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00712/2013



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 587007

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

[Handwritten signature]

Sub-Registrar
District, West Bengal, India at Faridkot

21 JAN 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 21st day of January, Two Thousand Thirteen (2013), BETWEEN

Contd.....P/2

2575 15-1-13 5000/-

ক্রেতার নাম

সং

স্টাম্প ভেদার স্বাক্ষর

বিশান নগর (সলটলেক সিটি) ও ডি.এস. আর ও

মোট স্টাম্প ক্রয় তার

চালান নং মোট কত টাকা খরিদ

টেক্সারী কার্যকপূর ভেদার মিতা দত্ত

Fardiam Malikar.

25-B. Royd 87
Kul. 16

28 DEC 2012

500 000



Sub-Inspector
General New Town, North of Pargana

Nizam Mondal
(NIZAM MONDAL)

21 JAN 2013

S/O Md. Mobarak Mondal
of Washkhon, P.O.- R. Gopalpur
P.S. Bagmati, Kot- 700136.
Occ. Business.

:: 2 ::

NASIRA BIBI alias NASIRA KHATOON, wife of Md. Mobarak Mondal, residing at Dashadrone, (Purbapara), P.O – R. Gpalpur, P.S – Rajarhat Now Baguiati, Kolkata – 700136, by Faith – Islam, by Nationality - Indian, by occupation - Housewife, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its President, executors, administrators, representatives and / or assigns) of the **ONE PART**.

A N D

FARDAAN MAKKAR, son of Salim Makkar, residing at 25B Royd Street, Kolkata – 700016, by Faith – Islam, by Nationality – Indian, by Occupation – Business, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her legal heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS by a Deed of Sale Dated 27/08/1974 registered at the office of S.R.O Cossipur Dum Dum office Book No. 1, Volume No. 117, Pages 217 to 219, Being No. 7117, for the year 1974, one Mafijuddin Sardar sold, transferred and conveyed to Sk. Mahiuddin ALL THAT piece and parcel of land measuring an area **12.28 Decimal**, more or less out of 46 Decimal, comprised in **R.S. Dag No. 626, 627 & 661**, under R.S. Khatian No. 1417, And **R.S. Dag No. 626, 627 & 661**, under R.S. Khatian No. 1820, ALL THAT piece and parcel of land measuring an area **45.50 Decimal**, out of 46 Decimal, lying and situated at **Mouza – Hatiara**, J. L. No.14, P.S. Rajarhat now New Town, District of - North 24 Parganas.

Contd.....P/3



Additional Member, Sub-Committee
National Health Policy, North 24 Parganas

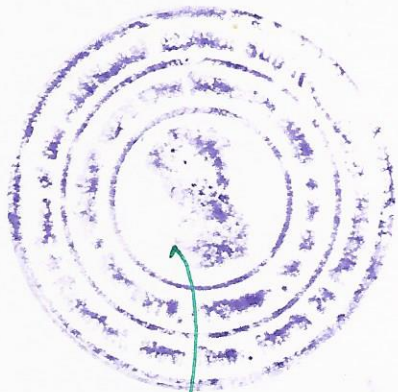
21 JAN 2013

AND WHEREAS by a Deed of Sale Dated 12/11/1982 registered at the office of S.R.O Cossipur Dum Dum office Book No. 1, Volume No. 400, Pages 96 to 100, Being No. 10575, for the year 1982, one Mafijuddin Sardar & Jahirun Nesa Bibi jointly sold, transferred and conveyed to Sk. Mahiuddin ALL THAT piece and parcel of land measuring an area **15 Decimal**, out of 43 Decimal, comprised in **R.S. Dag No. 626, 627 & 661**, under R.S. Khatian No. 1417, And **R.S. Dag No. 626, 627 & 661**, under R.S. Khatian No. 1820, ALL THAT piece and parcel of land measuring an area **15 Decimal**, at total land of area **30 Decimal**, lying and situated at **Mouza - Hatiara**, J. L. No.14, P.S. Rajarhat now New Town, District of - North 24 Parganas.

AND WHEREAS after the L.R. settlement records of right in the name of Sk. Mahiuddin under **L.R. Khatian 2208**, comprised in R.S. Dag No. 627, his share of 0.2000 measuring an area **15 Decimal**, out of 75 Decimal, situated at **Mouza - Hatiara**, J. L. No.14, P.S. Rajarhat now New Town, District of - North 24 Parganas.

AND WHEREAS the said Sk. Mahiuddin died instated leaving behind him his surviving legal heirs sons namely (1) Sk. Safik, (2) Sk. Morsalim, (3) Sk. Yasin, (4) Sk. Sadik Ahmed & Sk. Mostakin and two daughters namely (1) Sabera Bibi & (2) Nasira Bibi alias Nasira Khatoon, (the vendor herein) became the absolute owners and possessors of the said plot of land and others land by way of inheritance left by their father.

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London, 17 2001 Sub-Register
Glasgow, New Town, North 24 Purgatory

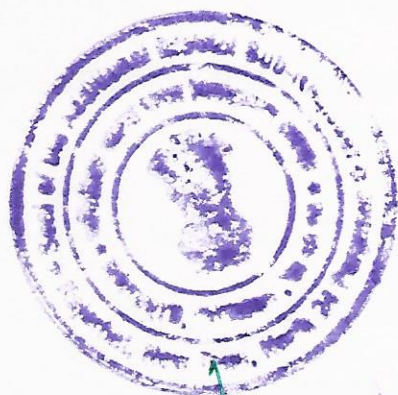
21 JAN 2013

AND WHEREAS the said Nasira Bibi alias Nasira Khatoon, (the vendor herein) is well seized and possessed of the Schedule land by virtue of inheritance left by her father and enjoying the same with good right and absolute Power of ownership and has every right to transferred the same to anybody in any way.

AND WHEREAS the aforesaid vendor have agreed to sell and the Purchaser has agreed to purchase a plot of land measuring an area **1 - 8 - 23** (one cottah eight chhitacks twenty three square feet) comprised in R.S. Dag No. 627, under R.S. Khatian No. 1417 & 1820, **L.R. Khatian No. 2208**, lying and situated at **Mouza - Hatiara**, J. L. No.14, R.S. No. 188, Hal Touzi No. 10, P.S. Rajarhat now New Town, in the District of North 24 Parganas, more fully and particularly described in schedule hereunder written and in the map or plan annexed hereto, and Border by RED lines at or for the price or consideration of **Rs. 3,00,000/-** (Rupees Three Lacs) only.

NOW THIS INDENTURE WITNESSTH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 3,00,000/-** (Rupees Three Lacs) only paid by the Purchaser to the Vendor on or before the execution of these present (the receipt whereof Vendor doth hereby as well as by the receipt hereunder, in the memo of consideration) admit and acknowledge and discharge the same for ever acquit release discharge and exonerate the Purchaser as well as the said land hereby intended to be

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Lok Sabha Secretariat Sub-Registrar
General, New Delhi, North of Pargana

21 JAN 2013

granted and conveyed and the Vendor doth hereby as the absolute owner and being in use occupation possession and enjoyments of the said land measuring an area 1 - 8 - 23 (one cottah eight chhitacks twenty three square feet), the vendor grant, convey, transfer, assign and assure unto and the Purchaser more fully described in the schedule hereunder written fully benefit of passage, ways, under ground water ways or drainage System, electric lines, telephones lines, all rights liberties, privileges all manner or easements and appurtenances belonging and all the estates rights, title and interest property claim and demand whatsoever of the Vendor and upon the said piece or parcel of land hereby conveyed unto the Purchaser. IN PURSUANCE of the said agreement and in consideration TO HAVE AND HOLD the said piece or parcel of land herein comprised, and hereby granted, conveyed, transferred and assigned or intended to be unto the Purchaser absolutely and forever free from all encumbrances the Vendor doth hereby convey the Purchaser, herein that interest which the Vendor profess to transfer subsist and they have good right full power absolute authority, indefeasible title to grant, convey, transfer, assigned and assure the said piece or parcel of land as aforesaid AND the said piece or parcel of land shall quietly and peaceably entered into and held and enjoyed and possessed absolutely and to receive the rents issues and profits from thereof from 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

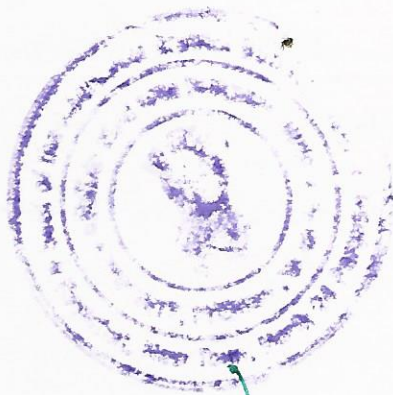
Contd.....P/6



Additional Printed Sub-Registrar
Sunderland, North 24 Perquimans

21 JAN 2013

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 her predecessor in interest or any person or persons whatsoever AND the Vendor and 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, 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 Estate Acquisition act, 1965, or statutory modification thereof or any other law for the time being in force AND if it transpires that the Vendor are not free from all encumbrances as herein before covenanted, the Vendor will be liable both in Civil and Criminal Actions by the Purchaser and the Vendor will be further bound to make good any loss to be sustained by the Purchaser AND the Purchaser will be entitled to mutate her name in respect of the said piece or parcel of land with the authorities concerned.



UNITED STATES OF AMERICA
DEPARTMENT OF THE ARMY
WASHINGTON, D.C. 20315

21 JAN 2013

THE SCHEDULE OF THE PROPERTY ABOVE REFERED TO :-

ALL THAT piece or parcel of the **PUKUR LAND** measuring an area **1 - 8 - 23** (one cottah eight chhitacks twenty three square feet), comprised in R.S. Dag No. 627, under R.S. Khatian No. 1417 & 1820, **L.R. Khatian No. 2208**, lying and situated at **Mouza - Hatiara**, J. L. No.14, R.S. No. 188, Hal Touzi No. 10, P.S. Rajarhat now New Town, in the District of North 24 Parganas, in the District of North 24 Parganas, Under Jurisdiction of **A. D. S. R. O. Rajarhat**, Pargana - Kolkata, the pond water use agriculture purpose of the others land. Within the Local Limit of Rajarhat Gopalpur Municipality, Ward No. 19, Under **Methopara, Hatiara**, being site plan attached herein and delineated with **RED** border marked as Plan Plot No. 7 and it will be treated as part of this Deed. And butted and bounded as follows:

BOUNDARY

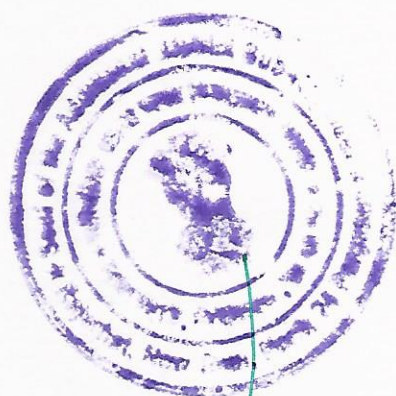
ON THE NORTH BY : Part of R. S. Dag No. 627.

ON THE SOUTH BY : Part R. S. Dag No. 627.

or Plan Plot No.6 .

ON THE EAST BY : Part of R. S. Dag No.661.

ON THE WEST BY : 6'-0" wide common passage.



1600140-1-1000-100-0001-100
2013 JAN 21 10:00 AM EST

21 JAN 2013

:: 8 ::

IN THE WITNESS WHERE OF the Vendor has hereby set and subscribed their hands and seal on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

The Vendor at Kolkata

In the presence of :-

1. *Vijay Mondy*

Vill - Dasgachhi
P.O.R Gopalpur
Coll - 136

2. *Gulfikere Ali*
vill - Gachhi.
Coll - 157.

নাসিরুদ্দিন উল্লাহ -
নাসিরুদ্দিন

SIGNATURE OF THE VENDOR

Contd.....P/9



Jeffrey D. Jones, Notary Public
Notary Public, State of North Carolina

21 JAN 2013

MEMO OF CONSIDERATION

RECEIVED of and from within named Purchaser the within mentioned sum of **Rs. 3,00,000/-** (Rupees Three Lacs) only In full payment of the consideration money as per Memo below.

MEMO

Paid by Account Payee Cheque No. 620712 Dated 15/01/2013 drawn on Vijaya Bank N.S. Road, Kolkata - 700001 Branch, for **Rs. 3,00,000/-** (Rupees Three Lacs) only.

W I T N E S S E S

1. *Nigam Mondal*

2. *Julfikker Ali*

নাজিরুল ইসলাম
নাজিরুল ইসলাম

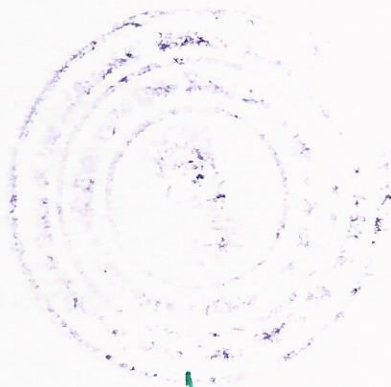
SIGNATURE OF THE VENDOR

DEED PREPARED BY :-

Julfikker Ali
**JULFIKKER ALI, OF
JATRAGAH, RAJARHAT,
NEW TOWN, KOLKATA - 157,
LICENCE NO. DW-XVI-40.**

TYPED BY

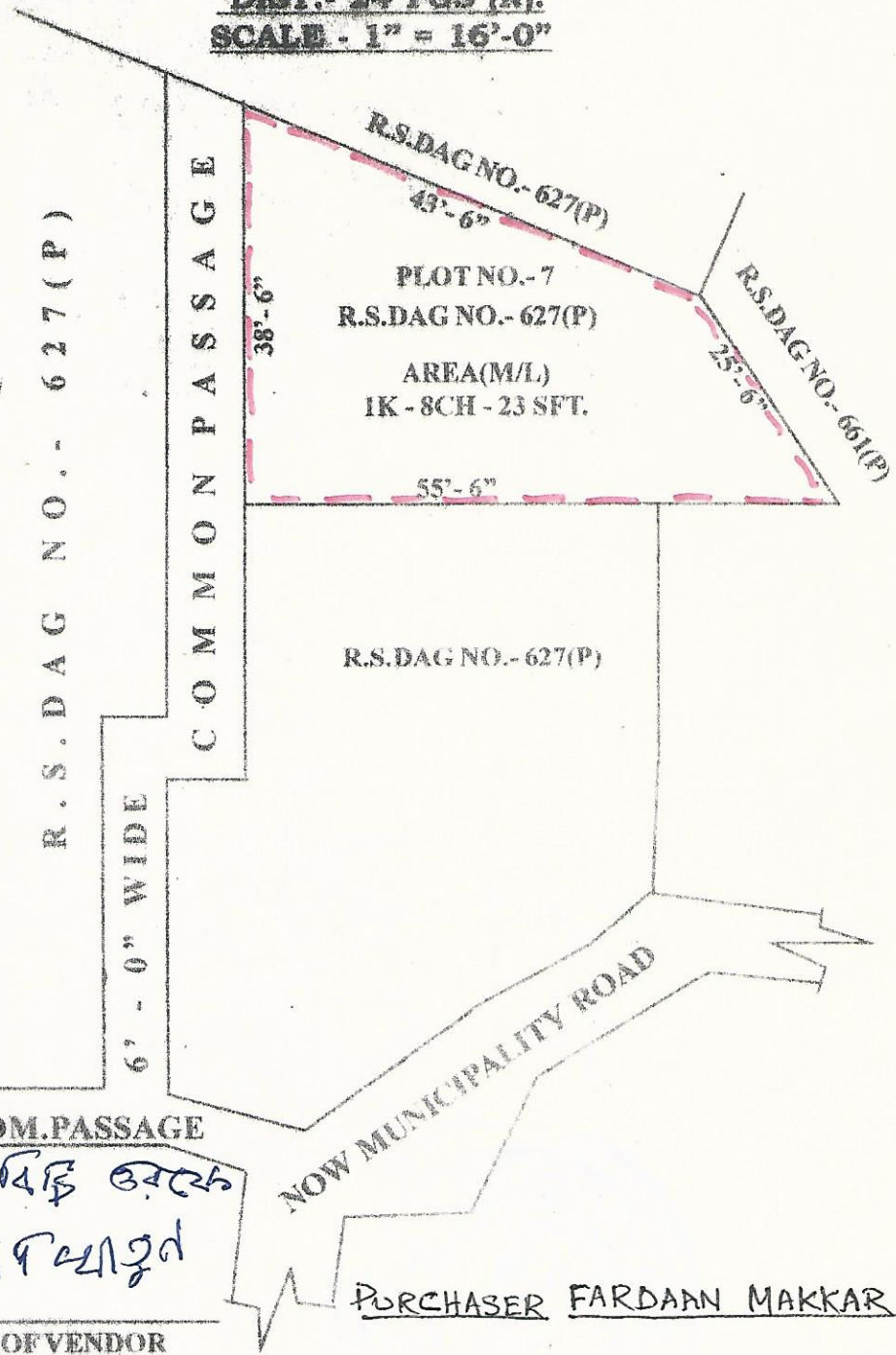
MD. Baharul Islam
**MD. BAHARUL ISLAM
GHUNI, KOL -157.**



Agricultural Bureau Sub-Registrar
Kandarpur, North 24 Parganas

2 JAN 2013

SITE PLAN OF LAND OF R.S.DAG NO.- 627(P), L.R.KHATIAN NO.- 2208
AT MOUZA- HATIARA, J.L.NO.-14, R.S.NO.- 188, P.S. RAJARHAT,
NEW TOWN, UNDER RAJARHAT GOPALPUR MUNICIPALITY,
DIST.- 24 PGS (N).
SCALE - 1" = 16'-0"



COM. PASSAGE
 नासिरा बिबि कुमारी
 नासिरा बिबि कुमारी

PURCHASER FARDANN MAKKAR

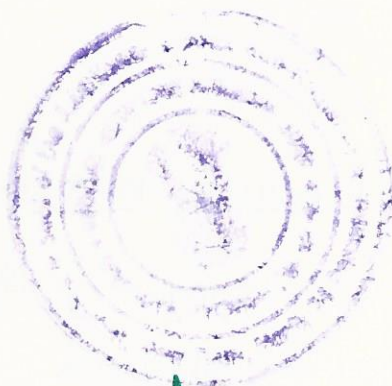
SIGNATURE OF VENDOR

PLOT NO.	R.S.DAG NO.	NAME OF VENDOR	AREA (M/L)		
			K	CH	SFT
<u>7</u>	<u>627(P)</u>	NASIRA BIBI alias NASIRA KHATOON W/O MOBARAK MONDAL	1	8	23

COPIED BY

S. GHOSH
 I.B.S.

DATE: 29/12/2010



Additional Deputy Sub-Registrar
Gadag, New Town, Horn of Purgana

21 JAN 2013

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

 <u>Fardoon Malekar</u>	LH.					
	RH.					

ATTESTED :- Fardoon Malekar

 ନିମିତ୍ତକାରୀ ଶ୍ରୀମତୀ ନାମିତା ଯାଦବ	LH.					
	RH.					

ATTESTED :- ନିମିତ୍ତକାରୀ ଶ୍ରୀମତୀ
ନାମିତା ଯାଦବ

PHOTO	LH.					
	RH.					

ATTESTED :-



Additional District Sub-Registrar
Gillanwal, near Fort, District of Ferozepur

21 JAN 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. 00792 / 2013, Deed No. (Book - I , 00712/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Nasira Bibi Dashadrone (Purbapara), Rajarhat Gopalpur, Kolkata, Thana:-Baguiati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136	 21/01/2013	 LTI 21/01/2013	নাসিরা বিবি ডাশড্রো ০৭৭৮১৫২১২০

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

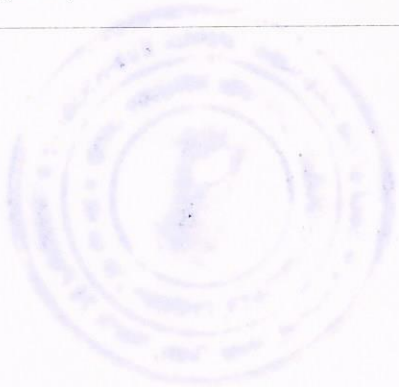
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Nasira Bibi Address -Dashadrone (Purbapara), Rajarhat Gopalpur, Kolkata, Thana:-Baguiati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136	Self	 21/01/2013	 LTI 21/01/2013	নাসিরা বিবি ডাশড্রো ০৭৭৮১৫২১২০

Name of Identifier of above Person(s)

Nijam Mondal
Dashadrone (Purbapara), Rajarhat Gopalpur, Kolkata,
Thana:-Baguiati, P.O. :- ,District:-North 24-Parganas,
WEST BENGAL, India, Pin :-700136

Signature of Identifier with Date

Nijam Mondal



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

(Debasish Dhar)

Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT

21 JAN 2013



100-100000



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

Endorsement For Deed Number : I - 00712 of 2013
(Serial No. 00792 of 2013)

On ,

Payment of Fees:

On 21/01/2013

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 4579.00/-, on 21/01/2013

(Under Article : A(1) = 4565/- ,E = 14/- on 21/01/2013)

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.-4,15,813/-

Certified that the required stamp duty of this document is Rs.- 24969 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 19970/- is paid, by the draft number 004968, Draft Date 17/01/2013, Bank Name State Bank of India, Terminus Building New Town, received on 21/01/2013

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

Presented for registration at 13.35 hrs on :21/01/2013, at the Office of the A.D.S.R. RAJARHAT by Nasira Bibi Alias Nasira Khatoon,Executant.

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

Execution is admitted on 21/01/2013 by

1. Nasira Bibi Alias Nasira Khatoon, wife of Md. Mubarak Mondal , Dashadrone (Purbapara), Rajarhat Gopalpur, Kolkata, Thana:-Baguiati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Muslim, By Profession : House wife

Identified By Nijam Mondal, son of Md. Mobarak Mondal, Dashadrone (Purbapara), Rajarhat Gopalpur, Kolkata, Thana:-Baguiati, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
 Additional District Sub-Registrar

21 JAN 2013

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

(Debasish Dhar)
Additional District Sub-Registrar



RECEIVED AND RECORDED
JAN 11 1961

U.S. MAIL

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 13809 to 13823
being No 00712 for the year 2013.



(Debasish Dhar) 21-January-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal