

File no. 1. Serial no 13339 of 2018

भारतीय गैर न्यायिक

2



पश्चिम बंगाल WEST BENGAL

23AB 470186

Case = 315

Page = 2

Page = 2

696 / 11.12.18.



162103

22 JUN 2018

No.....Rs.....Date.....

Name:- ARJUN GOPE, Advocate

Address:- Alipur Police Court, Kol-27

Vendor:-.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani  
Kolkata-700 001

File	2
File	9
Gla	315
Glb	
Stamp	10
Court Fee	10
Xerox Charge	
Plan	
C. Paper	
Total	389/-



District Sub-Registrar  
North 24 Parganas

11.12.18

15/12/18

9-15333/18

भारतीय गैर न्यायिक

पचास  
रुपये  
₹.50

FIFTY  
RUPEES  
RS.50

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

X 080486

305333/18

Certified that the document is admitted to registration. The signature of the person & the endorsement of the person attached with this document is the part of this document.

*[Signature]*  
\*Authorized Officer Sub Registrar  
Approves, this Court, West Bengal

03 DEC 2018

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 3<sup>rd</sup> day of

December Two Thousand and Eighteen (2018)

BETWEEN

Comd. P.T.A

भारतीय गैर न्यायिक

पचास  
रुपये  
₹.50

FIFTY  
RUPEES  
RS.50

INDIA

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

X 080487

HASEM ALI MOLLA (having PAN - DHLPM7045E), Son of Late Ahad Ali Molla, by Nationality - Indian, by faith Muslim, by occupation - Business, residing at Vill. Chapra, P.O. Patharghata, P.S. New Town, Kolkata - 700 135, hereinafter called and referred to as the VENDOR (which expression shall

Contd....P:2

11064

29.11.18

लिपि अत्र  
 लिखित है  
 कि जो जो जमीन  
 का नाम है  
 वह जो जो जमीन  
 का नाम है

HASIM ALI HOLLA  
 Chafra, New Town,  
 Dist-7no 132

14 NOV 2018

998000



Assistant District Registrar  
 District, New Town, West Bengal

03 DEC 2018

unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives, nominees and assigns) of the ONE PART.

A N D

- (1) SK. KHAIRUJJAMAN (having PAN - DGZPK2910K) (Mobile No. 9734844782), Son of Late Abdul Gafur, by Nationality - Indian, by faith - Muslim, by Occupation - Medical Practitioner, residing at Vill. Mukhtari, P.O. Isoba-Monilai, P.S. Pandua, District - Hooghly, West Bengal, PIN - 712146,
- (2) MAHAMMAD DIDAR BOX (having PAN - AJXPE0149B) (Mobile No. 9073961788), Son of Late Sheikh Abdul Aziz, by Nationality - Indian, by faith - Muslim, by Occupation - Service, residing at Vill. Bamanpukur, P.O. Sree Mayapur, P.S. Nabadwip, District - Nadia, West Bengal, PIN - 741313,
- (3) MIR. RATAN KUMAR CHOUDHURY (having PAN - ABMPC7979B) (Mobile No. 9774008070), Son of Late Sachindra Chandra Choudhury, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 94, A. K. Road, Agartala, P.O. Agartala, P.S. West Kotwali, District - West Tripura, State - Tripura, PIN - 799001, (4) SK. MAHAMMAD ALI (having PAN - CKCPS2543A) (Mobile No. 9830040379), Son of Late Seikh Kadam Ali, by Nationality - Indian, by faith - Muslim, by Occupation - Business, residing at Gangeshmagar, P.O. Sahabazar, P.S. Dhaniakhali, District - Hooghly, West Bengal, PIN - 712402, (5) SUMINA PARVIN (having PAN - BLGPP2671AJ) (Mobile No. 9932648875), Wife of Sk. Samiruddin, by Nationality - Indian, by faith - Muslim, by Occupation - Housewife, residing at Vill. Suma Singpur, P. O. Kankrakhuli, P. S. Dhaniakhali, District - Hooghly,

Contd.....P/3

West Bengal, PIN - 712302, (6) SUSAMA HAQUE (having PAN - AGYPH3583H) (Mobile No. 9830177418), Wife of Shaikh Jasimuddin Mandal, by Nationality - Indian, by faith - Muslim, by Occupation - Business, residing at Vill - Hiranyabati, P.O. Dhaniakhali, P.S. Dhaniakhali, District - Hooghly, West Bengal, PIN - 712 302, (7)(i) SK. HASANUR JAMAL (having PAN - AXRPJ7702L) (Mobile No. 9647672269), Son of Sekh Fazle Elahi, by Nationality - Indian, by faith - Muslim, by Occupation - Medical Practitioner, residing at Vill. Bagrai, P.O. Ban Nabegram, P.S. Aushgram, District - Purba Bardhaman, West Bengal, PIN - 713152, (7)(ii) SHABNAM SHAH (having PAN - KWEPS5841F) (Mobile No. 8768268618), Daughter of Sirajuddin Shah, by Nationality- Indian, by faith - Muslim, by Occupation - Medical Practitioner, residing at Vill. Satgachia, P.O. Chak Bamangoria, P.S. Narlaughat, District - Purba Bardhaman, West Bengal, PIN - 713513, (8) SMT. PRABALI DATTA (having PAN - ANOPD6364R) (Mobile No. 9333213185 ), Wife of Abhijit Datta, by Nationality - Indian, by faith - Hindu, by Occupation - Housewife, residing at 32, Sanchita Park, SBBP Road, Bidhan Nagar, Durgapur, P.O. Durgapur ABL, Township, P.S. New Township, District - Bardhaman, West Bengal, PIN - 713 206, hereinafter jointly called as the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their and each of their legal heirs, executors, administrators, representatives, nominees and assigns) of the OTHER PART.

WHEREAS Hasem Ali Molla, Son of Late Ahad Ali Molla, the Vendor herein is the owner of 8.5352 decimals of land more or less being 0.1094th share of 78 decimal comprised in R.S. Dag No. 3196 under L.R. Khatian No. 2743, at Mouza- PATHARGHATA, J.L. No. 36, P.S. Rajarhat now New Town,

Contd....P/4

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within the limit of Patharghata Gram Panchayet, in the District of North 24 Parganas, by virtue of L.R. Settlement Record finally published in his individual name and has been enjoying the same with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS one Goljan Bibi wife of Late Ahad Ali Molla of Patharghata, P.S. Rajarhat, District- North 24 Parganas was the recorded owner of 9.75 Decimals more or less comprised in, R.S. Dag Nos. 3196 under L.R. Khatian No. 2747 at Mouza- **PATHARGHATA**, J.L. No. 36, P.S. Rajarhat now New Town, within the limit of Patharghata Gram Panchayet, in the District of North 24 parganas and after her demise her six sons namely (i) Sahar Ali Molla got 1.22 decimals (ii) Sajed Ali Molla got 1.22 Decimals (iii) Majed Ali Molla got 1.22 decimals (iv) Kashem Ali Molla got 1.22 decimals (v) Hasem Ali Molla got 1.21875 decimals and (vi) Hakim Ali Molla got 1.22 decimals and her four daughters namely (i) Sajeda Bibi got 0.61 decimal (ii) Rashida Bibi got 0.61 decimal (iii) Rizia Bibi got 0.61 decimal and (iv) Rokeya Bibi got 0.61 decimal by virtue of inheritance from their Mother.

AND WHEREAS said Hasem Ali Molla, the Vendor herein became the absolute owner of 9.75 (8.5332-1.2187) decimals comprised in R.S./L.R. Dag No. 3196, under L.R. Khatian Nos. 2745 and 2747 at Mouza **PATHARGHATA**, J.L. No. 36, P.S. Rajarhat now New Town, within the limit of Patharghata Gram Panchayet, in the District of North 24 Parganas and has been enjoying and possessing the same with good right and absolute power of ownership free from encumbrances whatsoever.

Contd.,...P/5



: 5 :

AND WHEREAS said Hasem Ali Molla, the Vendor herein has agreed to sell his obtained property measuring 9.75 decimals or equivalent to 3.9 Cottahs more or less more fully and particularly described in the Schedule hereunder written at or for the settled price of Rs. 50,00,000.00 (Rupees Fifty Lakhs) only and the Purchasers herein have jointly have agreed to purchase the same at the said price free from encumbrances whatsoever.

AND WHEREAS be it clearly mentioned herein that the Purchaser No. 1 herein is purchasing 01 decimals being 0.1026 share of 9.75 decimals and the Purchaser Nos. 2, 3, 4, 5, 6 and 8 herein are purchasing total 07.50 decimals (each purchasing 1.25 decimals being 0.1282 share of 9.75 decimals) and the Purchaser No. 7(i) and 7(ii) herein are purchasing 01.25 decimal (each 0.625 decimal) being 0.064 share of 9.75 decimals.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 50,00,000/- (Rupees Fifty Lakhs) only of the lawful money of the Union of India well and truly by the Purchasers to the Vendor herein and the Vendor by the receipt and Memo of Consideration hereunder written doth admit and acknowledge and of and from the same and every part thereof for ever release discharge and deliver to the Purchasers the peaceful possession of the said land together with benefits and rights hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and in favour of the Purchasers, the Vendor doth hereby grant sell, convey transfer assign and assure unto the Purchasers ALL THAT piece and parcel of land measuring 9.75 decimals more or less comprised in R.S.T.R. Dag No. 3196 under L.R. Khatian Nos. 2745 and 2747, at Mouza -

Contd...P/6

PATHARGHATA, J.L. No. 36, P.S. Rajarhat now New Town, within the limit of Patharghata Gram Panchayet which is more fully and particularly described in the SCHEDULE hereunder written AND all manners of rights privileges easements benefits advantages and appurtenances thereto belonging to anywise appertaining to or with the same or every part thereof usually hold used occupied enjoyed or reputed to belong or be appurtenant thereto or known as part or parcel thereof AND all deeds, pattahs muniments writings instruments and evidences of title whatsoever exclusively relating to the same which now is or are or hereafter shall or may be in the custody power or possession of the Vendor or of any person or persons from whom he can or may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land and every part thereof hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchasers free from all encumbrances whatsoever absolutely and forever AND the Vendor doth hereby covenant with the Purchasers that notwithstanding any act deed or thing by the Vendor made done executed or knowingly suffered to the contrary the Vendor now has good right and full and absolute power and indefeasible title in the said land hereby granted conveyed or expressed or intended so to be unto the Purchasers in the manner aforesaid AND THAT the Purchasers may and shall at all times hereafter peaceably and quietly possess and enjoy the said land and every part thereof without any lawful eviction interruption claim or demand whatsoever from and by the Vendor or any person or persons lawfully or equitably claiming under or in trust for him AND THAT the said land is free and discharged from all sorts of encumbrances and the Vendor is sufficiently and indemnified against all and in all manners of encumbrances claims and demands whatsoever created occasioned or made by the Vendor or any persons.

Contd.....P/7

7

howsoever AND THAT the Vendor shall at the cost of the Purchasers give and tender all facilities and assistances to the Purchasers for the purpose of and join in all applications and documents for the purpose of mutation and/or for any other purposes as may be required by the Purchasers AND FURTHER THAT the Vendor or any persons lawfully or equitably claiming any estate or interest in the said land shall and will from time to time and at all times at the request and cost of the Purchasers do and execute and cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land and every part thereof unto and to the use of the purchasers as shall or may from time to time be reasonably required AND THAT the Vendor doth hereby covenant with the Purchasers that he has not done anything whereby the said land has been encumbered in any way or by reason whereof the Vendor is prevented from selling transferring conveying assuring or granting the said land in the manner aforesaid AND FURTHER THAT the said land is hereby granted sold conveyed assigned assured and expressed or intended so to be sold now does not suffer from any Trust, Uses and Debttar, Acquisition and Requisition, Prohibition, attachment or any scheme of lien of any financial institutions, charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any reason or reasons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and his predecessors-in-interest and title.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:**

(Description of property hereby sold)

**ALL THAT** piece or parcel of Salt land measuring an area 8.5332 decimals.

Contd.....P/8

be the same a little more or less comprised in R.S./L.R. dag No. 3196 (three thousand one hundred ninety six) under L.R. Khatian Nos. 2745 and a plot of land measuring 1.2187 decimal, be the same or a little more or less in R.S./L.R. Dag No. 3196 under L.R. Khatian No. 2747 i.e. in total 9.75 decimals comprised in R.S./L.R. Dag No. 3196 lying and situated at Mouza-PATHARGHATA, J.L. No. 36, R.S. No. 225, Touzi No. 10, P.S. Rajarhat at present New Town, Addl. District Sub-Registration office- Rajarhat within the limit of Patharghata Gram Panchayet, in the District of North 24 Parganas which is busted and bounded as follows :-

**ON THE NORTH BY :** Part of R.S./L.R. Dag No. 3190.

**ON THE SOUTH BY :** Part of R.S./L.R. Dag No. 3194.

**ON THE EAST BY :** Part of R.S./L.R. Dag No. 3196.

**ON THE WEST BY :** Part of R.S./L.R. Dag No. 3196.

Contd... P.9

IN WITNESS WHEREOF the Parties herein have hereunto set and subscribed their respective signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the PARTIES at KOLKATA

In Presence of :

WITNESSES :

1. Shalish Samirudhi  
Suraisingpur, Dharamtala  
Howrah - 712302.



(L.T.I of Home of the  
Wong)  
by the Vendor  
N. P. Lane, Howrah

SIGNATURE OF THE VENDOR

N. P. Lane, Howrah

2. N. P. Lane, Howrah  
101, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Read out and explained  
by me in vernacular.

SIGNATURE OF THE PURCHASERS

Drafted by :

N. P. Lane, Howrah  
Advocate  
(B. C. R. No. WA/714/20)

Typed by :

Molay Das

Molay Das  
89, N. P. Lane, Kolkata - 700 036.

Contd... P/10

RECEIPT

RECEIVED from the within named Purchasers the within mentioned sum of Rs. 50,00,000.00 (Rupees Fifty Lakh) only being the total consideration money as per memo below :

..... Rs. 50,00,000.00

MEMO OF CONSIDERATION

Sl.No.	Mode of payment	Dated	Bank & Branch	Amount
01.	Cheque No. 699792	27.06.2018	S.B.I. Dhanakhal Branch	Rs. 5,00,000.00
02.	Cheque No. 699530	03.07.2018	S.B.I. Dhanakhal Branch	Rs. 5,00,000.00
03.	HDBLR- 5201800170001356-RTGS	17.09.2018	State Bank, Dhanakhal Branch	Rs. 3,50,000.00
04.	HDBLR-RTGS K262025820-RTGS	09.10.2018	Rashtriya Bank, Dhanakhal Branch	Rs. 3,00,000.00
05.	Cheque No. 829318	05.10.2018	S.B.I. New Town, Rajshahi	Rs. 2,00,000.00
06.	9000732066-NEFT	09.10.2018	ICICI Bank, Dhanakhal Branch	Rs. 6,00,000.00
07.	000055548147-NEFT	14.11.2018	ICICI Bank, Dhanakhal Branch	Rs. 5,00,000.00
08.	000055548147-NEFT	31.11.2018	ICICI Bank, Dhanakhal Branch	Rs. 5,00,000.00
09.	Demand Draft No. 500414	29.11.2018	ICICI Bank, Karipati Bhawan, Rajshahi, Gopalganj	Rs. 15,00,000.00

(Rupees Fifty Lakh) only.

Total..... Rs. 50,00,000.00

WITNESSES :

1. Shaikh Saadik  
Soniingpur, Dhanakhal  
Hogly. 712302.

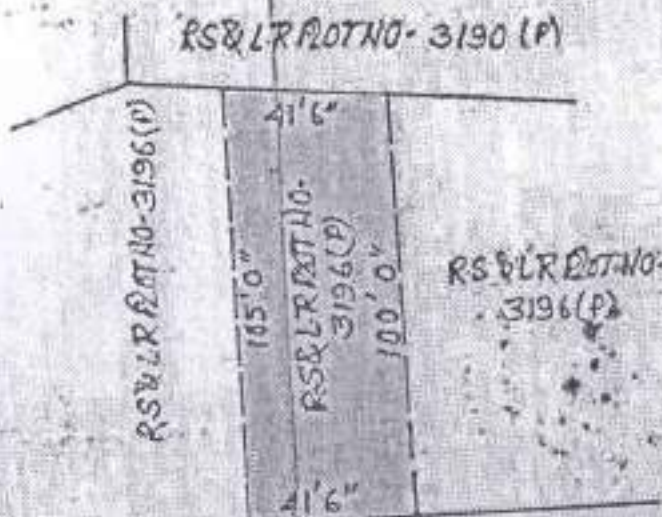
2. Vignay Kumar Bhanu  
101, 1st Floor, Office Street,  
Kalyanapur.

(L.T.3 of Khata No. 11/2018)  
By the Purchaser  
M. K. Bhanu  
M. K. Bhanu

SIGNATURE OF THE VENDOR

SALE DEED PLAN OF RS&LR PLOT NO-3196 (P) AT MORTA  
PATHARGHATA, RS&LR J.LNO-36, L.R KHATI ANNO-2745,  
2747, UNDER G.P- PATHARGHATA, PS-RAJARHAT  
NOW UNDER NEWTOWN, DIST-NORTH 24 PARGANAS.  
AREA OF LAND-4253.75 SFT. 9.76 SATAK (MORE OR LESS).  
COLOUR AREA THUS- . SCALE-1"-50'0"

SIGNATURE OF VENDOR



  
 (MORTA MANGAL KHATA)  
 10/12/2018  
 Vojin M. Bhowan

  
 Drawn by- Surveyor  
**SK. HARUN MONDAL**  
 Vill- Khatul, P.O.- Pulan  
 P.S.- Dabra, Dist- Hooghly (W.B.)  
 Regd. No- 33034012.

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH					

ATTESTED :- *Sx. Kharvujan*

	LH					
	RH					

ATTESTED :- *A.H. Abhijit D.D.*

	LH					
	RH					

ATTESTED :- *H. Antol*



UNDER RULE 44A OF THE I.R. ACT 1908

N.B. :-

LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS



LH					
RH					

ATTESTED :- *Ratna K. Chowdhury*



LH					
RH					

ATTESTED :- *Dr. Veerendra Javala*



LH					
RH					

ATTESTED :- *Shabnam Shah*

**SELLER / PURCHASER FINGERPRINTS**

Seller / Purchaser 1



Left Hand :-	Little	Ring	Middle	Fore	Thumb
Right Hand :-	Thumb	Fore	Middle	Ring	Little

Signature :- SK Samira Parveen

Seller / Purchaser 1



Left Hand :-	Little	Ring	Middle	Fore	Thumb
Right Hand :-	Thumb	Fore	Middle	Ring	Little

Signature :- Probal Datta

Seller / Purchaser 1



Left Hand :-	Little	Ring	Middle	Fore	Thumb
Right Hand :-	Thumb	Fore	Middle	Ring	Little

Signature :- SK Muhammad Ali

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. •

LH BOX - SMALL TO THUMB PRINTS  
RH. BOX - THUMB TO SMALL PRINTS

FORM OF THE  
REGISTRAR / SALLER  
ATTORNMENT  
WITH PHOTO



LH					
RH.					

ATTESTED :- Susama Hoque

LH					
RH.					

ATTESTED :- (L.T. I. by Hasan Ali Khan) by the Agent of [Signature]

PHOTO	LH				
	RH.				

ATTESTED :-

### Major Information of the Deed




Deed No.	I-1523-13339/2018	Date of Registration	03/12/2018
Query No / Year	1523-1000305333/2018	Office where deed is registered	
Query Date	29/11/2018 4:20:11 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	RAMKRISHNA CHAKRABORTY 95/1 NAINAN PARA LANE, Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700036, Mobile No. : 9831034283, Status : Others		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Sol Forth value	Market Value		
Rs. 50,00,000/-	Rs. 58,51,140/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 2,52,577/- (Article 23)	Rs. 58,525/- (Article A(1), E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: FATHARGHATA, Mouza: Patharghata

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use RCR	Area of Land	Sol Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3198	LR-2745	Bastu	Shali	8.5332 Dec	43,76,000/-	51,19,920/-	Width of Approach Road: 10 Ft.,
L2	LR-3198	LR-2747	Bastu	Shali	1.2187 Dec	6,24,000/-	7,31,220/-	Width of Approach Road: 10 Ft.,
<b>TOTAL :</b>					9.7519 Dec	50,00,000/-	58,51,140/-	
<b>Grand Total :</b>					9.7519 Dec	50,00,000/-	58,51,140/-	

### Seller Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Fingerprint	
1	<b>Mr HASEM ALI MOLLA</b> (Presentant) Son of Late AHAD ALI MOLLA Executed by: Self, Date of Execution: 03/12/2018 Admitted by: Self, Date of Admission: 03/12/2018, Place : Office	 03/12/2018	 LT 03/12/2018	 03/12/2018
CHAPNA,, P.O:- PATHARGHATA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India. PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. : DHLP7045E, Status : Individual, Executed by: Self, Date of Execution: 03/12/2018 , Admitted by: Self, Date of Admission: 03/12/2018 ,Place : Office				

Major Information of the Deed :- I-1523-13339/2018-03/12/2018

**Details :**

Name Address, Photo, Finger print and Signature

1	<p><b>Sk. SEKH KHAIRUJJAMAN</b>                  Son of Late ABDUL GAFUR MUKTIKURI, P.O.- ILSOBA MONDLAI, P.S.- Pandua, District- Hooghly, West Bengal, India, PIN - 712146 Sex: Male, By Caste: Muslim, Occupation: Professionals, Citizen of India, PAN No.: DGZPK2910K, Status: Individual, Status: Not Executed</p>
2	<p><b>Mr. MAHAMMAD DIDAR BOX</b>                  Son of Late SHEIKH ABDUL AZIZ BAMANPUKUR, P.O.- SREE MAYAPUR, P.S.- Nabacwip, District- Nadia, West Bengal, India, PIN - 741313 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of India, PAN No.: AJXPE6149B, Status: Individual, Status: Not Executed</p>
3	<p><b>Mr RATAN KUMAR CHOUDHURY</b>                  Son of Late SACHINDRA CHANDRA CHOUDHURI 94 A K ROAD, AGARTALA, P.O.- AGARTALA, P.S.- East Kofwali, District- West Tripura, Tripura, India, PIN - 799001 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: ABMPC7979B, Status: Individual, Status: Not Executed</p>
4	<p><b>Sk. MAHAMMAD ALI</b>                  Son of Late SEIKH KADAM ALI GANGESHNAGAR, P.O.- SAHABAZAR, P.S.- Dhaniakhali, District- Hooghly, West Bengal, India, PIN - 712402 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No.: CKKPS2543A, Status: Individual, Status: Not Executed</p>
5	<p><b>SHAIKH SUMINA PARVIN</b>                  Wife of Sk. SAMIRUDDIN SURAT SINGPUR, P.O.- KANKRAKHALI, P.S.- Dhaniakhali, District- Hooghly, West Bengal, India, PIN - 712302 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of India, PAN No.: BLGPP2671A, Status: Individual, Status: Not Executed</p>
6	<p><b>Mrs SUSAMA HAQUE</b>                  Wife of Sk. JASIMUDDIN MANDAL HIRANYAELATI, P.O.- DHANIAXHALI, P.S.- Dhaniakhali, District- Hooghly, West Bengal, India, PIN - 712302 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of India, PAN No.: AGYPH3383H, Status: Individual, Status: Not Executed</p>
7	<p><b>SEKH HASANUR JAMAL</b>                  Son of Mr FAZLE ELAHI BAGRAI, P.O.- BAN BANAGRAM, P.S.- Ausgram, District- Burdwan, West Bengal, India, PIN - 713152 Sex: Male, By Caste: Muslim, Occupation: Professionals, Citizen of India, PAN No.: AXRPJ7702L, Status: Individual, Status: Not Executed</p>
8	<p><b>Mrs SHABNAM SHAH</b>                  Daughter of Mr. SRAJUDIN SHAH SATGACHIA, P.O.- CHAK BAMANGORIA, P.S.- Burdwan, District- Burdwan, West Bengal, India, PIN - 713513 Sex: Female, By Caste: Muslim, Occupation: Professionals, Citizen of India, PAN No.: KWEP5841F, Status: Individual, Status: Not Executed</p>
9	<p><b>Smt PRABALI DATTA</b>                  Daughter of Mr. ABHIJIT DATTA 32 SANCHITA PARK, SBBP ROAD, BIDHAN NAGAR, DURGAPUR, P.O.- ABL, P.S.- New Township, District- Burdwan, West Bengal, India, PIN - 713513 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: ANOPD6364R, Status: Individual, Status: Not Executed</p>

**Identifier Details :**

Name & address

Mr RAMKRISHNA CHAKRABORTY  
 Son of Late P. CHAKRABORTY  
 68/1 NAINAN PARA LANE, P.O.- BARANAGAR, P.S.- Baranagar, District- North 24-Parganas, West Bengal, India, PIN - 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Mr HASEM ALI MOLLA, Sk. SEKH KHAIRUJJAMAN, Mr MAHAMMAD DIDAR BOX, Mr RATAN KUMAR CHOUDHURY, Sk. MAHAMMAD ALI, SHAIKH SUMINA PARVIN, Mrs SUSAMA HAQUE, SEKH HASANUR JAMAL, Mrs SHABNAM SHAH, Smt PRABALI DATTA

03/12/2018

Major Information of the Deed :- I-1523-13339/2018-03/12/2018

11/12/2018 Query No:-15231000305333 / 2018 Deed No :- 152313339 / 2018, Document is digitally signed.

Transfer of property for L1

From	To, with area (Name-Area)
Mr HASEM ALI MOLLA	Sk. SEKH KHAIROUJAMAN-0 948133 Dec, Mr MAHAMMAD DILJAR BOX-C 948133 Dec, Mr RATAN KUMAR CHOUDHURY-0 948133 Dec, Sk. MAHAMMAD ALI-0 948133 Dec, SHAIKH SUMINA PARVIN-0 948133 Dec, Mrs SUSAMA HAQUE-0 948133 Dec, SEKH HASANUR JAMAL-0 948133 Dec, Mrs SHADNAM SHAH-0 948133 Dec, Smt PRABALI DATTA-0 948133 Dec

Transfer of property for L2

Sl. No	From	To, with area (Name-Area)
1	Mr HASEM ALI MOLLA	Sk. SEKH KHAIROUJAMAN-0, 135411 Dec, Mr MAHAMMAD DILJAR BOX-C, 135411 Dec, Mr RATAN KUMAR CHOUDHURY-0, 135411 Dec, Sk. MAHAMMAD ALI-0, 135411 Dec, SHAIKH SUMINA PARVIN-0, 135411 Dec, Mrs SUSAMA HAQUE-0, 135411 Dec, SEKH HASANUR JAMAL-0, 135411 Dec, Mrs SHADNAM SHAH-0, 135411 Dec, Smt PRABALI DATTA-0, 135411 Dec

**Land Details as per Land Record**

District: North 24-Parganas P.S.: Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata

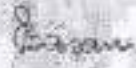
Sch No	Plot & Khata No	Details Of Land	Owner name in English as selected by Applicant
L1	LR P of No:- 3196 (Corresponding RS Plot No:- 3195), LR Khata No:- 2745	Owner: অসম অদি মেদা, Gurdan: অসম অদি, Address: নিউ, Classification: গদি, Area 0.09 Acre,	Mr HASEM ALI MOLLA
L2	LR Plot No:- 3196 (Corresponding RS Plot No:- 3195), LR Khata No:- 2747	Owner: গণেশ বিহি, Gurdan: অসম অদি, Address: নিউ, Classification: গদি, Area 0.01 Acre;	Mr HASEM ALI MOLLA

**Endorsement For Deed Number: 1-152313339/2018**

On 29-11-2018

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 59,51,140/-

  
**Sanjoy Basak**  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R. RAJARHAT  
 North 24-Parganas, West Bengal

Major Information of the Deed :- 1-1523-13339/2018-03/12/2018

of Admissibility (Rule 43, W.D. Registration Rules, 1962)  
under rule 21 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number 23  
Stamp Act 1859.  
Under Section 52 & Rule 22(3) & (4), W.D. Registration Rules, 1962)  
for registration at 15:11 hrs. on 03-12-2018, at the Office of the A.D.S.R. RAJARHAT by Mr. HASEM ALI  
Executant.

Mode of Execution (Under Section 58, W.D. Registration Rules, 1962):  
The document is admitted on 03/12/2018 by Mr. HASEM ALI MOLLA, Son of Late AHAD ALI MOLLA, CHAPNA, P.O.,  
HARGHATA, Thana: New Town, North 24 Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by  
Profession Business

certified by Mr. RAMKRISHNA CHAKRABORTY, Son of Late P CHAKRABORTY, 96/1 NAINAN PARA LANE, P.O.  
ARANAGAR, Thana: Baranagar, North 24 Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by  
Profession Business

Payment of Fees  
Certified that required Registration Fees payable for this document is Rs 58,525/- (A(1) = Rs 58,511/-, E = Rs 14/- )  
and Registration Fees paid by Cash Rs 0/-, by online = Rs 58,525/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/11/2018 5:06PM with Govt. Ref. No: 192018190311749891 on 30-11-2018, Amount Rs. 58,525/-, Bank:  
State Bank of India (SBIN0000001), Ref. No. CKH8442051 on 30-11-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty  
Certified that required Stamp Duty payable for this document is Rs. 2,92,577/- and Stamp Duty paid by Stamp Rs 100/-,  
by online = Rs 2,92,477/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 4063, Amount: Rs. 50/-, Date of Purchase: 29/11/2018, Vendor name: MITA  
DUTTA  
2. Stamp: Type: Impressed, Serial no 4064, Amount: Rs. 50/-, Date of Purchase: 29/11/2018, Vendor name: MITA  
DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 30/11/2018 5:06PM with Govt. Ref. No: 192018190311749891 on 30-11-2018, Amount Rs: 2,92,477/-,  
Bank: State Bank of India (SBIN0000001), Ref. No. CKH8442051 on 30-11-2018, Head of Account 0030-02-103-003-  
02

*Sanjoy Basak*  
Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal



Major Information of the Deed :- I-1523-13339/2018-03/12/2018

11/12/2018 Query No:-15231000306333 / 2018 Deed No.I - 152313339 / 2018, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 1523-2018, Page from 441420 to 441461  
being No 152313339 for the year 2018.



Digitally signed by Sanjoy Basak  
Date: 2018.12.11 10:34:06 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 11-12-2018 10:34:02 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.



Compared & Checked By  
*Basak*  
11.12.18

Certified to be a True copy

*Basak*  
A.D.S.R., Rajarhat  
11.12.18

(This document is digitally signed.)