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P. 12398/2013



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 925902

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

[Signature]
 REGISTRAR GENERAL
 GENERAL LAW OFFICE, NORTH 24-PARGANAS

28 OCT 2013
DEED OF SALE

THIS INDENTURE OF SALE is made on this the 25th day of October, Two Thousand Thirteen (2013)

BETWEEN

ABU MD NASIRUDDIN, Son of Late Golam Tohiuddin, by Nationality - Indian, by Religion - Islam, by Occupation - Service, residing at 58/A, Laskar

Contd.....P/2

25.10.13
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23-10-13

ডেডার নাম

সং

ডেডার নাম

বিস্তার (সংলগ্ন স্থিতি) নং

যেটি নতুন করা

মাসান নং

যেটি নতুন করা

সেইসঙ্গে যারাকপুর ডেডার মিতা দস্ত

MANIRA ABIGUMI

Sudroni, 2.5. Kelampayan

Muslibabad, Pin-742159.

09 OCT 2013

790000



কেন্দ্রীয় কার্যালয়
কলকাতা, নিউ টাউন, উত্তর ২৪ পরগণা

Sr. Jasimuddin Mandal
Vill. Hiranjabali,
P.O.S. - Shaniakhali
Dist - Hooghly
Pin - 712302
Business

25 OCT 2013

Dighi Road, in the District of Burdwan, PIN - 713 104, hereinafter called the VENDOR (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 FIRST PART.

A N D

MANIRA BEGAM, Wife of Mir, Motiur Rahaman and Daughter of Late Mir Abdur Rouf, by Nationality - Indian, by Religion - Islam, by Occupation - Housewife, residing at Vill. + P.O. - Indrani, P.S. Khargram, in the District of Murshidabad, PIN - 742 159, hereinafter called the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the OTHER PART.

WHEREAS one Hazrapada Biswas was well seized and possessed of some property including the property herein by virtue of inheritance and during enjoyment, he duly mutated his name in the records of Revisional Settlement Record and afterwards he died intestate leaving behind him surviving five Sons namely (1) Sri Nirmal Chandra Biswas, (2) Sri Bimal Chandra Biswas, (3) Sri Santosh Kumar Biswas, (4) Sri Kshitish Chandra Biswas and (5) Sri Satish Chandra Biswas as his legal heirs and survivors who inherited the property jointly and equally.

AND WHEREAS said Nirmal Chandra Biswas, the Vendor No. 1 therein duly mutated his name under L.R. Khatian No. 367 in respect of 04 decimal as 1000 Shares (out of 41 decimal) in R.S. Dag No. 151 along with other properties at Mouza - Chapna, J.L. No. 35, R.S. No. 162, Touzi No. 10, P.S. Rajarhat now

Contd.....P/3

New Town, within Patharghata Gram Panchayat, District North 24-Parganas and has been enjoying the same with other Co-Sharers with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS said Bimal Chandra Biswas duly mutated his name under L.R. Khatian No. 431 in respect of 04 decimal as 1000 Shares (Out of 41 decimal) in R.S. Dag No. 151 along with other properties at Mouza - Chapna, J.L. No. 35, R.S. No. 162, Touzi No. 10, P.S. Rajarhat now New Town, within Patharghata Gram Panchayat, District North 24-Parganas and during enjoyment, he died intestate leaving behind him surviving Wife namely Smt. Sachi Biswas, Vendor No. 2 therein, two Sons namely Subrata Biswas, Barun Biswas, Vendor No. 3 and 4 therein and three Daughters namely Shyamali Biswas, Jhuma Biswas, Ruma Biswas, Vendor Nos. 5, 6 and 7 therein as his legal heirs and successors who have been enjoying the same with other Co-Owners with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS said Sri Santosh Kumar Biswas duly mutated his name under L.R. Khatian No. 651 in respect of 04 decimal as 1000 Shares (out of 41 decimal) in R.S. Dag No. 151 along with other properties at Mouza - Chapna, J.L. No. 35, R.S. No. 162, Touzi No. 10, P.S. Rajarhat Now New Town within Patharghata Gram Panchayat, District North 24-Parganas and during enjoyment, he died intestate leaving behind him surviving Wife namely Smt. Maya Biswas, the Vendor No. 8 therein, one Son namely Amit Biswas, the Vendor No. 9 therein and two Daughters namely Sutapa Biswas and Smt. Rakhi Biswas, the Vendors No. 10 and 11 therein as his legal heirs and successors who have been enjoying the same with other Co-Owners with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS said Sri Khitish Chandra Biswas duly mutated his name under L.R. Khatian No. 779 in respect of 04 decimal as 1000 shares (out of 41 decimal) in R.S. Dag No. 151 along with other properties at Mouza - Chapna, J.L. No. 35, R.S. No. 162, Touzi No. 10, P.S. Rajarhat now New Town within Patharghata Gram Panchayat, District - North 24-Parganas and during enjoyment, he died intestate leaving behind him surviving one Wife namely Smt. Subhadra Biswas, the Vendor No. 12 therein, one Son namely Sri Nimai Kumar Biswas, the Vendor No. 13 therein and one Daughter namely Smt. Putul Roy, the Vendor No. 14 therein as his legal heirs and successors who have been enjoying the same with other Co-Sharers with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS said Satish Chandra Biswas duly mutated his name under L.R. Khatian No. 648 in respect of 04 decimal as 1000 Shares (out of 41 decimal) in R.S. Dag No. 151 along with other properties at Mouza - Chapna, J.L. No. 35, R.S. No. 162, Touzi No. 10, P.S. Rajarhat now New Town within Patharghata Gram Panchayet, District North 24-Parganas and during enjoyment, he died intestate leaving behind him surviving his Wife namely Smt. Ratna Bala Biswas, the Vendor No. 15 therein three Sons namely Sri Bhudeb Biswas, Sri Biswajit Biswas, Sri Indrajit Biswas, the Vendor No. 16, 17 and 18 therein and four Daughters namely Smt. Lakshi Rani Biswas, Smt. Lipika Biswas, Smt. Jayabati Biswas and Smt. Dipika Biswas, the Vendors No. 19 to 22 therein as his legal heirs and successors who have been enjoying the same with other Co-Sharers with good right and absolute power of ownership free from encumbrances whatsoever.

AND WHEREAS the Land Owners i.e. the Vendor Nos. 1 to 22 therein along with the Confirming Party therein hereby (1) Md. Faridul Islam, Son of

Contd.....P/5

Late Subid Ali Molla and (2) Julfikkar Molla, Son of Late Din Mohammad both the Chapna jointly sold transferred and conveyed to Abu Md Nasiruddin along with other 15 Purchasers ALL THAT piece and parcel of Sali land measuring an area 20 decimal or equivalent to 12 Cottahs more or less comprised in R.S./L.R. Dag No. 151 under L.R./K.B. Khatian Nos. 367, 431, 651, 779 and 648, at Mouza – Chapna, J.L. No. 35, P.S. Rajarhat now New Town within the Limit of Patharghata Gram Panchayat, District – North 24-Parganas by a Deed of Sale dated 7th August, 2013 vide Book No. I, CD Vol. No. 14, Pages 8458 to 8499, Being No. 09717 for the year 2013 registered at the Office of the A.D.S.R. Rajarhat free from encumbrances whatsoever.

AND WHEREAS thus by virtue of abovementioned purchase, said Abu Md. Nasiruddin became the absolute Owner of undivided 1/16th share of the aforesaid property measuring 20 decimal or 12 Cottahs more or less i.e. 01.25 decimal or equivalent to 0 Cottah 12 Chittacks 0 Sq.ft. more or less comprised in R.S./L.R. Dag No. 151 under L.R./K.B. Khatian Nos. 367, 431, 651, 779 and 648, at Mouza – Chapna, J.L. No. 35, P.S. New Town, District – North 24-Parganas morefully and particularly described in the Schedule hereunder written and has been enjoying the same with other 15 Co-Sharers free from encumbrances whatsoever.

AND WHEREAS said Abu Md. Nasiruddin, the Vendor herein has agreed to sell his portion of undivided 1/16th share of 20 decimal or equivalent to 12 Cottahs i.e. 01.25 decimal or equivalent to 12 Chittacks more or less morefully and particularly described in the Schedule hereunder written at a price or Consideration of Rs. 5,00,000.00 (Rupees Five Lakh) only and the Purchaser herein has agreed to purchase the same at the said price free from encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in Consideration of the sum of Rs. 5,00,000.00 (Rupees Five Lakh) only of the lawful money of the Union of India and well and truly paid by the Purchaser to the Vendor herein 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 admit and acknowledge and of and from the same and every part thereof for ever release discharge and deliver the Purchaser 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 Purchaser) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchaser ALL THAT undivided piece and parcel of land measuring an area 0 (Zero) Cottah 12 (Twelve) Chittacks or equivalent to 01.25 decimal more or less within the Limit of the Patharghata Gram Panchayat 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 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 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 along with other Co-Purchasers hereby granted transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchaser free from all encumbrances whatsoever absolutely and forever A N D the Vendor doth hereby covenant with the Purchaser that notwithstanding any act deed or thing by the Vendor made done executed or knowingly suffered to

Contd.....P/7

the contrary the Vendor now have 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 Purchaser in the manner aforesaid AND THAT the Purchaser may and shall at all times hereinafter peaceably and quietly possess and enjoy the said land and every part thereof with other Co-Purchasers 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 them AND THAT the said land is freed and discharged from or otherwise by the Vendor sufficiently and indemnified 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 Purchaser give and render all facilities and assistances to the Purchaser 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 Purchaser 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 Purchaser 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 Purchaser as shall or may from time to time be reasonably required AND THAT the Vendor doth hereby covenant with the Purchaser 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 hereby granted sold conveyed assigned assured and expressed or intended so to be now does not suffer from any Trust, Uses and Debttar, Prohibition, attachment or any scheme of 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 undivided $1/16^{\text{th}}$ share of piece and parcel of Sali land measuring an area 20 decimal out of 41 decimal or equivalent to 12 Cottahs i.e. 01.25 decimal or equivalent to 0 K - 12 CH. - 0 SQ.FT. (Twelve Chittacks), be the same, a little more or less comprised in R.S./L.R. Dag No. 151 under L.R./K.B. Khatian Nos. 367, 431, 651, 779 and 648, at Mouza - Chapna, J.L. No. 35, R. S. No. 162, Touzi No. 10, P.S. Rajarhat now New Town, Addl. Dist. Sub-Registration Office Rajarhat under Patharghata Gram Panchayet in the District of North 24-Parganas.

The total plot of land is butted and bounded as follows :

ON THE NORTH BY : Land of the Vendors i.e. Nirmal Chandra Biswas and Others.

ON THE SOUTH BY : Sali land of Shyamali Biswas.

ON THE EAST BY : Sali Land of Subid Ali Mollah and Sonallah Mollah.

ON THE WEST BY : 10'-0"ft. Wide Metal Road.

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 the presence of :

WITNESSES :

(1) Sk. Jasinuddin Mandal
vill - Hiranyabali,
P.O. - Dhaniakhali
Dist - Hooghly
Pin - 712302

Sk. Jasinuddin Mandal
SIGNATURE OF THE VENDOR

(2)
Mr. Mustaf. Ahamed
vill + P.O. - Indran.
P.S. - Chongram
Dist. - Murshidabad
Pin - 742109

Manira Begum
SIGNATURE OF THE PURCHASER

DRAFTED BY :

Bhola Nath Saha
Advocate,
103/303/1973
Col. Highcourt

TYPED BY :

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

:: 10 ::

RECEIPT

RECEIVED from the withinnamed Purchaser the within mentioned sum of Rs. 5,00,000.00 (Rupees Five Lakh) only being the total Consideration Money as per Memo below :

..... Rs. 5,00,000.00

MEMO OF CONSIDERATION

Paid by *Demid Sull- wa 618981* date *24.10.13* Rs. *5,00,000.00* on *State Bank of India, Nagar (02092)* tr.

(RUPEES FIVE LAKH) ONLY

Rs. 5,00,000.00

WITNESSES :












(1) *Mr. Jasimuddin Mandal*

Abu Md Nasiruddin
SIGNATURE OF THE VENDOR












(2) *Mr. Mustafa Ali*

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

| | | | | | | |
|--|-----|---|---|--|---|---|
|  Abu Md Nasiruddin | LH |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- Abu Md Nasiruddin

| | | | | | | |
|--|-----|---|---|--|---|---|
|  Manira Begum | LH |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- Manira Begum

| | | | | | | |
|-------|-----|--|--|--|--|--|
| PHOTO | LH | | | | | |
| | RH. | | | | | |

ATTESTED :-

Signature of the Presentant

LR KAPPAK NO 307, 654, 99, 17, 73264877 MOUZA -

Name of the Presentant

CHAPNA L.R.J.LNO 35 UNDER G.P. PATHARGHATA

Photo

Finger Print

Signature with date

P.S. NEWTOWN DIST NORTH 24 PARGANAS.

Manira Begum
 Indrani, P.O. - Indrani
 District - Murshidabad, WEST
 BENGAL, India, Pin -
 742159

LAND AREA - 25 DECIMAL OR 12 CHHASET/Begum

SCALE - 1



25.10.13

25/10/2013

LTI
 SIGNATURE OF VENDOR

Signature of the presentant at Office

Abu Md Nasiruddin

| Sl No | Admission of Execution By | Status | Photo | Finger Print | Signature |
|-------|---------------------------|--------|-------|--------------|-----------|
|-------|---------------------------|--------|-------|--------------|-----------|

1 Abu Md Nasiruddin
 Address - 58/ A, Laskar Dighi
 Road, District - Burdwan,
 WEST BENGAL, Pin - 713104
 SUBID ALI MOLLAH
 EL ORS.



25/10/2013

Signature of Abu Md Nasiruddin
 LTI
 Manira Begum
 25/10/2013

2 Manira Begum
 Address - Indrani, P.O.
 - Indrani,
 District - Murshidabad, WEST
 BENGAL, India, Pin - 742159



25/10/2013

LTI
 Manira Begum
 25/10/2013

Name of Identifier of above Person(s)

Jasimuddin Mandal
 Hiranabati, Thana - Dhenakhal, P.O. - Dhenakhal,
 District - Hooghly, WEST BENGAL, India, Pin - 723002

Signature of Identifier with Date

Signature of Jasimuddin Mandal

98'-0"



R.S. PLOT NO. 3194, SAMOLI BISKAR,
 MOUZA - PATHARGHATA.

RECEIVED BY -

Signature of S.D.D.M.
 Additional District Sub-Registrar

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. 13270 / 2013

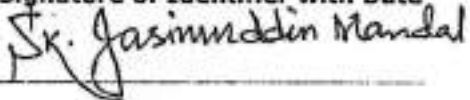
Signature of the Presentant


| Name of the Presentant | Photo | Finger Print | Signature with date |
|---|---|--|--------------------------|
| Manira Begam Indrani, P.O. :-Indrani, District:-Murshidabad, WEST BENGAL, India, Pin :-742159 |  25/10/2013 |  LTI 25/10/2013 | Manira Begam 25.10.13 |

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

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|---|--------|--|--|-------------------|
| 1 | Abu Md. Nasiruddin Address -5B/ A, Laskar Dighi Road, District:-Burdwan, WEST BENGAL, India, Pin :-713104 | Self |  25/10/2013 |  LTI 25/10/2013 | Abu Md Nasiruddin |
| 2 | Manira Begam Address -Indrani, P.O. :-Indrani, District:-Murshidabad, WEST BENGAL, India, Pin :-742159 | Self |  25/10/2013 |  LTI 25/10/2013 | Manira Begum |

Name of Identifier of above Person(s)
 Jasimuddin Mondal
 Hiranyabati, Thana:-Dhaniakhali, P.O. :-Dhaniakhali,
 District:-Hooghly, WEST BENGAL, India, Pin :-712302

Signature of Identifier with Date



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 - 12398 of 2013
(Serial No. 13270 of 2013 and Query No. 1523L000022171 of 2013)

On 25/10/2013

Payment of Fees:

Amount By Cash

Rs. 1705.00/-, on 25/10/2013

Amount by Draft

Rs. 5505/- is paid , by the draft number 513595, Draft Date 24/10/2013, Bank Name State Bank of India, Terminus Building New Town, received on 25/10/2013

(Under Article : A(1) = 7194/- ,E = 14/- ,Excess amount = 2/- on 25/10/2013)

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.-6,54,546/-

Certified that the required stamp duty of this document is Rs.- 32747 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 24020/- is paid , by the draft number 513594, Draft Date 24/10/2013, Bank : State Bank of India, Terminus Building New Town, received on 25/10/2013

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

Presented for registration at 12.50 hrs on :25/10/2013, at the Office of the A.D.S.R. RAJARHAT by Manira Begam ,Claimant.

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

Execution is admitted on 25/10/2013 by

1. Abu Md. Nasiruddin, son of Lt. Golam Tohiuddin , 58/ A, Laskar Dighi Road, District:-Burdwan, WEST BENGAL, India, Pin :-713104, By Caste Muslim, By Profession : Service
2. Manira Begam, wife of Mir Motiur Rahaman , Indrani, P.O. :-Indrani, District:-Murshidabad, WEST BENGAL, India, Pin :-742159, By Caste Muslim, By Profession : House wife

Identified By Sk. Jasimuddin Mondal, son of Sk. Bahar Ali Mondal, Hiranyabati, Thana:-Dhaniakhali, P.O. :-Dhaniakhali, District:-Hooghly, WEST BENGAL, India, Pin :-712302, By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 28/10/2013

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)


Additional District Sub-Registrar

28 OCT 2013

(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 - 12398 of 2013
(Serial No. 13270 of 2013 and Query No. 1523L000022171 of 2013)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 23, 4 of Indian Stamp Act 1899.

Deficit stamp duty

Deficit stamp duty Rs. 7727/- is paid , by the draft number 513657, Draft Date 28/10/2013, Bank : State
Bank of India, Terminus Building New Town, received on 28/10/2013

(Debasish Dhar)
Additional District Sub-Registrar

28 OCT 2013


(Debasish Dhar)
Additional District Sub-Registrar
Endorsement Page 2 of 2

28/10/2013 15:52:00

DATED THE DAY OF , 2013

DEED OF SALE

BETWEEN

ABU MD NASIRUDDIN

.....VENDOR

A N D

MANIRA BEGAM

.....PURCHASER

DRAFTED BY :


TYPED BY :

SRI MOLAY DAS
89, NAINAN PARA LANE,
P.O. BARANAGAR,
KOLKATA - 700 036.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 4592 to 4608
being No 12398 for the year 2013.




(Debasish Dhar) 29-October-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal