, hereinafter collectively referred to as the '**PURCHASERS**', (which term or expression shall unless excluded by or repugnant or contrary to the subject or context mean and include and be deemed to mean and include their respective successors, successors in office, successors in

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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore South 24 Parganas,

16 JAN 2015

interest, the Karta and the other co-parceners and members for the time being of the H.U.F. and assigns) of the **OTHER PART**

W H E R E A S:

A. The vendors herein are jointly, collectively and equally the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing an area of 4.0 (four) decimals, be the same a little more or less, comprised in and being the divided and demarcated part or portion of R. S. and L. R. Dag No. 2313 (8.0 decimals), the nature of land being sali, L. R. Khatian Nos. 3315, 3316 and 3317, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, J. L. No. 65, Revenue Survey No. 209, Police Station Sonarpur, District Sub Registrar Alipore, 24 Parganas (South), Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of Bonhooghly No. 2 Gram Panchayat, District 24 Parganas (South), (hereinafter referred to as the "**SAID LAND**"), as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and as shown and delineated in **RED** colour border on the map or plan annexed hereto, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, absolutely, exclusively and forever.

B. At or before the execution of these presents, the vendors herein jointly and collectively have and each one of them individually has represented, assured and undertaken to the purchasers and given warranties as follows:

- i) That the vendors herein are jointly, collectively and equally the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part and/or portion thereof, and the said land is free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever.

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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

16 JAN 2015

- ii) That the vendors herein have a clear and marketable title in respect of the said land and each and every part and/or portion thereof and are in khas possession of the said land, without any claim or demand, interruption, disturbance, or hindrance of any nature whatsoever or howsoever.
- iii) That the said land and each and every part and/or portion thereof was and still is being used by the owners being the vendors herein for no other purposes other than what is recorded in the records of rights in respect of the said land and/or any part or portion thereof and the nature and character of the said land and/or any part or portion thereof has not been changed and/or altered by the vendors herein and is still the same as mentioned therein.
- iv) That the vendors herein of the said land only and none else other than the vendors herein are the only owners of the said land and no one else has any right, title, interest, claim and/or demand in respect of the said land or any part or portion thereof.
- v) That it will be possible for the vendors herein, to hand over vacant and peaceful khas possession of the said land to the purchasers herein.
- vi) That the said land or any part or portion thereof is not subject to any encumbrance, demand, or attachment under the Public Demand Recovery Act, or under the Income Tax Act, 1961, or any other law, for the time being in force.
- vii) That no part or portion of the said land is subject to any notice of acquisition and/or requisition and/or the subject matter of alignment either by the Govt. of West Bengal, or the Government of India, or any other authority or authorities appointed in this regard by the Central and State Governments and the vendors neither have any knowledge nor notice about the same.
- viii) That the vendors herein are not holding any excess vacant land under the West Bengal Land Reforms Act, 1955 and/or any other law for the time being in force, and there is no impediment or bar on the part of the vendors to sell, convey, transfer, assure and assign the said land or any part or portion thereof.



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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Pargana

16 JAN 2015

- ix) That the vendors herein being the owners of the said land, neither had nor have sold nor had entered into any Agreement for Sale and/or Memorandum of Understanding, nor executed any Memorandum of Deposit of Title Deeds, nor deposited the title deed nor created any third party right in respect of any part or portion of the said land by way of lease and/or agreement to lease and/or agreement for tenancy and/or any agreement for sale and/or any joint venture agreement and/or any other agreement and/or arrangement by which any third party's right and/or rights of possession or otherwise, is created and/or is intended to be created in favour of any third party and were and still are in khas possession of the said land.
- x) That the vendors herein have paid all the panchayat rates, taxes and all other outgoing, including land revenue payable in respect of the said land, up to the date hereof and shall further pay and remain liable to pay the panchayat rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future.
- xi) That no suit or proceedings and/or any litigation is presently pending and/or instituted by any person and/or persons claiming any right over and in respect of the said land or any part or portion thereof.
- xii) That the vendors herein shall be solely and wholly responsible for all the costs, charges, expenses and consequences arising out of any misrepresentation on the part of the vendors and/or in case if any defect is found in the title of the vendors herein, in respect of the said land, or any part and/or portion thereof and the vendors herein shall remain responsible for the same, for all times hereafter and further indemnify and keep the purchasers indemnified against all suits, actions, claims, demands and proceedings arising there from.
- xiii) That no person and/or persons is in occupation of the said land, either as a tenant or otherwise nor any other person and/or persons has any right over and in respect of the said land or any part of portion thereof.



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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas.

16 JAN 2015

- xiv) That there is no thika tenant under the provisions of the West Bengal Thika Tenancy (Acquisition & Requisition) Act, 2001, or the erstwhile Kolkata Thika and other Tenancies and Lands (Acquisition & Regulation) Act, 1981, or otherwise in or on the said land or any part or portion thereof.
- xv) That there is no existing charge or mortgage in respect of the said land or any part or portion thereof.
- xvi) That the vendors have no difficulty in complying with all their respective obligations hereunder.

C. Relying on the aforesaid assurances, representations, undertakings and warranties of the vendors herein, believing the same to be true and correct and acting on the faith thereof, the purchasers herein have agreed to purchase and acquire the said land, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever, at and for the consideration and on the terms, conditions, covenants, rights, obligations, stipulations and restrictions hereinafter contained.

D. It is expressly clarified, understood and confirmed that it is only on the basis of the aforesaid assurances, representations, undertakings, warranties and indemnities of the vendors, that the purchasers have agreed to purchase and acquire the said land and would not have otherwise agreed to purchase the said land and/or any part or portion thereof, nor would have agreed to pay the amount as hereinafter appearing, in the absence of any of such representations, undertakings, warranties, assurances and indemnities by the vendors herein.

NOW THIS DEED WITNESSETH that in pursuance of the aforesaid and in consideration of a total sum of **Rs. 4,00,000/- (Rupees four lacs) only**, of the lawful money of the Union of India in hand and well and truly paid by the purchasers to the vendors herein, (the receipt whereof the vendors do and each one of them doth hereby admits and acknowledges as per the memorandum of consideration hereunder written and of and from the payment of the same and every part thereof forever releases, discharges and acquits the purchasers as also the said land hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be) the vendors do and each one of them doth hereby

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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

16 JAN 2015

grants, conveys, transfers, sells, releases, assigns and assures unto and in favour of the purchasers **ALL THAT** the piece or parcel of Raiyat Dakhali Satwa land containing an area of 4.0 (four) decimals, be the same a little more or less, comprised in and being the divided and demarcated part or portion of R. S. and L. R. Dag No. 2313 (8.0 decimals), the nature of land being sali, L. R. Khatian Nos. 3315, 3316 and 3317, Mouza Bonhooghly, Pargana Magura, Touzi No. 148, J. L. No. 65, Revenue Survey No. 209, Police Station Sonarpur, District Sub Registrar Alipore, 24 Parganas (South), Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of Bonhooghly No. 2 Gram Panchayat, District 24 Parganas (South), as more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and as shown and delineated in **RED** colour border on the map or plan annexed hereto, absolutely and forever, free from all encumbrances, charges, liens, lispendens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments, etc., whatsoever or howsoever **TOGETHER WITH** all easement rights of free egress and ingress together with the right to take sewerage, drain, electricity, water, gas telephone connection etc. independently from the main road to the said land with full right, liberty and license to the purchasers, their respective successors, successors in office, successors in interest, co-parceners, members and assigns and the owners for the time being of the said land hereby sold, transferred, conveyed, released, granted and assigned or expressed or intended so to be and the tenants, servants and all other persons authorised in that regard from time to time and at all times hereafter at their will and pleasure for all purposes connected with the use and enjoyment of the said land with unfettered and unencumbered right to carry drains, underground mains for gas and electricity, filtered and unfiltered water, or over head wires for electricity telephone, etc. **OR HOWSOEVER OTHERWISE** the said land or any part or portion thereof now are or is or at any time or times heretofore were or was butted bounded called known numbered described and distinguished **TOGETHER WITH** all yards, areas, sewers, drains, ditches, trees, paths, passages, water, watercourses and all manner of ancient or other lights, rights, liberties, privileges, easements, advantages and appurtenances whatsoever to the said land with or without any part thereof belonging or in any way appertaining to or used held occupied or enjoyed therewith or reputed to belong or be appurtenant thereto

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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

16 JAN 2015

AND all the estate right title interest inheritance reversion or reversions, remainder or remainders use trust possession property claim and demand whatsoever both in law or in equity of the vendors into and upon the said land and every part or portion thereof **AND** all deeds, pattahs, muniments, writings and evidences of title which in anywise relate to the said land or any part or portion thereof which now are or hereafter shall or may be in custody, power or possession of the vendors or persons from whom the vendors can or may procure the same without any action or suit at law or equity **AND TO HAVE AND TO HOLD** the said land hereby sold, granted, transferred, conveyed or otherwise expressed or intended so to be and every part thereof unto and to the use of the purchasers, their respective successors, successors in office, successors in interest, co-parceners, members and assigns absolutely and forever and free from all encumbrances whatsoever **AND** that the vendors do and each one of them doth hereby covenant with the purchasers that notwithstanding any act deed matter or thing heretofore done committed or knowingly suffered by the vendors to the contrary the vendors are jointly, collectively and equally the absolute lawful owners, absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said land and each and every part or portion thereof hereby sold granted transferred conveyed released assigned and assured as absolute and indefeasible and absolute estate or inheritance or equivalent thereto in fee simple without any manner or condition use trust or other thing whatsoever to alter defeat encumber or make void the same and that notwithstanding any such act deed or thing whatsoever as aforesaid **AND** that the vendors as owners have full power and absolute and indefeasible right and authority to sell, grant, convey and transfer the said land and each and every part or portion thereof unto and to the use of the purchasers in the manner aforesaid and according to the true intent and meaning of these presents **AND** that it shall be lawful for the purchasers at all times hereafter to peaceably and quietly enter into and upon and hold, possess, occupy and enjoy the said land and every part or portion thereof without any interruption or any lawful eviction interruption hindrances disturbances claim or demand whatsoever from of or by the vendors and/or any person or persons lawfully or equitably claiming any estate right title and interest whatsoever from under through or in trust for the vendors **AND** that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs, charges and expenses of the vendors

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District Sub-Registrar-IV
Registrar U/S 7(3) of
Registration Act 1908
Alipore, South 24 Parganas

16 JAN 2015

well and sufficiently saved, defended kept harmless and indemnified of, from and against all and all manner of former or other estates, encumbrances, charges, liens, lispens, attachments, trusts, claims, demands, mortgages, Wakfs, debutters, debts, uses, executions, liabilities, prohibitions, restrictions, leases, tenancies, licenses, requisitions, acquisitions and alignments whatsoever had made done executed occasioned or suffered or created by the vendors or any person or persons claiming from through under or in trust for them in to and upon the said land hereby granted, sold, transferred, conveyed, released, assigned and assured or expressed or intended so to be unto and to the use of the purchasers for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same **AND** that the vendors and all persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said land hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof from through under or in trust for the vendors shall and will from time to time and at all times hereafter at the request and costs of the purchasers make do acknowledge and execute or cause to be made done acknowledged and executed all such further acts deeds matters things and assurances whatsoever for further better and more particularly effectual or satisfactorily granting transferring and assuring the said land hereby sold granted transferred conveyed assigned and assured and every part or portion thereof unto and to the use of the purchasers as shall or may be reasonably required **AND** the purchasers shall be at liberty to get their respective names duly mutated with any authority or authorities for the time being appointed in this behalf and the vendors do and each one of them doth hereby grants his consent in that regard and shall be bound to submit any petition of consent or otherwise if so required by any authority in course of any proceedings, including panchayat proceedings **AND** the vendors herein shall remain liable to pay the panchayat rates and taxes including all outgoings and land revenue in respect of the said land, to any authority or authorities appointed in this regard, if not already paid and if found to be payable and/or outstanding in future **AND** if for any reason whatsoever any defect of any kind is found in respect of this deed, the vendors and each one of them shall be bound and prepared to sign execute and get registered at the costs, charges and expenses of the purchasers, any kind of Deed and/or Deeds of Rectification as may be necessary

Contd. . .



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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

16 JAN 2015

and required to be executed and registered in favour of the purchasers to ensure perfect title of the purchasers in respect of the said land or any part or portion thereof and the vendors do and each one of them doth hereby authorizes the purchasers and gives his consent for the same **AND** the vendors shall unless prevented by fire or some other irresistible force from time to time and at all times hereafter upon reasonable request and at the cost of the purchasers produce or cause to be produced for inspection to the purchasers or to their Attorney/s or agent/s or before or at any trial commission examination tribunal board or authority for inspection or otherwise, if any, as the occasion shall require, the original title deeds and/or any other documents, if any, in connection with the title of the said land, which are now in vendors' possession, in connection with the said land other than what are being handed over by the vendors to the purchasers at the time of execution and registration of these presents, and also shall at the like request and costs of the purchasers deliver and/or cause to be delivered to the purchasers such attested or other copies or extracts there from as the purchasers may require and shall in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled and shall protect the same from fire and/or any other hazards which can or may cause damage to the same **AND** the vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter, or thing whereby the said land hereby granted, sold, conveyed, transferred, released, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title **AND** the said land hereby sold, transferred and conveyed unconditionally and absolutely vests in the purchasers by virtue of these presents and the purchasers shall be at liberty to dispose of the said land or any part or portion thereof in any way and in any manner whatsoever by way of sale, lease, gift etc. and neither the vendors nor any one on behalf of the vendors shall ever assert/raise any objection thereto and if ever so raised, the same shall be rejected by all and/or any Court of law **AND** the vendors do and each one of them doth hereby delivers vacant and peaceful khas possession of the said land to the purchasers.



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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
16 JAN 2015

THE SCHEDULE ABOVE REFERRED TO:

"SAID LAND"

ALL THAT the piece or parcel of Raiyat Dakhali Satwa land containing an area of **4.0 (four) decimals**, be the same a little more or less, comprised in and being the divided and demarcated part or portion of **R. S. and L. R. Dag No. 2313** (8.0 decimals), the nature of land being salis, **L. R. Khatian** Nos. 3315, 3316 and 3317, **Mouza Bonhooghly**, Pargana Magura, Touzi No. 148, J. L. No. 65, Revenue Survey No. 209, Police Station Sonarpur, District Sub Registrar Alipore, 24 Parganas (South), Additional District Sub Registrar Sonarpur, 24 Parganas (South), within the limits of Bonhooghly No. 2 Gram Panchayat, District 24 Parganas (South), as shown and delineated in **RED** colour border on the map or plan annexed hereto and butted and bounded in the manner following that is to say:

ON THE NORTH: By Mouza Sripur Bagharghole;

ON THE EAST: By R. S. and L. R. Dag No. 2317;

ON THE WEST: By R. S. and L. R. Dag No. 2312 and

ON THE SOUTH: By the remaining part or portion of R. S. and L. R. Dag No. 2313

OR HOWSOEVER OTHERWISE the same are is was or were heretofore butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the vendors hereto have hereunto set and subscribed their respective hands, seals and signatures the day month and year first above written.

SIGNED SEALED AND DELIVERED by the
VENDORS at Kolkata in the presence of:

Anwar ali Molla.

1.

*Sufficiently
Sufficiently
Sufficiently
2019-2019*

2.

*Hansdas Sarda
10A, Raudas Street,
Kolkata - 700017.*

3. *Sharu Mondal*

Drafted by me:

Mahajan.

Mayank Kakrania
Advocate,
High Court,
Calcutta.

Enrolment No. WB/1287A/99

*শ্রী সত্যজিৎ চন্দ্র
শ্রী সত্যজিৎ চন্দ্র*
Read over and explained the contents
of this document in Bengali.
D. Sarda.



(Handwritten signature)

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
16 JAN 2015

RECEIPT AND MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of Rs. 4,00,000/- (Rupees four lacs) only, being the full consideration money payable to the vendors herein, as per the memo of consideration written herein below:

1. By Reserve Bank of India Currency Notes paid to the vendor no. 1.	Rs. 133,334/-
2. By Reserve Bank of India Currency Notes paid to the vendor no. 2.	Rs. 133,333/-
3. By Reserve Bank of India Currency Notes paid to the vendor no. 3.	<u>Rs. 133,333/-</u>
	Total: Rs. 4,00,000/-

(Rupees four lacs) only.


WITNESSES:

1. *शिवम बाबा*
शिवम बाबा (शिवम), त्रिवेणी
बंगलूर - २०९
2. Haridas Sundar
10A, Rawdon Street
Kolkata - 700 017.
3. Jhoru Mondal
Plot VII Bonhuaghy
Somwar Pur
24 Parganas (S)

Anwar ali Molla.

शिवम बाबा (शिवम)
शिवम बाबा (शिवम)




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

16 JAN 2015

SPECIMEN FORM FOR TEN FINGERPRINTS



Ansar ali Molla.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



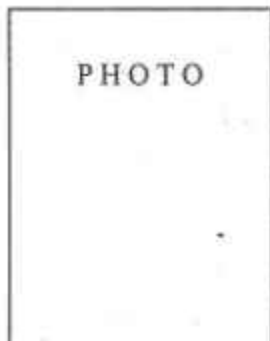
Pravin Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Pravin Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					









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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas












16 JAN 2015

SPECIMEN FORM FOR TEN FINGERPRINTS

 (RAJ KUMAR KHAITAN)		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

 (RAVINDRA KHAITAN)		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

 Ankit Sathua		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

 Sanjay Kumar Khaitan		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

16 JAN 2015

SPECIMEN FORM FOR TEN FINGERPRINTS

Pravin (DIPAVAN) (110317)										
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Xatalki Choushny										
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sanjit Kumar Roy										
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Saiter Naker										
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger








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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

16 JAN 2015

SPECIMEN FORM FOR TEN FINGERPRINTS

 Sankar Prasad										Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
										Left Hand				
Right Hand					Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger					
														
														

 Mohan (KAMAL BAKU)										Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
										Left Hand				
Right Hand					Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger					
														
														

 Jay Kumar Choudhary										Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
										Left Hand				
Right Hand					Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger					
														
														

 Anil Kumar Singh										Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
										Left Hand				
Right Hand					Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger					
														
														



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District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

16 JAN 2015


1909
1910
1911
1912



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 3392 to 3419
being No 00298 for the year 2015.




(Tridip Misra) 19-January-2015
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R. - IV SOUTH 24-PARGANAS
West Bengal