# भारतीयगराँच्यायिक भारत INDIA

₹. 500



FIVE HUNDRED

पाँचःसौ रुपये

TOTAL MONTH

Rs. 500

# INDIA NON JUDICIAL

लिक्सिक्का पश्चिम बंगाल WEST BENGAL

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DEED OF SALE

Valued at Rs. 21,00,000.00 (Rupees Twenty One Lakh) only

THIS INDENTURE is made on this the 2124- day of Africe Two

# BETWEEN

(Emily PAN - CLSPH 6408 H).

ABDUL JABBAR MOLLA. Son of Late Hayrat Molla, by Nationality

Contd.....

MUSLIMA BIBI MOLLA

MUSLIM

998600



Rakibul Hanon Molla. Mestes Mour 8000 Hours 80 Proposition (RAKIBUL HASSAN MOLLA). 2 1.18 2014.

5/0: Abul Taker.

of = Hossenpur.

P.O: Nurpur.

P.S: Minaklum.

plot: 24 Pas (M).

men: sousiee.

2 ...

Indian, by faith - Islam, by Occupation - Cultivation, residing at Village - Chapna, P.O. Patharghata, P.S. Rajarhet now New Town, in the District of North 24-Parganas, hereinafter called the <u>VENDOR</u> (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the <u>ONE PART</u>

#### AND

MUSLIMA BIBI MOLLA (having PAN - AQVPM 4881C). Wife of Mr. Rakibul lelam Molla, by Occupation - Business, residing at Village -Hossenpur, P.O. Nurpur, P.S. Minakhan, in the District of North 24-Parganas. PIN - 743 456, (2) MRUL ZAMAN (having PAN - AAEPZ 9218R), Son of Late Mohammad Ahia, by Occupation - Business, residing at Village -Purusottampur, P.O. & P.S. Pandua, in the District of Hooghly, PIN - 712 149. (3) NOWAZ IMTIAZ HAIDER (having PAN - AEFPHA 2634L), Son of Sk. Haider Nowaz, by Occupation - Business, residing at Village - Gopalnagar, Raghunathgunje, in the District of Murshidabada (4) BIDUL AZIM MANDAL (having PAN - AYKPM 7678Q), Son of Abdul Kasem Mandal, by Occupation - Service in Foreign State, residing at Village - Sekhpukur, P.O. + P.S. Pandua. in the District of Hooghly, PIN - 712149. (5) WASIM RAJA (having PAN -AHVPR 1724 J ). Son of Abdur Rahed, by Occupation - Service, (6) ALISHA PARWEEN (having PAN -). Wife of Wasim Raja, by Occupation - Housewife , both residing at R.N.B. Apartment, 2, Rajdanga Main Road, Kolkata - 700 107 and both represented by their Constituted Attorney, MST. NASIHA BEGUM, Wile of Abdur Rahed, residing at R.N.B. Apartment, 2. Rajdanga Main Road, Kolkata - 700 107. (7) 8K. JASIMUDDIN MANDAL (having PAN - AJNPM 0333L), Son of Sk. Bahar Ali Mandal, by

3 5

Occupation - Business, residing at Plat No. K/38/406, Sparsh Block, SP-SUKHOBRISHTI, AA-III, New Town, Kolkata - 700 156 and (8) ABDUR RAJJAK (having PAN - AJTPR 1808B). Son of Md. Abdus Sammad, by Occupation - Service, residing at K/39/102, Sparsh Block, SP-SUKHOBRISHTI, AA-III. New Town, Kolkata - 700 156, all by Nationality - Indian, by religion - Islam, hereinafter called the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the OTHER PART.

W.H.E.R.E.A.S. Abdul Jabbar Molla, Son of Late Hayrat Molla of Chapna, P.S. Rajarhat now New Town, District - North 24-Parganas is well seized and possessed of and/or otherwise entitled to ALL THAT piece and parcel of Sali land measuring an area 11 (Eleven) decimal, be the same, a little more or less comprised in C.S. and R.S. Dag No. 3192 under Khatian No. 2760 as Sixteen Annas Share, at Mouza - Patharghata, J.L. No. 36, R.S. No. 2 2 5. Touzi No. 10 , P.S. Rajarhat now New Town within the Limit of Patharghata Gram Panchayet, in the District of North 24-Parganas by virtue of record of rights finally published in the L.R. Settlement record and has been enjoying the same with good right and absolute power of ownership by paying rents and taxes to the Concerned Authority free from oncumbrances whatsoever.

AND WHEREAS the Vendor herein has agreed to sell his aforesaid land measuring 11 decimal, be the same, a little more or less comprised in C.S. and R.S. Dag No. 3192 under Khatian No. 2760, 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 morefully and particularly described in the Schedule hereunder and delineated on the annexed Map or Plan

and bordered by Red Lines at or for the price or Consideration of Rs. 21,00,000.00 (Rupees Twenty One Lakh) only and the Purchasers (the Purchaser No. 1 has agreed to purchase undivided 2/7th share, the Purchaser Nos. 2 to 4 herein each has agreed to purchase undivided 1/7th share and the Purchasers No. 5, 6, 7 and 8 herein, each has agreed to purchase undivided 1/14th share) herein jointly have agreed to purchase the same at the said price free from encumbrances whatsoever.

AND WHEREAS the Purchasers herein on or before the execution of these presents, have paid the entire consideration money of the land to the Vendor herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in Consideration of the sum of Rs. 21,00,000.00 (Rupees Twenty One Lakh) only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor on or before the execution of this Deed (the receipt whereof the Vendor doth hereby and also 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 the Purchasers) the Vendor doth hereby grant sell convey transfer assign and assure unto to the Purchasers ALL, THAT piece and parcel of land measuring an area !! (Eleven) decimal more or less within the Limit of the Patharghata Gram Panchayet which is morefully and particularly mentioned and described in the SCHEDULE hereunder written A N D all manners of rights privileges easements benefits advantages and appurtenances thereunto belonging to anywise apportaining to or with the

same or every part thereof usually hold used occupied enjoyed or reputed to belong or be appurtenent thereto or known as part or parcel thereof A N D all deeds pattas 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 they 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 A N D the Vendor doth hereby covenant with the Purchasers that notwithstanding any act deed or thing by the Vendur 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 hereinafter peaceably and quietly possess and enjoy the said land and every part thereof without any lawful eviction interruption claim or demand whatsnever from and by the Veridor or any person or persons lawfully or equitably claiming under or in trust for him AND THAT the said land is freed and discharged from or otherwise by the Vendor sufficiently and indomnified against all and in all manners of encumbrances claims and demands whotsoever created occasioned or made by the Vendor or any person or persons howsoever AND THAT the vendor shall at the cost of the Purchasers give and render 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

same or every part thereof usually hold used occupied enjoyed or reputed to belong or be appurenant thereto or known as part or parcel thereof A N D all deeds pattas 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 they can or may procure the same without any action or suit TO HAVE AND TO HOLD the said land and every pure 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 whatsnever absolutely and forever A N D 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 hereinafter penceably 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 tawfully or equitably claiming under or in trust for him AND THAT the said land is freed and discharged from or otherwise by the Vendor sufficiently and indomnified against all and in all manners of encumbrances claims and demands whatsoever created occasioned or made by the Vendor or any person or persons howsoever AND THAT the vendor shall at the cost of the Purchasers give and render 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

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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 form 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 anyway 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 Debuttar, 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 has predecessors-in-interest and title.

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

( Description of Property hereby sold )

ALL THAT piece and parcel of land measuring an area 11 (Fleven) decimal, be the same, a little more or less comprised in R.S. Dag No. 3192 under R.S. Khatian No. 1918, L.R. Khatian No. 2760, at Mouza - Patharghaia, J.L. No. 36, Touzi No. 10 , P.S. Rajarhat now New Town, Addl. Dist. Sub-Registration Office - Rajarhat within Patharghata Gram Panchayat in the District of North 24-Parganes, which is butted and bounded as follows:

ON THE NORTH BY : Land of Omar Ali Molla.

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ON THE SOUTH BY : Land of Shyamali Biswas.

ON THE EAST BY : Land of Bahar Ali Molla.

ON THE WEST BY : Land of Rahim Hazi Sahib.

The sold plot is marked and delineated on the annexed Map or Plan and bordered by Red Lines.

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

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#### SIGNED, SEALED AND DELIVERED

by the PARTIES at KOLKATA in the presence of

# WITNESSES

(1) अलिय द्याचित द्यामा · nic. chapma. Bud. 24 fas (w)

CH 26 00 0 243 (27) 379 SIGNATURE OF THE VENDOR

1. Muslima Bibi Maua.

2. I mouel Bancary

3. Nowax Im Finx Haidex

4. Aboled Din Leward.

5. Naciha Begun as constituted attemps of wasin Auja ahlisha. 6. parasen

7. SK. gasimeddin Mandal

8. Abdus Rojjah

SIGNATURE OF THE PURCHASERS

(2) Rakibul Hassan Molla. YILL: HOSSEMPWC. P.o. - Nouspar. P.S: Minakhan. Dist: 24PGy (N). Pin: 743456.

DRAFTED BY

Dirgh Cour, (alculi).

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TYPED BY

Mojoron Molay Das 89, Nainan Para Lane, Baranagar, Kolkata -36. 11 9 11

#### RECEIPT

RECEIVED from the withinnamed Purchasers the within mentioned sum of Rs. 21,00,000.00 (Rupees Twenty One Lakh) only being the total Consideration Money as per Memo below :

...... Rs. 21,00,000.00

#### MEMO OF CONSIDERATION

SLHO	Droff Chaptersh	Date	BONK NOWE	Brench	Amount
2.	003198	27-01-2014	ICIC1	Table of the	Rs. 1.00,000.00 Rs. 2.00,000.00
3.	004705	10.04.2014	ICIC!	2)	Ro. 1,00,000.00 Ro. 6,00.000.00
4.	012836	11.04.2014	DUNING SIXA		8= 1,00,000.00
5.	000 461	17.04.2014	10101	SALT LAKEBOON	Rs. 4,00,000.00 Rs. 5,00,000.00
6· 7·	209236	17.04.2014	tetel	»	Rs. 5,00,000 00
g.	CASH IN ADVA	NCE- 19.01.201	y –	-6	1

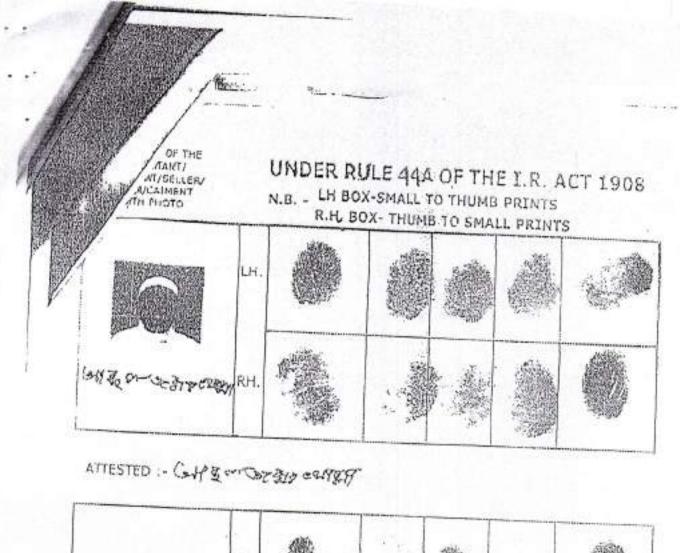
(RUPEES TWENTY ONE LAKH) ONLY TOTAL = Rs. 21,00,000,00

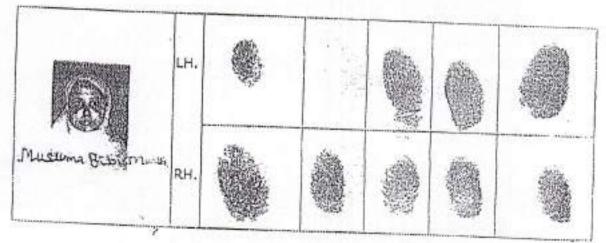
### WITNESSES :

(1) mora Gallar Estragy Villa Chapma. Dist. North 24 PGHS.

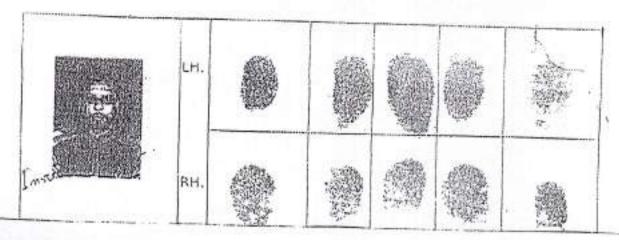
SIGNATURE OF THE VENDOR

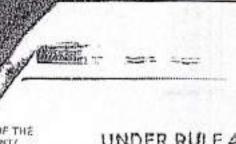
(2) Rakibul Hrunau Willa. VILL: HOSSENTUR. 1.0 Nugur. 1.5 Minakhan.





ATTESTED: Muslima B.b. Molla.

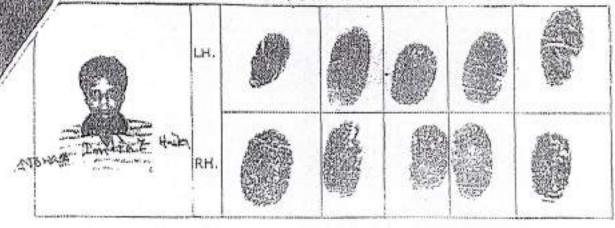




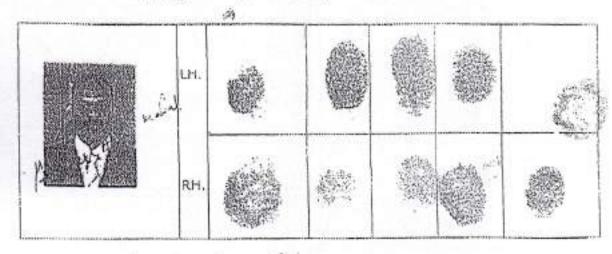
MENTISELLEN MENTAMENT WITH PROTO

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

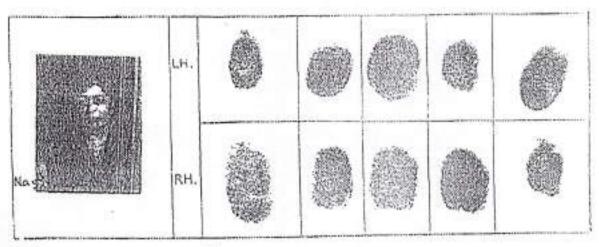
N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS



ATTESTED :- Nonne Imfine Haider

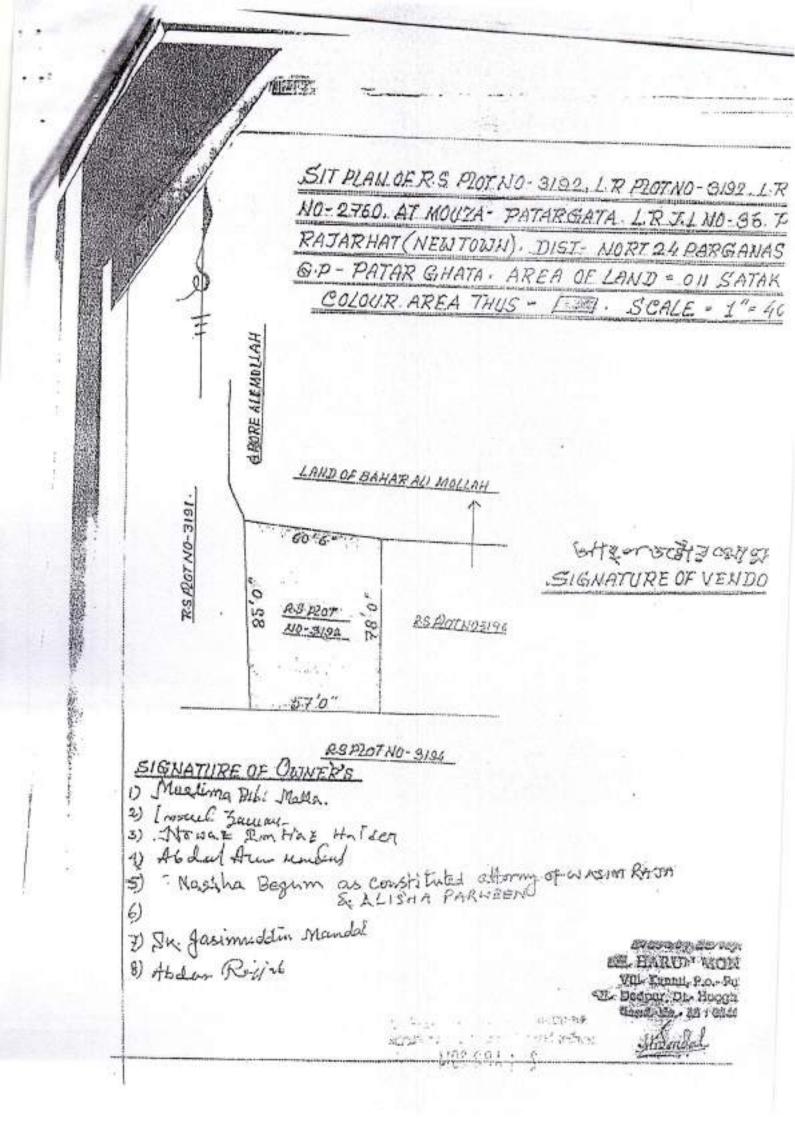


ATTESTED : Abdul Avin Mali.



ATTESTED: Nasiha Beginn

UNDER RULE 44A OF THE I.R. ACT 1908 OTCHY HITE N.B. - LH BOX-SMALL TO THUMB PRINTS R.H. BOX- THUMB TO SMALL PRINTS LH. RH. ATTESTED: - Sk. Jasimuddin Mandal LH. RH. ATTESTED ;-Abolin Robins LH. PHOTO RH.



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. 04817 / 2014, Deed No. (Epok - I , 04431/2014) nature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
lasmuddin Mandal lat No. K / 38/406, Sparsh slock, S P - Sukhobrishti, A l - 1 I I - New Town, astrict:-North 24-Parganas, VEST BENGAL, India, Pin +00154	21/04/2014	7.7.2014	Sk. Jasimuddin Mandal 21.04.14

11	Signature of	the	person(	5)	admitting	the	Execution	at Office

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature	
'	Abdul Jabbar Molla Address - Chapna, Thana: - New Town, P.O Patharghata, Oistrict: - North 24-Parganas, WEST BENGAL, India,	Self		্রাইঅকে <u>ট্র</u> রিজারী		
	anne,		. 7	LT!	21.04.14	
	**************************************		21/04/2014	21/04/2014		
	Muslima Bibl Molle Address -Hossenpore, Thana -Minakhan, P.O. -Norpur, District: North	Self	(6)		Muslima BibiMa	
	74-Parganas, WEST SENGAL, 17-20, Pm - 743456		TO A	ian	21.04-1	
			21/04/2014	21/04/2014		
E	Imrul Zaman Address -Purusottaniaur, Thana: -Pandua, P.U : -Pandua, District: -Hooghly, WEST BENGAL, India, Pin	Sec				
	712149		Sec. of	L'T	Impred Zaman	
			21/04/2014	21/04/2014	21.4.2014	
4	Nowaz Imbaz Halder Address -Gopalnager, Raghunathgunje, Olstrict:-Murshidebad, WESY BENGAL, India.	Self .			Atomas Intio	
	and the same of th		21/04/2014	LTI 21/04/2014	21/04/2014	

Additional District Sub-Regulars

2 1 19 R 2014 Additional District Sub-Registrar

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