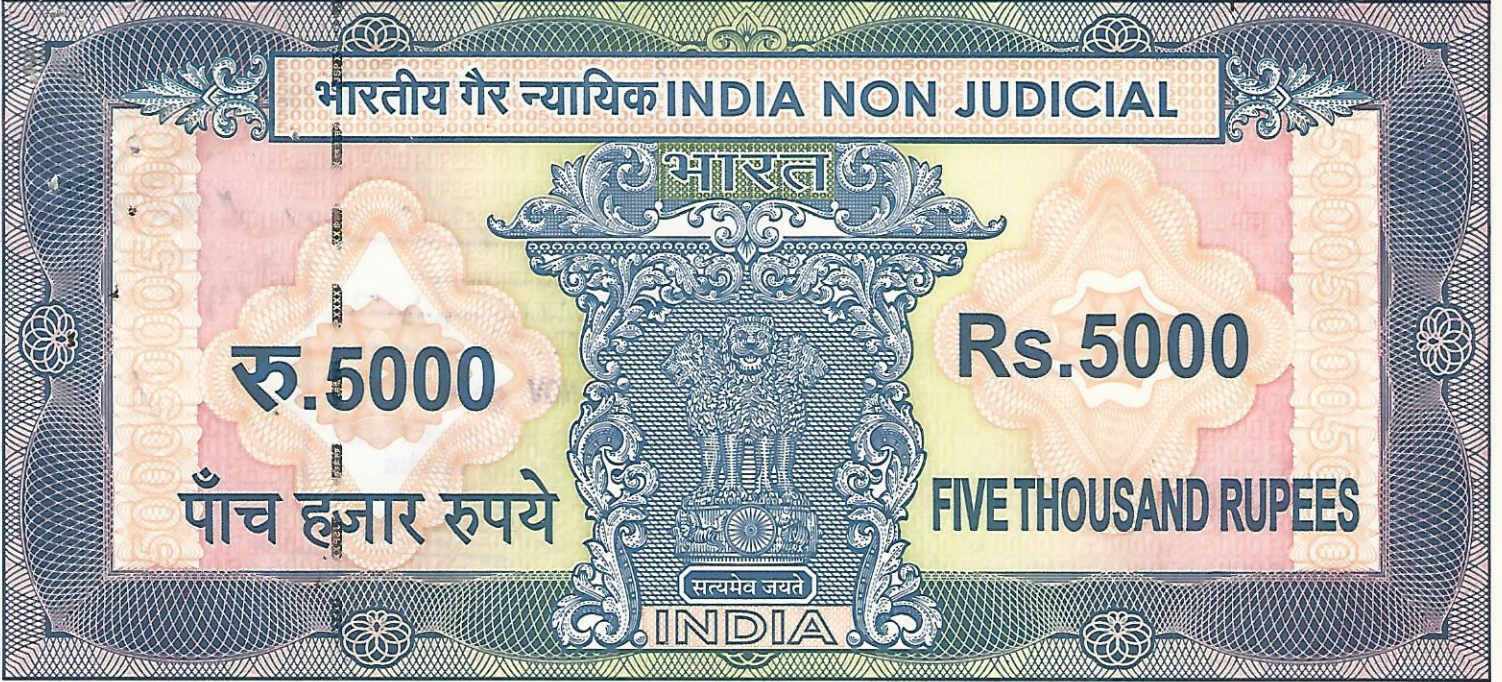


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पश्चिम बंगाल WEST BENGAL

A 232320

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

Signature

Additional District Registrar
Subd. New Town, North 24-Parganas

17 JUL 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 17th day of July, Two Thousand and Eleven (2013)

BETWEEN

SK. YEASIN, son of Late Sk.Mohiuddin Sardar, by faith - Muslim, by occupation - Business, by Nationality - Indian,

Sk. Yasmin

115460

Fardann Markkar

NAME
ADD/ADV. 25/SE
RS.
17 NOV 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, New Town

Royd St

29-16

17 NOV 2017



(Shyamsin)

Additional District Sub-Registrar
New Town, North 24 Parganas

17 JUL 2013

Julfikker Ali
S/o Lt. Harun Rashid,
of Jatrajuchi
P.S. New Town
Kot-157,
Business.

residing at Hatiara (Purba Para), Police Station – Rajarhat, New Town, District- North 24 Parganas, hereinafter called as the **'VENDOR'/ 'LAND OWNER'** (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

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

WHEREAS one Late Sk. Mohiuddin Sardar was the owner in respect of the Land comprised with District North 24 Parganas, Police Station Rajarhat, New Town, Additional sub Registry Office at Salt Lake (Bidhan Nagar) Mouza – Hatiara, L.R. Khatian No.2208, Touzi No.1074, J.L. No.14, R. S. Dag No. 661, 18 Satak Land out of 28 Satak Land, R. S. Dag No. 939, 09 Satak Land out of 09 Satak Land, R. S. Dag No. 962, 13 Satak Land out of 51 Satak Land, R. S. Dag No. 626, 24 Satak Land out of 24 Satak Land and R. S. Dag No. 627, 15 Satak Land out of 75 Satak Land.

✓ Sk. Yasin

AND WHEREAS the said Late Sk. Mohiuddin Sardar became the absolute owner and possessor of the plot of land and after the L.R. Settlement records of right settlement records of right in the name of Late Sk. Mohiuddin Sardar under L.R. Khatian No.2208, comprised in R.S. Dag No.661, 626, 627, 939, 962 measuring an area 79 Satak Land more or less at Mouza – Hatiara, J.L. No.14, Police Station – Rajarhat, New Town in the District of North 24 Parganas.

AND WHEREAS while seized and possessed or otherwise well and sufficiently entitled to the said land the said Sk. Marhum Mohiuddin Sardar and living peaceful with out any hindrance/interference from any corner.

AND WHEREAS while seized and possessed and otherwise well and sufficiently entitled to the said land as owner, the said Sk. Marhum Mohiuddin Sardar died on _____ Intestated behind his legal heirs Sk. Morsalim, Sk. Safik, Sk. Yeasin, Sk. Sadique Ahmed, Sk. Mastakin, Mst. Sabera Bibi and Mst. Nasira Bibi, who becomes the owners of the said land.

AND WHEREAS the said Sk. Morsalim, Sk. Safik, Sk. Yeasin, Sk. Sadique Ahmed, Sk. Mastakin, Mst. Sabera Bibi and Mst. Nasira Bibi, jointly decided entered into a family settlement and also demarcated with plan of their sole portion of land.

✓ Sk. Yeasin

AND WHEREAS the said Sk. Yeasin got through the family settlement all the piece and parcel of land Danga 1 Cottah 9 Chittak 25 sq. ft. under Dag No. 627, 1 Cottah 7 Chittak 20 sq. ft. under Dag No. 661, Mouza Hatiara, touzi No. 188, L.R. Khatian No. 2208, J.L. No. 14, Police Station Rajarhat, District North 24-Parganas.

AND WHEREAS the said Sk. Yeasin was mutually partition there sole portion of land and he also demarcated his portion.

AND WHEREAS the Vendor here in is the absolute owner and possessor all that aforesaid plot of land by virtue of Family Settlement 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, with the absolute power to dispose of the same to any body in any way whatsoever free from all encumbrances.

AND WHEREAS the Vendor (herein named Sk. Yeasin) herein has agree to sell and the purchaser herein has agreed to purchase **ALL THAT** aforesaid plot of land measuring 1 (one) Cottah, 9 (Nine) Chittacks, 25 (Twenty five) Sq. ft. in R.S Dag No.627 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

✓ Sk. Yeasin

consideration of Rs.2,57,500/- (Rupees Two Lacs Fifty Seven Thousand Five Hundred) only.

NOW THIS INDENTURE WITNESSETH that in pursuance verbal agreement and in consideration a sum of Rs.2,57,500/- (Rupees Two Lacs Fifty Seven Thousand Five Hundred) 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 1 (one) Cottah, 9 (Nine) Chittacks, 25 (Twenty five) Sq. ft. in R.S. Dag No. 627 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 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

✓ SK. Jozin

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 Rs.2,57,500/- (Rupees Two Lacs Fifty Seven Thousand Five Hundred) only by different cheques and drafts on different dates.
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

✓ Sk. Yasin

any claim or demand whatsoever from the vendor or any claiming through or under him.

5. Further that the vendor his heirs, executors, administrators representatives, or assigns, covenant with the purchaser his 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 his heirs, administrators, or assigns further covenant that the vendor or he 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 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

✓ Skyzazins

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 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.

✓ Sk. Yasir

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 1 (one) Cottah, 9 (Nine) Chittacks, 25 (Twenty five) Sq. ft. in R.S. Dag No. 627 under Danga Land under Mouza Hatiara, J.L. No. 14, R.S. No.188, Touzi No. 1074, Hal Khatian 1417 & 1820, L. R. Khatian No. 2208 within the Local limits of Rajarhat Gopalpur Municipality being Municipal Ward No. 19 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 1 (one) Cottah, 9 (Nine) Chittacks, 25 (Twenty five) Sq. ft. in R.S. Dag No.627 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 same shall be treated as a part of this

indenture and the said land is butted and bounded as under: Circle of Melhopara (Hatiara)

ON THE NORTH BY : Rest of land R.S. Dag No.627(P)

ON THE EAST BY : 6' wide common passage (Kancha)

ON THE SOUTH BY : Rest of land R.S. Dag No. ~~627(P)~~ 627(P)

ON THE WEST BY : Makkar Garden Property. and Dag NO-634.

✓ Sk. Yazim

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. fulfikkar Ali
of Jalraipuri

✓

Sk. Yazim

SIGNATURE OF THE VENDOR

2.

DRAFTED BY ME:

Pradip Saha,

PRADIP SAHA

Advocate

High Court, Calcutta.

Phone 98303-85632.

RECEIPT

RECEIVED of and from the withinnamed **PURCHASER** the within mentioned sum of Rs.2,57,500/- (Rupees Two Lacs Fifty Seven Thousand Five Hundred) only in full payment of the consideration money as memo below:

MEMO OF CONSIDERATION

<u>Sl. No.</u>	<u>Date</u>	<u>Cheque/Draft No.</u>	<u>Drawn on</u>	<u>Amount (Rs.)</u>
1.	07.07.2011	187688	Vijaya Bank, N.S. Road Branch, Kolkata	1,00,000/-
2.	12.10.2011	056354	- Do -	57,500/-
3.	20.11.2011	056371	- Do -	1,00,000/-
TOTAL :				2,57,500/-

(Rupees Two Lacs Fifty Seven Thousand Five Hundred) only

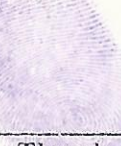
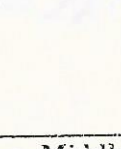
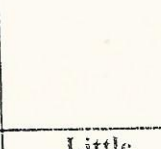
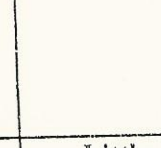
WITNESSES

1. Jaljitker Aci

✓ Skyasin
SIGNATURE OF THE VENDOR

2.

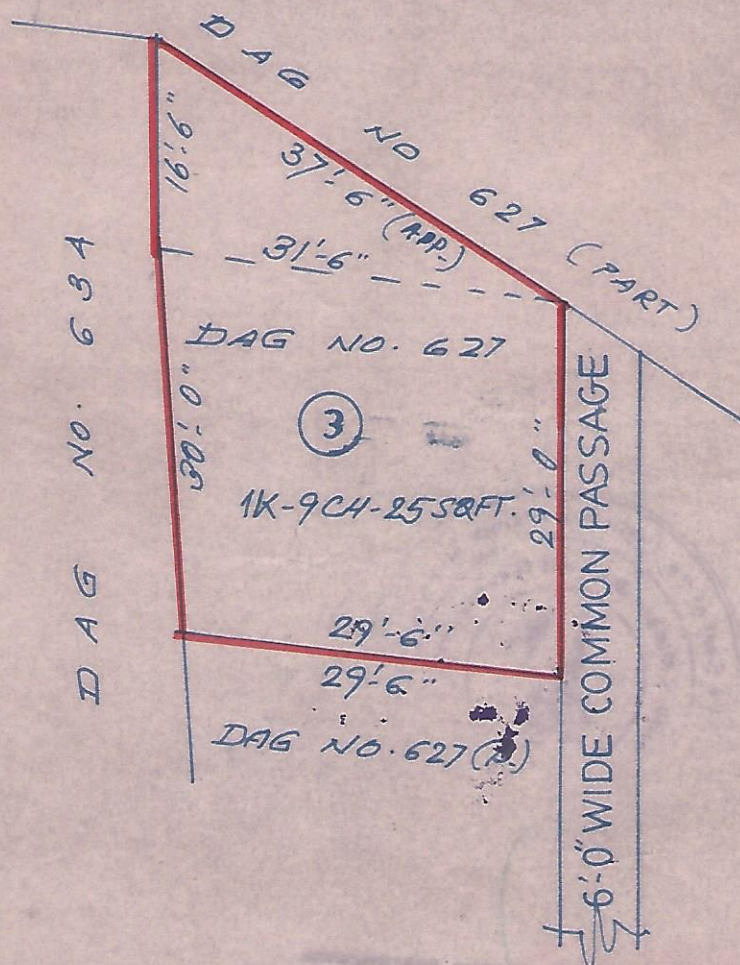
SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>SKRIPADIN</i> ✓					
Little		Ring	Middle	Fore	Thumb	
(Left Hand)						
						
Thumb		Fore	Middle	Ring	Little	
(Right Hand)						
	<i>fordson</i> ✓					
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)						

SITE PLAN OF LOT NO. '3' IN THE PORTION OF R.S. DAG NO. 627,
L.R. KHATIAN NO. 2208, 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- PARGANAS.

SCALE : 15'-0" = 1" INCH

AREA OF LAND :- 1 K. - 9 CH. - 25 SQ.FT. (MORE OR LESS)
SHOWN IN RED COLOUR



✓ Sk. Yasin

SIG. OF VENDOR

SIG. OF VENDEE

Traced By:
N. N. N.
3A, N. N. N.
Kot-1.

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. 09445 / 2013, Deed No. (Book - I , 08770/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sk Yeasin Hatiara Purba Para, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India,	 17/07/2013	 LTI 17/07/2013	

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sk Yeasin Address -Hatiara Purba Para, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India,	Self	 17/07/2013	 LTI 17/07/2013	

Name of Identifier of above Person(s)

J Ali
Jatragachi, Thana:-New Town, District:-North
24-Parganas, WEST BENGAL, India, Pin :-700157

Signature of Identifier with Date


17/7/13




Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
(Debasish Dhar)



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

Endorsement For Deed Number : I - 08770 of 2013
(Serial No. 09445 of 2013 and Query No. 1523L000015163 of 2013)

On 17/07/2013

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. 5019/- is paid , by the draft number 125443, Draft Date 17/07/2013, Bank Name State Bank of India, Terminus Building New Town, received on 17/07/2013

(Under Article : A(1) = 5005/- ,E = 14/- on 17/07/2013)

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-4,55,209/-

Certified that the required stamp duty of this document is Rs.- 27333 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 22333/- is paid , by the draft number 125438, Draft Date 16/07/2013, Bank : State Bank of India, Terminus Building New Town, received on 17/07/2013

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

Presented for registration at 12.24 hrs on :17/07/2013, at the Office of the A.D.S.R. RAJARHAT by Sk Yeasin ,Executant.

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

Execution is admitted on 17/07/2013 by

1. Sk Yeasin, son of Lt Sk Mohiuddin Sardar , Hatiara Purba Para, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Business

Identified By J Ali, son of Lt H Rashid, Jatragachi, Thana:-New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

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

17 JUL 2013

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

17/07/2013 12:39:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 2991 to 3007
being No 08770 for the year 2013.



X
(Debasish Dhar) 17-July-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal