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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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

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

17 FEB 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this day of 15th Feb.
Two Thousand and Eleven (2011)

BETWEEN

MD. AMPE MONDAL, son of Md. Garib Mondal, by faith -
Muslim, by occupation - Business, by Nationality- Indian,

188964

M. J. Amplema

NAME _____
ADD/ADV _____
RS _____
24 JAN 2011
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road

*Hatiana
Rajarhat
24 Jan*



Identified by me:
Pandip Saha
Advocate
High Court, Calcutta.

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

AND

SHAHANAS SALEEM, wife of Salim Makkar, by faith- Muslim, by occupation- House wife, by Nationality- Indian, residing at 25B, Royed Street, Police Station – Park Sheet, Kolkata- 700 016, hereinafter called as the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include excluded her heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Sk. Roichuddin Sahab was the recorded owner and possessor of a plot of land measuring 0.23 Satak of land more or less lying in and situated at Mouza- Hatiara, Touzi No. 1074, Hal Khatian – 1820, within the limit of Rajarhat Police Station, District North 24 Parganas.

AND WHEREAS the said Sk. Roichuddin Sahab has sold, transferred and conveyed all that piece and parcel of land measuring 0.23 Satak under Mouza- Hatiara, Touzi No. 1074 Hal Khatian No. 1820 of the aforesaid property to Sk. Anichuddin by



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registered Deed of Conveyance dated 23.5.1979 a registered at ADSRO, Cossipore Dum Dum, Book No. 1, Volume No. 78, Pages 77 to 79, Deed No. 3790.

AND WHEREAS the said Sk. Anichuddin has sold, transferred and conveyed all that piece and parcel of land 0.23 Satak under Mouza - Hatiara, Touzi No. 1074, Hal Khatian No. 1820 of the aforesaid property to Mahadeb Ghosh by registered Deed of Conveyance dated 18-01-1980 and registered at A.D.S.R. office Cossipore, Dum Dum, Book No. 1, Volume No. 2, Pages 218 to 220 Deed No. 275.

AND WHEREAS the said Mahadeb Ghosh has sold, transferred and conveyed all that piece and parcel of land 0.23 Satak under Mouza- Hatiara, Touzi No. 1074, Hal Khatian No. 1820 of the aforesaid property to Md. Nijamuddin by registered Deed of Conveyance dated 06.03.1991, Book No. 1, A.D.S.R. office Bidhan Nagar, Salt Lake City, North 24 Parganas, Deed No. 1592.

AND WHEREAS by virtue of aforesaid Deed of Conveyance the said Md. Nijamuddin became the absolute owner of the entire aforesaid properties lying under Mouza- Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, Dag No. 661 and 626, Khatian No. 3048 and now fully seized and possessed of otherwise and



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sufficiently entitled to as the sole an absolute owner of aforesaid plot of land and enjoy the same by paying all the taxes to the proper authorities with the absolute power to dispose of the same to anybody in anyway whatsoever free from all encumbrances.

AND WHEREAS the said Md. Nijamuddin has also sold, transferred and conveyed ALL THAT aforesaid plot of land measuring 5 Satak out of the aforesaid plot of land measuring 23 Satak to Md. Amppa Mondal, son of Late Gorib Mondal by a registered Deed of Conveyance dated 31-5-1994, registered at A.D.S.R.O. Bidhan Nagar, Salt Lake City. Copies in Book No. 1, Volume No. 229, Pages no. 139 to 146, Being no. 10548 for the year 1994 situated at Mouza – Hatiara, J.L. No. 14, R.S. No. 188, Touzi – 1074, Hal Khatian – 1820, C.S. Khatian No. 3048, Dag No. 626 and 661, Police Station- Rajarhat, District of North 24 Parganas.

AND WHEREAS the vendor herein is the absolute owner and possessor all that aforesaid plot of land by virtue of aforesaid Deed of Conveyance and is now fully seized and possessed of otherwise well and sufficiently entitled to as the sole absolute owner of the aforesaid plot of land and enjoy the same by pay all the taxes to the proper authorities with the absolute power to dispose of the same to anybody in anyway whatsoever free from all encumbrances.

AND WHEREAS the vendor (herein named Ampe Mondal) herein has agree to sell and the purchaser herein has agreed to purchase ALL THAT aforesaid plot of land measuring 02 Satak out-of 5 Satak in R.S. Dag No. 661 under Danga land morefully and particularly described in the Schedule hereunder written and shown on annexed site plan or map marked by RED border at or for the total consideration of Rs,25,000/- (Rupees Twenty Five Thousand) only.

NOW THIS INDENTURE WITNESSETH that in pursuance verbal agreement and in consideration a sum of Rs.25,000/- (Rupees Twenty five Thousand) only paid by the purchaser to the vendor on or before the execution of these presents the receipt whereof the vendor doth hereby as well as by the receipt hereunder in the memo of consideration admit and acknowledge and free the same forever acquit release discharge and exonerate the purchaser as well as the said land intended to do hereby, granted and conveyed and the vendor doth as the absolute owner and being in use occupation possession and enjoyment of the said measuring an area 02 Satak out-of 5 (five) Satak in R.S. Dag No. 661 more or less fully described in the Schedule hereinafter written and shown on the annexed with plan or map marked by RED border together with all benefits of passages, ways, water ways, rights, liberties, privileges, all manner of easement and



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appurtenances belonging and all the estate right, title interest claim and demand whatsoever of the vendor into or upon the same and every part thereof TO HAVE AND TO HOLD the said piece or parcel of land hereby granted, conveyed, transferred and assigned and intended so to be unto and to the use the purchaser therein absolutely and forever free from all encumbrances charges attachments liens, etc. whatsoever and free from all encumbrances, acquisition and requisition and alignments any claims or adverse possession of the same and the vendor do hereby covenant with the purchaser as under:-

1. That notwithstanding any acts, deed or things hereto before done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property free from all encumbrances, attachments or defect in title whatsoever and that the vendor has full power and absolute authority to sell the said property in manner aforesaid.
2. That the purchaser earlier have paid to the vendor on advance Rs.25,000/- (Rupees Twenty Five Thousand) only by cash.



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3. That it is agreed by the parties that of the title shall not found good and marketable, then the purchaser has the absolute liberty to claim the losses.
4. That the purchaser shall hereafter peacefully and quietly hold possess and enjoy the said property in Khas without any claim or demand whatsoever from the vendor or any claiming through or under her.
5. Further that the vendor his heirs, executors, administrators representatives, or assigns, covenant with the purchaser her heirs, executors, administrators, representatives or assigns covenant with the purchasers his heirs executors, administrators, representatives or assigns to save harmless indemnify and keep indemnified the purchasers their heirs executors administrators or assigns free or against all encumbrances charges and equities whatsoever.
6. That the Vendor her heirs, administrators, or assigns further covenant that the vendor or she shall at the request and cost of the purchaser their heirs, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly assuring and conveying the said



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property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed.

7. That the purchasers herein will be entitled to mutate their names in respect of the said piece or parcel of land with common passages with the authorities concerned and will pay the proportionate sum of revenue to the State of West Bengal.
8. That the land fully described in the schedule hereinafter written stands retained by the vendor through operation of family ceiling as envisaged in chapter II-B West Bengal Land Reforms Act.
9. And that the said piece or parcel of land or any part or portion thereof or any interest therein has not vested in and/or is not acquire by the state of West Bengal Estate Acquisition Act 1956 or statutory modification thereof or under the Urban Land Ceiling and Regulations Act 1976 or any other law for the time being in force.
10. ALL the taxes land revenue and impositions payable in respect of the said property upto date of these presents have been fully paid by the vendor and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period upto the date hereof, the



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same shall be deemed to be the liability of the vendor and realizable from the vendor.

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

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

(Description of land hereby sold and conveyed)

ALL THAT piece and parcel of Danga Land measuring an area measuring 02 (two) Satak out of 05 (five) Satak in R.S. Dag No. 661 under Danga Land under Mouza Hatiara, J.L. No. 14, R.S. No. 188 Touzi No. 1074, Hal Khatian 1820, L. R. Khatian No. 3048 within the Local limits of Rajarhat Gopalpur Municipality being Municipal Ward No. 10 within the jurisdiction of Rajarhat Police Station : District North 24 Parganas, Kolkata under A.D.S.R. Office Bidhan Nagar (Slat Lake City) in the District North 24 Parganas in the state of West Bengal.

It is clearly stated herein that the vendor herein sold and conveyed total land measuring 02 (two) Satak out of 05 (five) Satak in R.S. Dag No.661 under Danga Land more or less unto and in favour of the purchaser herein which more fully shown in the annexed site plan or map marked by **RED** border and the



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same shall be treated as a part of this indenture and the said land is butted and bounded as under:

ON THE NORTH BY : Rest of land R.S. Dag No. 661 (P), 626 (P)
ON THE SOUTH BY : Land of Hazi Md Hanif Sardar.
ON THE EAST BY : Land of Hazi Md. Hanif Sardar & Anisuddin ~~and friends~~
ON THE WEST BY : Land of Anisuddin. Hazi Md. Hanif Sardar.

AMPE-MONDAL

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

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

1. Pradip Saha Adv
 High Court, Calcutta

AMPE-MONDAL

SIGNATURE OF THE VENDOR

2. K. Anisuddin
 Rajabailat
 KOL-135

DRAFTED BY ME:

Pradip Saha.

PRADIP SAHA

Advocate

High Court, Calcutta.

Phone 98303-85632.



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RECEIPT

RECEIVED of and from the withinnamed **PURCHASER** the within mentioned sum of Rs.25,000/- (Rupees Twenty Five Thousand) only in full payment of the consideration money as memo below:

MEMO OF CONSIDERATION

Paid in Cash		<u>Rs. 25,000.00</u>
	Total :	<u>Rs. 25,000.00</u>

(Rupees Twenty Five Thousand) only.

WITNESSES

1. *Pradip Saha*
Adv.

AMPE. MONDA

SIGNATURE OF THE VENDOR

2. *K. Subiadda*
Rajwala
XOL-135



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

15 FEB 2011

SPECIMEN FORM FOR TEN FINGERPRINTS



Shahar

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



ANFE-MONDAL

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

PHOTO

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

PHOTO

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



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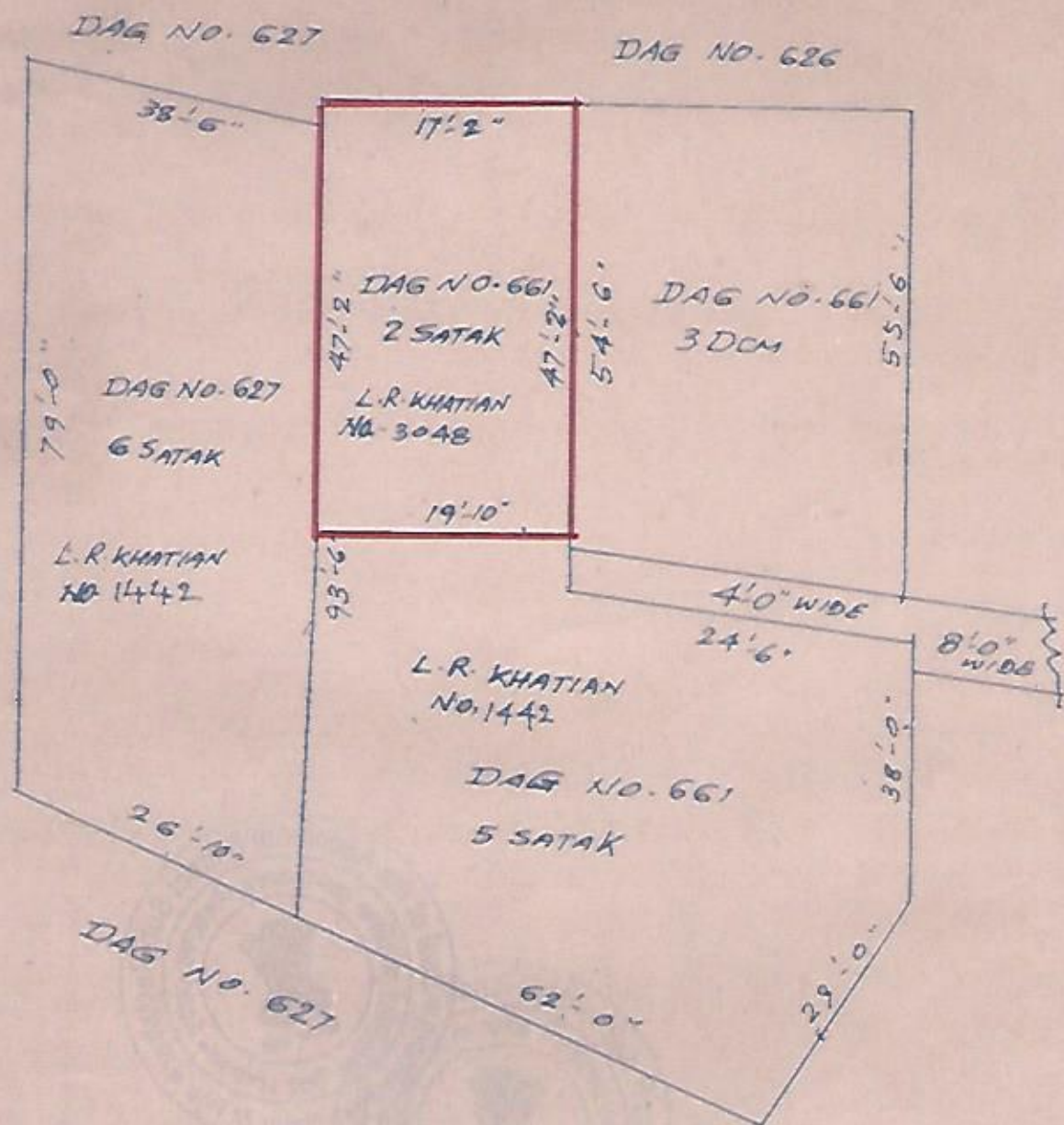
PLAN OF LAND OF R.S. DAG NO. 661 (P), R.S. KHATIAN NO. 1415,
KHATIAN NO. 3048, AT MOUZA - HATIARA, J.L. NO. 14, WARD NO. 10,
UNDER RAJARHAT GOPALPUR MUNICIPALITY, P.S. - RAJARHAT,
DIST. - NORTH 24- PARGANAS.

SCALE = N.T.S.

N



R.S. DAG NO.	AREA OF LAND
661 (P)	2 SATAK



AMPE MONDAL

AMPE MONDAL
SIG. OF VENDOR

Shaher

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

Traced By
Shaher
30/1/2018
Kot. 1.



Addl District Sub-Registrar
Bidhan Nagar (Salt Lake City)
15 FEB 2011



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

Endorsement For Deed Number : I - 01771 of 2011
(Serial No. 01850 of 2011)

Exempted (on 17/02/2011)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR




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

ADDITIONAL DISTRICT SUB-REGISTRAR

17/02/2011 11:50:00

17 FEB 2011

EndorsementPage 2 of 2



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

Endorsement For Deed Number : I - 01771 of 2011
(Serial No. 01850 of 2011)

On 15/02/2011

Payment of Fees:

Amount By Cash

Rs. 2544/-, on 15/02/2011

(Under Article : A(1) = 2530/- ,E = 14/- on 15/02/2011)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-230818/-

Certified that the required stamp duty of this document is Rs.- 13869 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

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

Presented for registration at 13.40 hrs on :15/02/2011, at the Office of the A. D. S. R. BIDHAN NAGAR by Ampe Mondal ,Executant.

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

Execution is admitted on 15/02/2011 by

1. Ampe Mondal, son of Md. Garib Mondal , Village:Hatiara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Business

Identified By Pradip Saha, son of . . , High Court, District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Advocate.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 17/02/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23,4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Deficit stamp duty

Deficit stamp duty Rs. 8870/- is paid on 17/02/2011 State Bank of India, DALHOUSIE SQUARE, received on 17/02/2011

Payment of Fees:

Amount By Cash

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



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

ADDITIONAL DISTRICT SUB-REGISTRAR

17/02/2011 11:50:00

17 FEB 2011

EndorsementPage 1 of 2

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. 01850 / 2011

Name of the Presentant

Name of the Presentant	Signature with date
Ampe Mondal	Ampe MONDAL 15-2-11

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ampe Mondal Address -Village:Hatiara, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self		 LTI	Ampe MONDAL
			15/02/2011	15/02/2011	

Name of Identifier of above Person(s)

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

Signature of Identifier with Date

Pradip Saha
 15/2/11



(Handwritten signature in green ink)

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BIDHAN NAGAR
 Bidhan Nagar (Salt Lake City)

Certificate of Registration under section 60 and Rule 69.

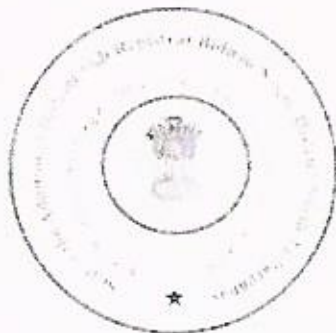
Registered in Book - I
CD Volume number 3
Page from 14597 to 14614
being No 01771 for the year 2011.




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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 501
Page from 1 to 21
being No 01771 for the year 2011.




(Debasish Dhar) 10-March-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal