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09527/2014

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

K. 413366

25617
9/2014

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

[Signature]
Additional District Sub Registrar
Rajarhat, New Town, North 24 Pgs.

DEED OF SALE

12 6 AUG 2014
THIS INDENTURE is made on this the 25th day of August - Two Thousand and Fourteen (2014)

BETWEEN

- (1) MAHAMMAD FARIDUL ISLAM (having PAN - ABGPI 0658F),
- (2) MOLLA KUTUBUDDIN (having PAN - CKQPK 8357Q), (3) MOLLA

Contd.....P/2

3827

20.8.2014 ₹ 1000/-

স্বাক্ষরকারীর নাম _____

পিতা _____

স্থানীয় সরকার কার্যালয় _____

বৈধতার সময় (সর্বমোট দিন) _____

খসড়া _____

স্বাক্ষর নং _____

SK. JASIMUDDIN MANDAL
পিতা- HIRANYA BATI HOOGLY
PIN- 712802.

21 JUL 2014

998000

কলকাতা বাসাবাজার জেলায় বিক্রয় দপ্তর

- SK. Jasimuddin Mandal

[Redacted] 6345

- SK. Jasimuddin Mandal

[Redacted] 6346

- Md. Faridul Islam

[Redacted] 6347

- কুমিল্লা জেলায়

[Redacted] 6348

- কুমিল্লা জেলায়

[Redacted] 6349



Additional District Sub-Registrar
Rajarat, New Town, North 24 Pgs.

25 AUG 2014

- Sahuluddin Molla



6350

Kamat uddin Molla



6351

- ৩০/৮/১৫



6352

- Abdur Rajib



Farooq Hossain
S/o. Jubair Molla
Chapna
Patharghata
New Town,
KOL-700135 W.D.

Additional District Sub-Registrar
Rajshahi, New Town, North 24 Pgs.

25 AUG 2014

NASIRUDDIN (having PAN - COGPMI436L), (4) MOLLA SAHABUDDIN (having PAN - _____), (5) KAMAL UDDIN MOLLA (having PAN - AXEPM 3376N) and (6) TARIKUL ISLAM (having PAN - _____),

all Sons of Late Subid Ali Molla, all by Nationality - Indian, by faith - Islam, all by Occupation - Cultivation and all are residing at Village - Chapna, P.O. Patharghata, P.S. Rajarhat now New Town, Kolkata - 700 135, in the District of North 24-Parganas, hereinafter jointly called the VENDORS (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 ONE PART.

A N D

(1) SK. JASIMUDDIN MANDAL (having PAN - AJNPM 0333L), Son of Sk. Bahar Ali Mandal, by Occupation - Business, residing at Hiranyabati, P.O. + P.S. Dhanjakhali, District - Hooghly, PIN - 712 302 and (2) ABDUR RAJAK, (having PAN - AJTPR 1808 B), Son of Abdus Sammad Molla, by Occupation - Service, residing at No. 1, Dighirper (near Girls School Road), P.O. Canning Town, P.S. Canning, District - South 24-Parganas, PIN - 743 329, both by Nationality - Indian, by faith - Islam, hereinafter jointly 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.

WHEREAS Subid Ali Molla, Son of Late Daulat was the Owner of 13 decimal being .7225 share of 18 decimal comprised in R.S./L.R. Dag No. 3187 under L.R. Khatian No. 267B, at Mouza - Patharghata, I.L. No. 36, P.S. Rajarhat now New Town within the Limit of Patharghata Gram Panchayat, in the District

of North 24-Parganas by virtue of Record of Rights published in his name according to his share.

AND WHEREAS during enjoyment, said Subid Ali Molla died intestate leaving behind him surviving Six Sons namely (1) Mohammad Faridul Islam, (2) Molla Kutubuddin, (3) Molla Nasiruddin, (4) Molla Sahabuddin, (5) Kamaluddin Molla and (6) Tarikul Islam, the Vendors No. 1 to 6 herein and Four Daughters namely (1) Samina Bibi, (2) Sabina Bibi, (3) Rakhima Bibi and (4) Karima Bibi as his legal heirs and successors who inherited according to Muslim Faraz Rule the property left by said Subid Ali Molla, the deceased.

AND WHEREAS the said Mohammad Faridul Islam and 5 (Five) other Co-Sharers have mutually and amicably partitioned their obtained share with their aforesaid (Four) Sisters and presently, the Vendor Nos. 1 to 6 herein are well seized and possessed of their obtained portion of land measuring 2.17 decimal out of their obtained (0.5418) share of total 0.7225 share of 18 decimal comprised in R.S./L.R. Dag No. 3187 under L.R. Khatian No. 2678, at Mouza - Patharghata, J.L. No. 36, P.S. Rajarhat now New Town within the Limit of Patharghata Gram Panchayat in the District of North 24-Parganas and the Purchasers herein jointly have agreed to purchase the same free from encumbrances whatsoever.

AND WHEREAS the Sons of said Subid Ali Molla, the deceased namely Mohammad Faridul Islam and 5 others i.e. the Vendors No. 1 to 6 herein have jointly have agreed to sell the Southern Portion measuring 2.17 decimal out of their obtained (0.5418) share of total 0.7225 share of 18 decimal comprised in R.S./L.R. Dag No. 3187 under L.R. Khatian No. 2678, at Mouza - Patharghata, J.L. No. 36, P.S. Rajarhat now New Town within the Limit of Patharghata Gram

Panchayat in the District of North 24-Parganas and the Purchasers herein jointly have agreed to purchase the same free from encumbrances whatsoever.

Be it mentioned herein that out of aforesaid 2.17 decimal, the Purchaser No. 1 has agreed to purchase 1.67 decimal against consideration of Rs. 1,50,000.00 (Rupees One Lakh Fifty Thousand) only and the Purchaser No. 2 has agreed to purchase 0.5 decimal against consideration of Rs. 50,000.00 (Rupees Fifty Thousand) only i.e. in total consideration of Rs. 2,00,000.00 (Rupees Two Lakh) only and the Vendors herein have agreed to sale the same at the said price.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in Consideration of the sum of Rs. 2,00,000.00 (Rupees Two Lakh) only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendors on or before the execution of this Deed (the receipt whereof the Vendors 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 2.17 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 AND all mannets of rights privileges easements benefits advantages and appurtenances thereunto 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 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 Vendors 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 Vendors doth hereby covenant with the Purchasers that notwithstanding any act deed or thing by the Vendors made done executed or knowingly suffered to the contrary the Vendors 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 whatsoever from and by the Vendors or any person or persons lawfully or equitably claiming under or in trust for therein AND THAT the said land is freed and discharged from or otherwise by the Vendors sufficiently and indemnified against all and in all manners of encumbrances claims and demands whatsoever created occasioned or made by the Vendors or any person or persons howsoever AND THAT the vendors 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 Vendors 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 Vendors 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 Vendors are 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 Vendors or any reason or reasons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendors and his 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 2.17 decimal, be the same, a little more or less on the Southern Portion comprised in R.S./L.R. Dag No. 3187 under L.R. Khatian No. 2678, at Mouza - Patharghata, J.L. No. 36, Touzi No. 10, P.S. Rajarhat now New Town, Addl. Dist. Sub-Registration Office - Rajarhat within the Limit of Patharghata Gram Panchayat in the District of North 24-Parganas, which is buried and bounded as follows :

ON THE NORTH BY : Land of Md. Faridul Islam and Others.

ON THE SOUTH BY : Land of R.S./L.R. Dag No. 3187.

ON THE EAST BY : Land of R.S./L.R. Dag No. 3191.

ON THE WEST BY : Land of Sk. Jasimuddin Mondal and Others.

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.

SIGNED, SEALED AND DELIVERED

by the PARTIES at KOLKATA

in the presence of

WITNESSES

(1) Faruk Hossain
Chopra, Patharghata
New Town, Kol-70015
W.P.

1. Md. Faridul Islam

2. সুপ্রভাচন্দ্র মল্লিক

3. লক্ষ্মী কুমার মল্লিক

4. Subalal Choudhury Molla

5. Kamal Uddin Molla

(2) Mizajul Islam Molla

6. লক্ষ্মী কুমার ইমাম

Chopra, Patharghata

New Town (Kol)-125

SIGNATURE OF THE VENDORS

1. Sr. Jasimuddin Mandal

2. Abdur Rejjak

SIGNATURE OF THE PURCHASERS

DRAFTED BY

Read over and explained
in Bengali by:

Advocate
High Court Cal
CHAND KUMAR DAS

TYPED BY

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

RECEIPT

RECEIVED from the withinnamed Purchasers the within mentioned sum of Rs. 2,00,000.00 (Rupees Two Lakh) only being the total Consideration Money as per Memo below :

..... Rs. 2,00,000.00

MEMO OF CONSIDERATION

Paid in Cash

Rs. 2,00,000.00

(RUPEES TWO LAKH) ONLY

Rs. 2,00,000.00

WITNESSES :

(1) Faruk Hossain.
Chhapra Pathargata
New Town, K01-70025
WB.

(2) Mirajul Islam Molla

1. Md. Faridul Jaleen ✓

2. জুজু মিয়া মল্লিক

3. মাহিনুর রহমান মল্লিক

4. Sahabul & Loni Molla

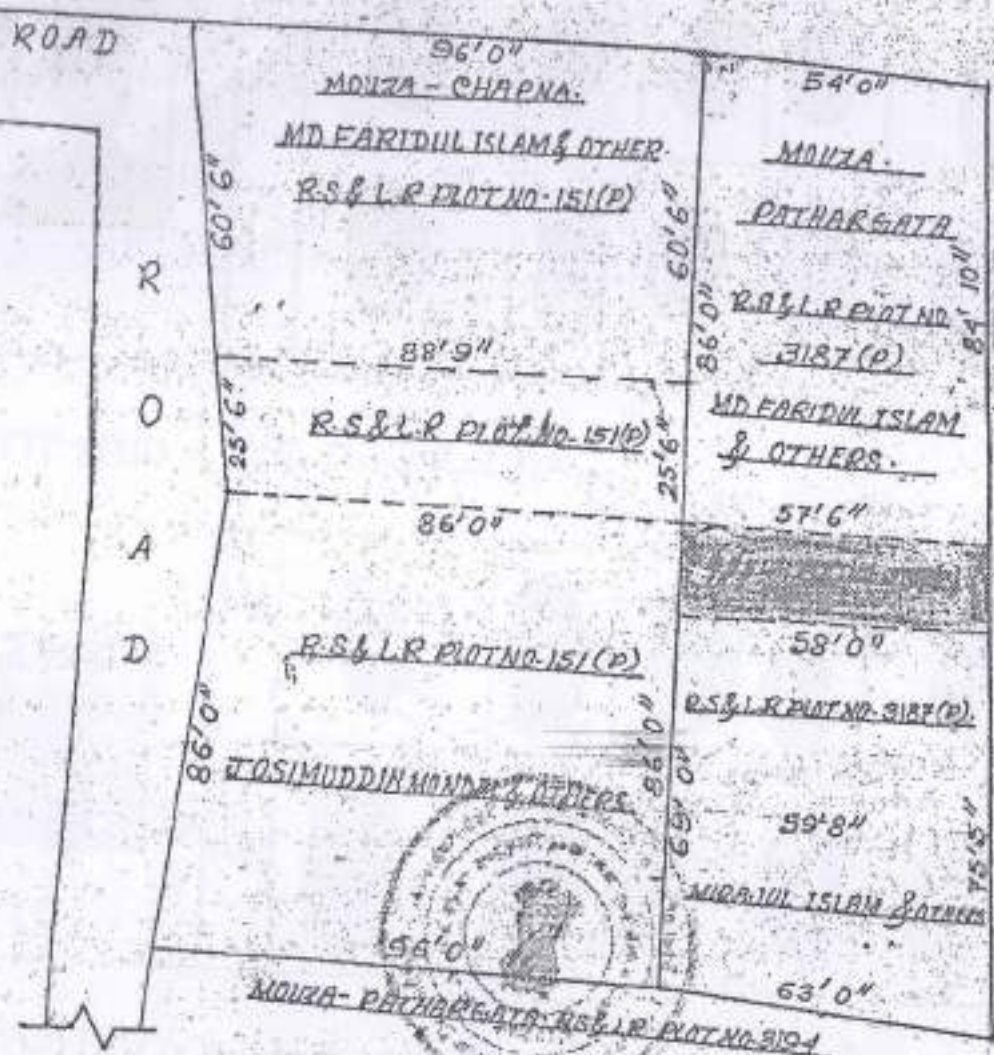
5. Kamaluddin Molla

6. মাহিনুর রহমান মল্লিক

SIGNATURE OF THE VENDORS

VLR

SALE DEED PLAN OF R.S. PLOT NO- 3187 (P), L.R. KHATAN NO- 2572
AT MOUZA- PATHARGHATA, R.S. & L.R. T.LNO- 36, UNDER G.P -
PATHARGHATA, P.S- NEW TOWN, DIST- NORTH 24 PARAGANA AREA OF LAND
* 945.36 SET = 2.17 SATAK, COLOURE AREA THUS- []
SCALE = 1" = 30' 0"



R.S. & L.R. PLOT NO - 3191

SIGNATURE OF VENDORS-

- 1) Md. Faridul Islam
- 2) কুতুবুদ্দিন মল্লিক
- 3) আব্দুল হকিম মল্লিক
- 4) Sahuluddin Molla
- 5) Kamal uddin molla
- 6) আব্দুল হকিম মল্লিক

Drawn by- Surveyor
SK. HARUN MONDAL
 Vill- Kantul, P.O.- Puran
 P.S.- Daspur, Dt.- Hooghly (W.B.)
 Regd. No.- 330346/92












Handwritten signature of SK. Harun Mondal

2.19 Subin












①

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
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

 Md. Faridul Islam	LH					
	RH.					

ATTESTED :- Md. Faridul Islam

 Md. Faridul Islam	LH					
	RH.					

ATTESTED :- Md. Faridul Islam

 Md. Faridul Islam	LH					
	RH.					

ATTESTED :- Md. Faridul Islam












2

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CALMANT
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

স্বাক্ষরিত

 Sahabuddin Molla	LH					
	RH.					

ATTESTED :- Sahabuddin Molla

স্বাক্ষরিত

 Kamaluddin Molla	LH					
	RH.					

ATTESTED :- Kamaluddin Molla












স্বাক্ষরিত

 Rafiqul Islam	LH					
	RH.					












ATTESTED :- Rafiqul Islam

SIGNATURE OF THE
PRESIDENT/ANTY
EXECUTANT/SECT. FOR
BUYER/CALIMENT
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

 <i>Jasimuddin Mandal</i>	LH					
	RH.					

ATTESTED :- *J. Jasimuddin Mandal*

 <i>Abdur Rojib</i>	LH					
	RH.					

ATTESTED :- *Abdur Rojib*

 PHOTO	LH					
	RH.					

ATTESTED :-



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

Endorsement For Deed Number : I - 09527 of 2014
(Serial No. 10413 of 2014 and Query No. 1523L000016807 of 2014)

On 25/08/2014

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

Presented for registration at 21.00 hrs. on :25/08/2014, at the Private residence by Sk. Jasimuddin Mandel, one of the Claimants.

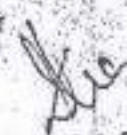
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 25/08/2014 by

1. Mahammad Faridul Islam, son of Lt. Subid Ali Molla, Chapna, Thana:-New Town, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
 2. Molla Kutubuddin, son of Lt. Subid Ali Molla, Chapna, Thana:-New Town, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
 3. Molla Nasiruddin, son of Lt. Subid Ali Molla, Chapna, Thana:-New Town, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
 4. Molla Sahabuddin, son of Lt. Subid Ali Molla, Chapna, Thana:-New Town, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
 5. Kamal Uddin Molla, son of Lt. Subid Ali Molla, Chapna, Thana:-New Town, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
 6. Tarikul Islam, son of Lt. Subid Ali Molla, Chapna, Thana:-New Town, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
 7. Sk. Jasimuddin Mandel, son of Sk. Bahar Ali Mandel, Hiranyabati, Thana:-Dhaniakhali, P.O. :-Dhaniakhali, District:-Hooghly, WEST BENGAL, India, Pin :-712302, By Caste Muslim, By Profession : Business
 8. Abdur Rajjak, son of Abdus Sammad Molla, No. 1, Dighirper (Near Girls School Road), Thana:-Canning, P.O. :-Canning Town, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743329, By Caste Muslim, By Profession : Service
- Identified By Faruk Hossain, son of Julfikar Molla, Chapna, Thana:-New Town, P.O. :-Patharghata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others.

(Debasish Dhar)
Additional District Sub-Registrar

On 26/08/2014


Additional District Sub-Registrar
26 AUG 2014 (Debasish Dhar)
Additional District Sub-Registrar



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

Endorsement For Deed Number : I - 09527 of 2014
(Serial No. 10413 of 2014 and Query No. 1523L000016807 of 2014)

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. 7241/- is paid , by the draft number 664841, Draft Date 22/08/2014, Bank Name State Bank of
India, Terminus Building New Town, received on 26/08/2014.

(Under Article : A(1) = 7227/- , E = 14/- on 26/08/2014)

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.-6,57,575/-

Certified that the required stamp duty of this document is Rs.- 32899 /- and the Stamp duty paid as
Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 32899/- is paid , by the draft number 664848, Draft Date 22/08/2014, Bank :
State Bank of India, Terminus Building New Town, received on 26/08/2014

(Debasish Dhar)
Additional District Sub-Registrar


Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs.

26 AUG 2014 (Debasish Dhar)
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 5306 to 5322
being No 08527 for the year 2014.



Dhar

(Debasish Dhar) 26-August-2014
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal

Certified to be a True copy

[Signature]
A.D.S.R. Rajarhat

03.9.14

Checked by
[Signature]
03.9.14