

11132

I - 10354/2013



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

A 996543

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

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

26 AUG 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on this the 26th day
of August, Two Thousand Thirteen (2013), BETWEEN

Contd.....P/2

4381

26.8.13

5000/-

ক্রোতার নাম

Fardaan Makkar

সং

স্টাম্প ডেভার দ্বারা

25B, Royed Street-

Kof-16.

বিধান নগর (সল্টলেক সিটি) এ ডি এস বার

মোট স্টাম্প ক্রয় তাং

মূল্য নং

মোট কত টাকা বাকি

টেকারী বারাকপুর ডেভার মিতা দত্ত

07 AUG 2013

540000



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

26 AUG 2013

Niyamuddin Mon D Ak
S/o Allauddin Mondal
Of Hatiana, P.S. Newtown
Kofkaldā - 700157
occ - Business.

(2)

MD. AMPEE MONDAL, son of Late Md. Garib Mondal, by Faith-Islam, by Nationality- Indian, by Occupation - Business, residing at Hatiara, P.S. Newtown formerly Rajarhat, Kolkata-700059, 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 occupation - Student, by Nationality - Indian, residing at 25B, Royed Street, P.S - Park Street, Kolkata-7000 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 12/12/1992 registered at A.D.S.R.O. Bidhannagar (Salt Lake City), copied in Book No. I, Volume No. 227, Pages 139 to 146, Being No. 10548 for the year 1992 one Md. Nizamuddin, son of Sk. Anichaddin of Hatiara was sold, transferred and conveyed to Md. Ampee Mondal (the Vendor herein) ALL THAT piece or parcel of Danga land measuring an area 3 (Three) Cottahs more or less out of 69 Decimals comprised in R.S. Dag Nos. 625, 626, 627 & 661 under R.S. Khatian No. 1417 Khanda R.S. Khatian No. 1820 situated at Mouza - Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, P.S. Newtown formerly Rajarhat, in the District of North 24-Parganas.

Contd....P/3.



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

26 AUG 2013

(3)

AND WHEREAS by a Deed of Conveyance dated 15/02/2011 registered at A.D.S.R.O. Bidhannagar (Salt Lake City), copied in Book No. I, CD Volume No. 3, Pages 13998 to 14010, Being No. 01742 for the year 2011 one Hazi Md. Hanif Sardar, son of Late Hamijuddin Sardar of Hatiara, sold, transferred and conveyed to Md. Ampee Mondal (the Vendor herein) ALL THAT piece or parcel of Danga land measuring an area 02 (Two) Decimal more or less out of 36 Decimals comprised in R.S. Dag No. 626, under R.S. Khatian No. 1417 Khanda R.S. Khatian No. 1820 situated at Mouza – Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, P.S. Newtown formerly Rajarhat, in the District of North 24-Parganas.

AND WHEREAS at the time of L.R. Settlement Operation Md. Ampee Mondal (the Vendor herein) duly mutated his name under L.R. Khatian No. 3048 comprised in R.S. Dag No. 626 in his share 0.0833 measuring an area 03 Decimal and comprised in R.S. Dag No. 661 in his share 0.0266 measuring an area 02 Decimal, at Mouza – Hatiara, J.L. No. 14, P.S. Newtown formerly Rajarhat, in the District of North 24-Parganas.

AND WHEREAS the aforesaid Md. Ampee Mondal (the Vendor herein) has become well seized and possessed the aforesaid purchased and recorded land and enjoyed the same with good right and absolute power of ownership and has every right to transfer the said land to any body in any way.

AND WHEREAS the aforesaid Vendor has agreed to sell and the Purchaser has agreed to purchase a plot of land measuring an area 3 (Three) Cottahs 5 (Five) Chittacks 43 (Forty Three) Square Feet be the same a little more or less comprised in R.S. Dag Nos. 626 & 661 both under R.S. Khatian No. 1417

Contd....P/4.



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

26 AUG 2017

(4)

Khanda R.S. Khatian No. 1820, L.R. Khatian No. 3048 at Mouza—Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074 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. 10,12,500/-** (Rupees Ten Lacs Twelve Thousand Five Hundred) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 10,12,500/-** Rupees only paid by the Purchaser to the Vendor on or before the execution of these presents the receipt whereof Vendor doth hereby as well as by the receipt hereunder in the memo of consideration admit and acknowledge and free the same for ever acquit release discharge and exonerate the Purchaser as well as the said land intended to be hereby, granted and conveyed and the Vendor doth hereby as the absolute owner and being in use occupation possession and enjoyments of the said land more fully described in the Schedule hereunder written fully benefit of passage, ways, under ground water ways, or drainage a system, electric lines, telephone lines, all rights liberties, privileges all manner or easements and appurtenances belonging and all the states rights, title and interest property claim and demand whatsoever of the Vendor into set out of and upon and the said piece or parcel of land hereby conveyed unto the Purchaser. IN FURTHER purchase of the said agreement and consideration TO HAVE AND TO HOLD the said piece or parcel of land herein comprised and hereby granted, conveyed, transferred and assigned or intended to be so unto the Purchaser absolutely and for ever free from all encumbrances the Vendor doth hereby conveyed with the Purchaser That interest which the Vendor profess to transfer subsist and he has good right full power absolute authority,

Contd....P/5.



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

26 AUG 2017

(5)

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 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 mutata his name in respect of the said piece or parcel of land with the authorities concerned.

Contd....P/6.



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

26 AUG 2017

(6)

THE SCHEDULE OF THE PROPERTY ABOVE REFERED TO:-

AMPEE-MONDAL

ALL THAT piece or parcel of Danga Land measuring an area 3 (Three) Cottahs 5 (Five) Chittacks 43 (Forty Three) Square Feet be the same a little more or less i.e. land measuring 3 (Three) Cottahs 18 (Eighteen) Square Feet comprised in R.S. Dag No. 626 and land measuring 5 (Five) Chittacks 25 (Twenty Five) Square Feet comprised in R.S. Dag No. 661 both under R.S. Khatian No. 1417 Khanda R.S. Khatian No. 1820, L.R. Khatian No. 3048, 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. 4 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. 3/B.

ON THE SOUTH BY : 4' Feet Wide Com Pass & Plan Plot No. 5/B.

ON THE EAST BY : Plan Plot No. 2/B.

ON THE WEST BY : Plan Plot No. 5/A.

Contd....P/7.



Additional District Sub-Registrar
Salarhat, New Town, North 24 Parganas.

26 AUG 2013

(7)

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. *Miyamuddin Mon DAZ*
of Hattara, Kol-157

AMPEE MONDAL

SIGNATURE OF THE VENDOR

2. *Julfikker Ali*
of Jatragachi
KOL-157

DRAFTED BY

Julfikker Ali

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

TYPED BY

SK. MAINUL

SK. MAINUL
Mondalganti, Kol-52.

Contd....P/8.



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

26 AUG 2013

(8)

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser the within mentioned sum of **Rs. 10,12,500/-** (Rupees - Ten Lacs Twelve Thousand Five Hundred) only in full payment of the consideration money as per Memo below :-

MEMO

1. Paid by Cheque, Vijaya Bank, Cheque No.017141, **Rs. 2,00,000/-**
2. Paid by Cheque, Vijaya Bank, Cheque No.066864, **Rs. 3,00,000/-**
3. Paid by Cheque, Vijaya Bank, Cheque No.066865, **Rs. 3,00,000/-**
4. Paid by Cash **Rs. 2,12,500/-**

Total Amount Rs. Rs. 10,12,500/- (Rupees - Ten Lacs Twelve Thousand Five Hundred) only.

WITNESSES

1. *Nijomeddin Mon DAL*

2. *Juffikhor Ali,*

Amlee MONDAL

SIGNATURE OF THE VENDOR

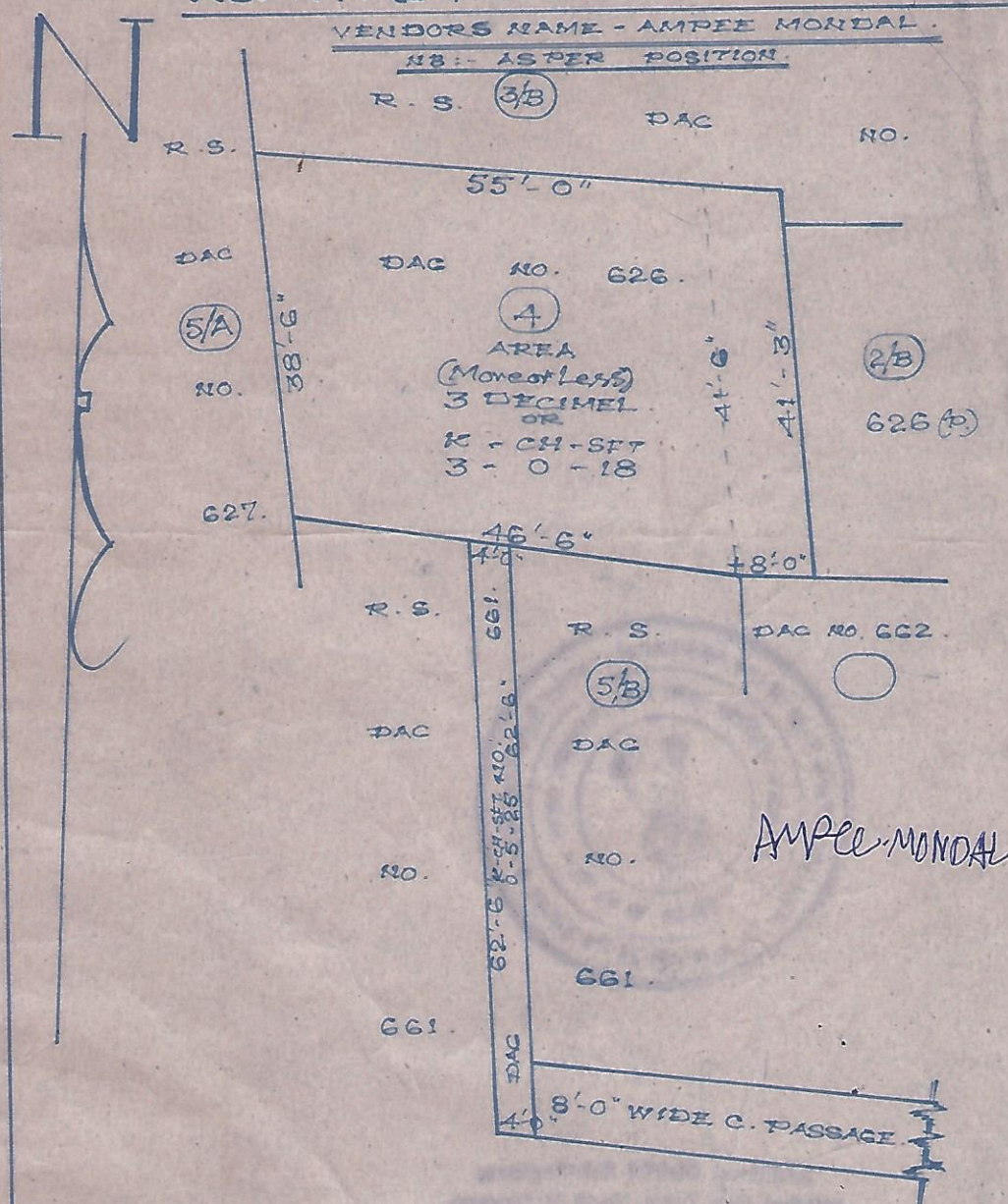


Additional District Sub-Registrar
Salarhat, New Town, North 24-Parganas

26 AUG 2013

SITE PLAN ON PLOT NO. (4) IN PORTION OF R.S.DAG NOS. 626 & 661. R. S. KH. NO. 1415; KHANDAKH. NO. 1820. HAL. R. S. KH. NO. 1417. L. R. KH. NO. 3048. OF MOUZA HATIARA J. L. NO. 14. R. S. NO. 188. UNDER WARD NO. 19. WITHIN RAJARHAT-GOPALPUR MUNICIPALITY. P. S. - RAJARHAT-NEW-TOWN. DIST. -

NORTH 24 PGS. SCALE - 1" = 20'-0"



COPIED BY

SCHEDULE OF LAND :-

M. Behera
7.6.2013
MD MAHAMUD RAHAMAN
SURVEYOR & PLAN MAKER
REGD NO 12353
VILL ATGHARA P O R.GOPALPUR
R.G.M. KOLKATA-136
MOB NO 98301-99084

AREA ON DAG NO.	AREA ON DAG NO.	TOTAL AREA
626	661	(More or Less)
K-CH-SFT	K-CH-SFT	K-CH-SFT
3-0-18	0-5-25	3-5-43



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

26 AUG 2017

MD MAHAMUD RAHAMAN
SUB-REGISTRAR
SALARHAT, NEW TOWN, NORTH 24-PARGANAS
DISTRICT OF NORTH 24-PARGANAS

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

 Jardaam Malekar	LH					
	RH.					

Jardaam Malekar

ATTESTED :-

 Anjee Mondal	LH					
	RH.					

ATTESTED :-

Anjee Mondal

 PHOTO	LH					
	RH.					

ATTESTED :-



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

26 AUG 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. 11132 / 2013, Deed No. (Book - I , 10354/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Md Ampee Mondal Hatiara, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	 26/08/2013	 LTI 26/08/2013	AMPEE MONDAL 26/8/13

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

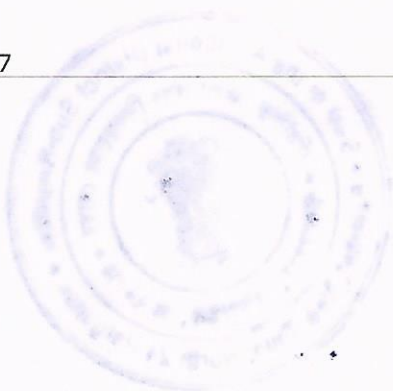
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Md Ampee Mondal Address -Hatiara, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 26/08/2013	 LTI 26/08/2013	AMPEE MONDAL

Name of Identifier of above Person(s)

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

Signature of Identifier with Date

Nigamuddin Mondal
26/8/13





5 & 100 2018



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

Endorsement For Deed Number : I - 10354 of 2013
(Serial No. 11132 of 2013 and Query No. 1523L000018224 of 2013)

On 26/08/2013

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.

Payment of Fees:

Amount by Draft

Rs. 14842/- is paid , by the draft number 125973, Draft Date 26/08/2013, Bank Name State Bank of India, Terminus Building New Town, received on 26/08/2013

(Under Article : A(1) = 14828/- ,E = 14/- on 26/08/2013)

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.-13,48,889/-

Certified that the required stamp duty of this document is Rs.- 80953 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 40000/- is paid , by the draft number 125971, Draft Date 26/08/2013, Bank : State Bank of India, Terminus Building New Town, received on 26/08/2013
2. Rs. 35953/- is paid , by the draft number 125972, Draft Date 26/08/2013, Bank : State Bank of India, Terminus Building New Town, received on 26/08/2013

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

Presented for registration at 13.56 hrs on :26/08/2013, at the Office of the A.D.S.R. RAJARHAT by Md Ampee Mondal ,Executant.

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

Execution is admitted on 26/08/2013 by

1. Md Ampee Mondal, son of Lt Md Garib Mondal , Hatiara, Thana:-Rajarhat, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Muslim, By Profession : Business
Identified By N Mondal, son of A 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

26 AUG 2013

(Debasish Dhar)
Additional District Sub-Registrar
EndorsementPage 1 of 1

26/08/2013 14:11:00



24 AUG 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 7209 to 7222
being No 10354 for the year 2013.




(Debasish Dhar) 26-August-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal