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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

अभिचरण पश्चिम बंगाल WEST BENGAL

1625072

17AA 768858

Visit case no 00677/08

₹ 250.00
 ₹ 85.00
 335.00

Additional District Sub-Register
Bidhanagar (Salt Lake)

25 FEB 2008

27 FEB 2008

DEED OF SALE

THIS DEED OF SALE is made this day of
 ... 25th ... February ..., in the year, 2008 **BETWEEN** 1). **SOWKAT**
ALI MONDAL, 2.) **CHADEK ALI MONDAL**, 3). **CHAYAM ALI**
MONDAL 4). **ARFAN ALI MONDAL** 5). **AJU RAHMAN** alias
GOLAM ALI MONDAL, all are sons of Late Karim Baksh Tarafdar
 hereinafter called the **V E N D O R S** (which expression shall unless
 excluded by or repugnant to the subject or context be deemed to mean and

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National District Council
Patna (Salt Baha)

25 FEB 2008

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include their heirs , executors, administrators, legal representatives, assigns and/or nominees) of the **ONE PART**. All are Indian Muslim, of Atghara, P.S-Rajarhat, Kol-136.

A N D

PRATIBHA NIKETAN (P) LTD a private limited registered company under the Companies Act, 1956 having its registered office at New Town Metro Plaza, 1405/1406, Rajarhat Main Road , Atghara , Kol-136. hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its director, successors in interest, authorized representatives, assigns and / or nominees) of the **OTHER PART**.

WHEREAS one **ISMILE MONDAL** while alive was the actual owner of the landed property mentioned in the following chart along with the other property at Mouza- Atghara, J.L NO-10, P.S-Rajarhat, Dist-24 Parganas(N).

<u>DAG NO:</u>	<u>KHATIAN NO:</u>	<u>CLASSIFICATION.</u>
AREA OWNED		
1. C.S.DAG-797 R.S.DAG-791	C.S.KH-34 R.S.KH-68	06 DECIMAL
2.C.S DAG-269 R.S DAG-254	C.S KH-34 R.S KH-518	03 DECIMAL

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VC
1572

महाराष्ट्र शासन

सिद्धार्थ नगर, अहमदनगर

Kurbanth. Mandali
s/o Sukurah. Mandali
of - Agharh.

Kol. 136

occe & Business



ADDITIONAL DISTRICT SUGAR OFFICER
Agharanagar (Salt Lake)

25 FEB 2008

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<u>DAG NO:</u>	<u>KHATIAN NO:</u>	<u>CLASSIFICATION.</u>
3. C.S DAG-255 R.S. DAG-252	C.S KH-34 R.S KH-68	03 DECIMAL

TOTAL = 12 DECIMAL

AND WHEREAS while possessing the aforesaid landed property measuring an area of 12 decimal more or less , said **ISMILE MONDAL** died intestate by leaving behind him his wife **ELAJAN BIBI**, son **KARIM BOX MONDAL** alias **KARIM BAKSH TARAFDAR** & a daughter **GOLENEHER BIBI** as his only legal heirs and successors and they all have inherited the aforesaid property along with other property of deceased **ISMILE MONDAL** as per the Mohameddan Law of inheritance and succession.

AND WHEREAS said **ELAJAN BIBI** the widow of late **Ismile Mondal** and mother of **Karim Box Mondal** alias **Karim Baksh Tarafdar** and **Goleneher Bibi** while possessing her $1/8^{\text{th}}$ share in respect of the aforesaid property of 15 decimal more or less and in respect of other properties she (**Elajan Bibi**) died intestate leaving behind him her son **Karim Box Mondal** alias **Karim Baksh Tarafdar** and daughter **Goleneher Bibi** as her

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ಬೆಂಗಳೂರು (ಸಾ. ಸಂ. ಕೆ. 1)

25 FEB 2008

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*only legal heirs and successors and according to the provisions of the Mohameddan Law of inheritance and succession they both have inherited the property of deceased **Elajan Bibi**.*

*AND WHEREAS in consequence to the aforesaid inheritance and succession said **Karim Box Mondal alias Karim Baksh Tarafdar** has owned, seized and possessed of $2/3^{\text{rd}}$ share and **Goleneher Bibi** has owned, seized and possessed of $1/3^{\text{rd}}$ share in respect of the 12 decimal more or less along with other properties as left by deceased **Ismile Mondal** and **Elajan Bibi** situate at the aforesaid Mouza, Police Station and District absolutely and free from all encumbrances, charges, liens, lispendances, claims and or demands whatsoever.*

*AND WHEREAS said **Goleneher Bibi** by a registered deed of gift registered at the office of .D.S.R. Cossipur , Dum Dum, copied in book no-1, vol no-50, pages 138 to 141, being no-31953 for the year 1968 transferred her entire $1/3^{\text{rd}}$ share of landed property mentioned in the following chart no-II. to **SOWKAT ALI MONDAL, CHADEK ALI MONDAL, CHAYAM ALI MONDAL, ARFAN ALI MONDAL, AJU RAHMAN alias GOLAM ALI MONDAL**, jointly and in equal share and*

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25 FEB 2008

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they all have accepted the said gift and obtained possession of the said property immediately on the date of execution of the said deed of gift and since then they all have been possessing the said property along with other property absolutely free from all encumbrances ,charges, liens, liespences, attachments, claims or demands whatsoever.

AND WHEREAS *in the R.S.R.O.R. the name of Karim Box Mondal alias Karim Baksh Tarafdar is wrongfully recorded in respect of 16 anna share in respect of the SAID PROPERTY as left by his father Ismile Mondal.*

AND WHEREAS *Sowkat Ali Mondal, Chadek Ali Mondal, Chayam Ali Mondal, Arfan Ali Mondal, Auju Rahman alias Golam Ali Mondal the VENDORS herein have filed a TITLE SUIT being no as T.S.NO-123/1982, before the LD. Munsif Court at Barasat Dist- North 24 parganas, against Karim Box Mondal alias Karim Baksh Tarafdar and others. In that SUIT the LD. Court passed a contested decree against Karim Box Mondal alias Karim Baksh Tarafdar and Ex-parte decree against other whereby the LD. Court declared that the right title and interest of the VENDORS i.e. the Plaintiffs therein in the property as mentioned in the Chart no-1 along with other landed property left by*

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ಅಧಿಕಾರಿ ದಿವ್ಯಾ ಸುಬ್ಬರಾಜ್
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25 FEB 2006

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deceased Elajan Bibi to the extent of her 1/3rd share and also restrained the Defendants permanently from interfering with the peaceful joint possession of the Plaintiff in the aforesaid property.

AND WHEREAS, subsequently said Karim Box Mondal alias Tarafdar died intestate leaving behind him his sons namely Sowkat Ali Mondal, Chadek Ali Mondal, Chayam Ali Mondal, Arfan Ali Mondal, Auju Rahman alias Golam Ali Mondal the VENDORS herein as his only legal heirs and successors and they all have inherited the 2/3rd share in respect of the aforesaid property along with other property as left by deceased Ismile Mondal and Elajan Bibi, at mouza- Atghara, J.L NO- 10, P.S- Rajarhat, Dist-North 24 Parganas , free from all encumbrances, charges, liens, impedances, claims and or demands whatsoever.

AND WHEREAS the VENDORS have jointly in equal share owned seized and possessed of all that a piece and parcel land measuring about 12 decimal more or less lying and situate at the aforesaid Mouza, J.LNO-10, R.S.NO-133, comprised in the R.S.Dagno-791, 252, 254 in the R.S.Khatian no- 68, 518, corresponding to the L.R KHATIAN NO – 268

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Additional District Collector
Maddur (Salt Lake)

25 FEB 2008

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under the Mouza-Atghara, P.S-Rajarhat, Dist-North 24 parganas, absolutely free from all encumbrances, liens, charges, lis pendences, claims or demands whatsoever.

*AND WHEREAS due to urgent need of money the VENDORS herein have agreed to sell and the PURCHASER has agreed to purchase ALL THAT the plot of land measuring about 03 decimal more or less comprised under the R.S DAG NO-254, R.S KHATIAN NO – 518 corresponding to the L.R KHATIAN NO – 268 , at MOUZA0- ATGHARA, J.L NO-10, R.S NO –133, TOUZI NO –10, P.S- RAJARHAT, within the WARD NO – 06 of the RAJARHAT GOPALPUR MUNICIPALITY, DIST- NORTH 24 PARGANAS , particularly mentioned and described in the schedule hereunder written and delineated in the MAP or PLAN in RED Boarder at or for a consolidated consideration of **Rs. 16,25,000/-** Only which the VENDORS herein have doth hereby admit, acknowledge and confirm.*

***NOW THIS DEED WITNESSETH AS FOLLOWS-:** That in pursuance of the said agreement and in consideration of **RS 16,25,000/-only** truly paid by the **PURCHASER** to the **VENDORS** at or before the*

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Additional District Sub-
Maddur (Salt Lake)

25 FEB 2006

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execution of this present (the receipt whereof the VENDORS doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same of every part thereof the VENDORS doth hereby acquit ,release and forever discharge the said property as well as the PURCHASER) the VENDORS doth hereby absolutely and indefeasible grant ,convey, sell, transfer assign and assure unto and in favour of the PURCHASER ALL THAT a piece and parcel of the said property measuring an area of 03 decimal more or less lying and situate at the aforesaid dag, khatian of the aforesaid mouza, police station and district fully described in the schedule hereunder written and delineated in the MAP OR PLAN annexed hereto and thereon bordered in RED and hereafter called the said property OR HOWSOEVER OTHERWISE the said property or any part thereof heretofore were or was situate ,butted ,bounded, called, known , numbered , described and distinguished TOGETHER WITH ALL structures, erections, walls, boundary wall, pits area, yard, court yard, water, water courses , water connections, swears, drains, ways, paths, and passages AND all and all manner formal and other rights. Liberties, advantages, easements, privileges, emoluments, and appurtenances, whatsoever to the said property or any part thereof belonging or in any wise appertaining or

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Additional Charge, Sr. Insp.
Bidhanagar (Salt Lake)

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which with the same or any part thereof with which the same now or are is or at any time heretofore were or was held, used, occupied, enjoyed, reputed to belong or to be appurtenant thereto AND ALL the reversion or reversions, remainder or remainders AND the rents, issues, profits thereof and every part thereof AND ALL the legal incidents, and inheritance thereof thereof and every part thereof AND ALL the estate, right, title, interest, use, possession property, claim and demand whatsoever of the VENDORS unto the said property or any part thereof TOGETHER WITH their part of rights, liberties and appurtenance whatsoever unto and TOGETHER WITH all easements, or quasi easements, and other stipulations and provisions in connection with the beneficial use and enjoyment of the said property TO HAVE AND TO HOLD the said property and all other rights, hereby granted, sold, transferred, conveyed, assigned and assured un to and in favor of the PURCHASER absolutely and forever free from all encumbrances, attachments, charges, liens, lispendance, claims or demands whatsoever .

THE VENDORS DOTH HEREBY COVENANTED WITH THE PURCHASER AS FOLLOWS:-

A). That notwithstanding any act, deed matter or thing whatsoever

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25 FEB 2006

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heretofore done, committed and knowingly suffered by the VENDORS to the contrary the VENDORS are lawfully and absolutely seized, and possessed of or otherwise well and sufficiently become entitled to the said property hereby sold, granted, conveyed, transferred assigned and assured as an absolute and indefeasible estate equivalent to 02k-06ch-32 sft more or less thereto free from all encumbrances, attachments, charges, liens, lispendances, claims or demands whatsoever.

B) *That the VENDORS has good right, full power absolute authority to sell , grant , transfer and convey the said property and every part thereof unto and to the use of the purchaser in the manner aforesaid and according to the true intent and meaning of this presents.*

C) *That it shall be lawful for the PURCHASER at all time hereafter peacefully and quietly to enter unto and upon and hold occupy and enjoy the said property and received the rents, issues and profits thereof without any evection, interruption , disturbances, claims and or demands whatsoever from or by the VENDORS or any other persons or having lawfully or equitably claiming any estate, right, title and interest*

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Additional District Sub-Division
Bihannagar (Salt Baha)

25 FEB 2008

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whatsoever in the said property from, under or through or in trust for the VENDORS and free and clear , freely and clearly and absolutely acquitted ,exonerated, and forever ever discharged or otherwise by the VENDORS well and sufficiently saved, defended, kept harmless and indemnified from and against all encumbrances charges, liens, lispendances, claims or demands whatsoever made, done, executed or knowingly suffered by the VENDORS.

D) That the VENDORS shall and will unless prevented by fire or other unavoidable accidents, from time to time and all time thereafter upon every reasonable request and at the cost of the PURCHASER produce or cause to be produced before the PURCHASER or before any court, tribunal, authority or firm for the inspection or otherwise as occasion shall require the deeds and writings, in connection with the said property so long as the same shall remain with the VENDORS and shall also at the request cause deliver to the PURCHASER such attested copies or extracts there from as the PURCHASER may require . The VENDORS shall be liable to indemnify the PURCHASER to the extent of consideration required or any part thereof incase it is found that the

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Additional District Sub-Judge
Bidhanagar (Salt Lake)

25 FEB 2008

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VENDORS did not have any title of the said property transferred to the **PURCHASER.**

E) That the **VENDORS** and all persons having lawfully or equitably claiming any estate, right, title or interest whatsoever in the said property from or through or under or in trust for the **VENDORS** shall and will from time to time and at all time hereafter at the request and cost of the **PURCHASER** do make, acknowledge, execute or cause to be done, made and acknowledged and executed all such further and other acts, deeds things, and assurances whatsoever for further better and more effectual grant, sell, and transfer of the said property or any part thereof unto and in favour of the **PURCHASER.**

F) That the **VENDORS** herein stated and declared that the said property or any part thereof is not affected by any attachments including any attachment under any certificate cases or any proceeding started at the instant of the income tax authorities or other governmental authority under the Public Demand Recovery Act or otherwise whatsoever and there is no certificate cases or proceeding pending against the **VENDORS** for

Contd..page..13



Additional District Judge
Bikaner (Salt Lake)

25 FEB 2008

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realization of arrear under the Recovery Act or any other Act for the time being in force.

SCHEDULE OF THE SAID PROPERTY ABOVE REFERRED TO

ALL THAT a piece and parcel of a plot of shali land measuring about 03 decimal comprised under the following dag, khatian, under P.S-RAJARHAT, within the WARD NO-6, of the RAJARHAT GOPALPUR MUNICIPALITY, DIST- NORTH 24 PARGANAS ;
MOLZA-ATGHARA, J.L-10

DAG NO:	KHATIAN NO:	CLASSIFICATION.	AREA OWNED
I. C.S.DAG-269			
R.S.DAG-254	R.S KH-518	SHALI	03 DECL OR
	L.R KH-268		01K-13CH-1.8 SFT

**TOTAL = 03 DECIMAL OR 01K-13CH-1.8 SFT.MORE
OR LESS**

The said plot of land is butted and bounded as follows:-

ON THE NORTH -: R.S. Dag Nos-257,258,259.

ON THE SOUTH-: Part of R. S. Dag No-253,254.

ON THE EAST :- R.S. Dag No-245.

ON THE WEST-: R.S.Dag No-232

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Additional District Sub-Inspector
Bidhanagar (Salt Lake)

25 FEB 2008

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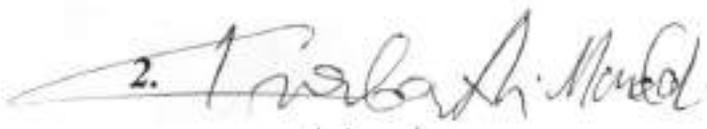
IN WITNESSES WHEREOF the VENDORS have set and subscribed their respective hands , seal and signature on the day month and year as above written in presence of the following witnesses:-

WITNESSES

1. MDI Akher alimondal,
For: Shayem ali amondal.
Hgharwa Kal 136

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2. श्री ३३३३ श्री ३३३३

2. 
VU - Hgharwa Kal 136

3. श्री ३३३३ श्री ३३३३

4. श्री ३३३३ श्री ३३३३

5. श्री ३३३३ श्री ३३३३

श्री ३३३३ - श्री ३३३३ श्री ३३३३

SIGNATURE OF THE VENDORS

Drafted by me.
Sh. Mehbooban
Rahman
(Advocate)
f-2445/2463/02.


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Additional Director, Salt & Soap
Mithanagar (Salt Lake Area)

25 FEB 2008



Additional District Sub-Division
Bihannagar (Salt Lake City)

25 FEB 2008

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

(Photo of the presentant should be pasted in the front page of the document)



(1)
Name Soukat Ali Mondal

5/3 2016
Status - Pre

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

5/3 2016
Signature of the presentant



(2)
Name Chadok Ali Mondal

02/6/2016

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

02/6/2016
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



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Additional District Sub-Register
Bidhanagar (Salt Lake Club)

25 FEB 2008

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

(Photo of the presentant should be pasted in the front page of the document)

(1)

Name Chayem Ali Mondal

Status - Presentant



চায়ম আলি মন্ডল

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

চায়ম আলি মন্ডল

Signature of the presentant

(2)

Name Arban Ali Mondal

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



আরবান আলি মন্ডল

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

আরবান আলি মন্ডল

Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



[Handwritten signature]

Additional District Sub-Inspector
Bikanernagar (Salt Lake Circle)

25 FEB 2008

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE

(Photo of the presentant should be pasted in the front page of the document)

(1)

Name A.U. Rahman @ Golam Ali Khan Status - Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

A.U. Rahman @ Golam Ali Khan
Signature of the presentant

(2)

Name Rabi Singha Roy Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Tester



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person

Rabi Singha Roy
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



Additional District Sub-Inspector
Biharannagar (Salt Lake)

25 FEB 2008

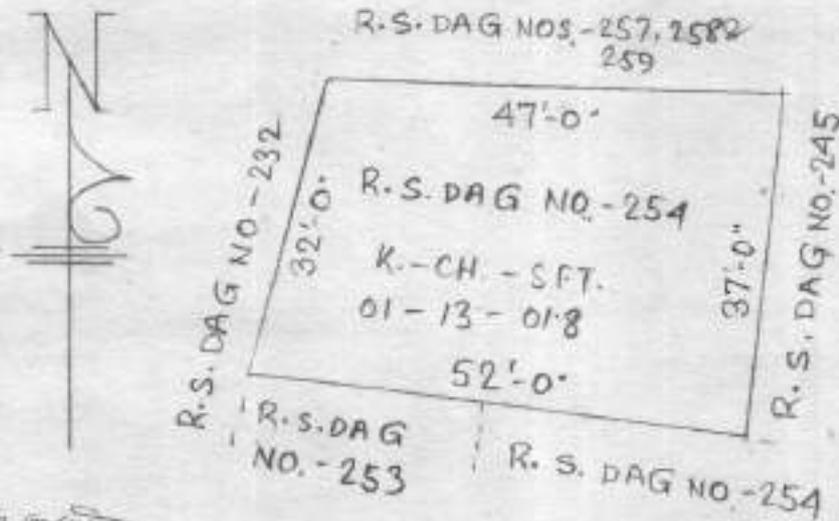
SITE PLAN OF

R.S. DAG NO.-254 R.S. KHATIAN NO.- AT
 MOUZA - ATGHARA J.L. NO.-10 R.S. NO.-133 TOUZI NO.-172
 WARD NO.-6 UNDER R.G.M. P.S.-RAJARHAT DIST.-NORTH
 24-PGS. - SCALE :- 1" = 20'-0" FT.

AREA OF LAND = 01K. 13CH. 01'8 SFT. MORE OR LESS.

PURCHASER:-

VENDOR:-



1. *Handwritten text in Hindi*
2. *Handwritten text in Hindi*
3. *Handwritten text in Hindi*
4. *Handwritten text in Hindi*
5. *Handwritten text in Hindi*

Drawn by:
 J Naskar
 Barasahi
 Kol-24
 4A

SIG. OF VENDOR.



Additional District
Mithanagar (Salt Lake)

25 FEB 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-02595 of :2008
(Serial No. 02027, 2008)

On 27/02/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 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:

Fee Paid in rupees under article : A(1) = 17864/- on:27/02/2008

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-1525000/-

Certified that the required stamp duty of this document is Rs 97500 /- and the Stamp duty paid as: Impresive Rs- 10

Deficit stamp duty

Deficit stamp duty : 1.Rs 48775/- is paid by the draft no. :696185, Draft date:26/02/2008, Bank name:STATE BANK OF INDIA, Mohisgote, recieved on :27/02/2008. 2.Rs 48775/- is paid by the draft no. :696184, Draft date:26/02/2008, Bank name:STATE BANK OF INDIA, Mohisgote, recieved on :27/02/2008.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 16.39 on :27/02/2008,at the Office of the A. D. S. R. BIDHAN NAGAR by Sowkat Ali Molla,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :27/02/2008 by

1. Sowkat Ali Molla, son of Lt Karim Baksh,Atghara,Thana Rajarhat, By caste Muslim,by Profession :Cultivation
2. Chadek Ali Mondal, son of Lt Karim Baksh,Atghara,Thana Rajarhat, By caste Muslim,by Profession :—
3. Chayam Ali Mondal, son of Lt Karim Baksh,Atghara,Thana Rajarhat, By caste Muslim,by Profession :Cultivation
4. Arfan Ali Mondal, son of Lt Karim Baksh,Atghara,Thana Rajarhat, By caste Muslim,by Profession :Cultivation
5. Aju Rahaman Mondal, son of Lt Karim Baksh,Atghara,Thana Rajarhat, By caste Muslim,by Profession :Cultivation


[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal



[Handwritten signature]
National District of Columbia
Attorney General (Sui Juris)

27 FEB 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-02595 of :2008
(Serial No. 02027, 2008)

Identified By K Mondal, son of S Mondal Alghar Thana: Rajarhat, by caste Hindu, By Profession :---


[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal



Additional District Sub-Registrar
Bidhanagar (Salt Lake)

27 FEB 2008

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 5578 to 5601
being No 02595 for the year 2008.



(Nurul Amin Khan) 29-February-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

নুরুল আমিন খান