

77802/13

(43)

P

8237/13

INDONEXT

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

R 776826

Certified that the document is a true and correct copy of the original as submitted to the Registrar of the District Sub-Registrar, Barasat, North 24 Parganas, on the 30th day of December, 2013.

✓

Additional District Sub-Registrar
Barasat, North 24 Parganas

30 DEC 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 30th
day of December, Two Thousand Thirteen.

BETWEEN

[Page 1 of 10]

ঠিকানা : 1/1A, B.A.C. Stab, 72

মূল্য : 100/-

ডেডা : 
বারাসাত কোর্ট

কেনা : ২৪ পরগনা

তারিখ : 11 DEC 2013

মোট ডায়ালি বাস : RS 15 0000

দেওয়ানী বারাসাত

ডেডা : শ্রী মল্লিক বোস



Additional District Sub-Registrar
Barasat, North 24 Parganas

30 DEC 2013

May Mudolin Mollen

C/o Gauri Mollen

Vill- P.O Lavhati

P.S Rangauli Har

P.O 24 P.G-3 (N)
P.O. Biss

1) **JOBED ALI MOLLA** (Voter ID. No. GGC4194775) son of Late Madar Boksh Mondal, 2) **ROMJAN ALI MOLLA** (Voter ID. No. GGC3077369) 3) **MD. RAHMAT ALI MOLLA**, (Voter ID. No. YYM1288687) both sons of Jobed Ali Molla, all residing at Village– Mobarakpur, P.O.- Lauhati, P.S.- Rajarhat, Kolkata – 700135, District– North 24 Parganas , by nationality- Indian, by faith- Islam, by occupation- Cultivation, hereinafter being referred to as the **“VENDORS”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

INDONEXT REALTY LLP (Pan No. AAEFI2933A) a limited Liability Partnership, registered under Limited Liability Partnership Act 2008. Having Its registered office at 1/1A, Biplabi Anukul Chandra Street, Electronic Centre - 4th Floor, Room No. 4A, Kolkata - 700072, West Bengal, India. Represented by its designated Partner **POONAM BHANDARI**, wife of Ankur Bhandari, residing at 1/1A, Biplabi Anukul Chandra Street, Electronic Centre- 4th Floor, Room No. 4A, Kolkata - 700072, West Bengal, India, , by Nationality – Indian, by faith – Hindu, by occupation – Business, hereinafter called and referred to as the **“PURCHASER”** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal heirs, executors, administrators, successors in office for the time being in force and assigns) of the **OTHER PART**.

WHEREAS Madar Boksh Mondal son of late Kalu Mondal of Mobarackpur was the original owner and possessor and L.R. Record holder vide L.R. Khatian No. 2233 of a piece and parcel of land admeasuring 77.06 decimal (more or less).

AND WHEREAS said Madar Boksh Mondal died living behind his two sons namely Abed Ali Molla, Jobed Ali Molla (i.e. vendor No.1) and three Daughters namely Rakiya Bibi, Rajiya Bibi, Rokiya Bibi and wife Moharam Bibi only legal heirs and successors as per mahamadan law of succession.

AND WHEREAS said Jobed Ali Molla son of late Madar Boksh Mondal of Mobarackpur is the original owner and possessor of a piece and parcel of land admeasuring **11.76** decimal (more or less) comprised in R.S. & L.R. Dag No- 5106 (area of land 4.60 decimal out of 220 decimal), 5112 (area of land 0.84 decimal out of 18 decimal), 5113 (area of land 2.38 decimal out of 19 decimal), 5117 (area of land 1.87 decimal out of 15 decimal), 5118 (area of land 0.70 decimal out of 15 decimal), 5131 (area of land 01 decimal out of 08 decimal) and 5132 (area of land 0.37 decimal out of 08 decimal) under L.R. Khatian No.-2233 from inheritance of Mouza- Matiagacha, J.L. No.- 187, Re.Sa. No. 17, Hal Touzi No.-146, Pargana- Anowarpur, P.S. & A.D.S.R.O.- Barasat, District- North 24 Parganas, within the local limits of Kritipur-II Gram Panchayet.

AND WHEREAS said Ramjan Ali Molla and Md. Rahmat Ali Molla (i.e. vendor No. 2 & 3) both sons of Jobed Ali Molla of Mobarackpur, P.O. - Lauhati, P.S. Rajarhat, District - North 24 Parganas was the original joint owners and possessors of a piece and parcel of land admeasuring **5.82** decimal (more or less) comprised in R.S. & L.R. Dag No- 5106 (area of land 2.30 decimal out of 220 decimal), 5112 (area of land 0.42 decimal out of 18 decimal), 5113 (area of land 1.12 decimal out of 19 decimal), 5117 (area of land 0.94 decimal out of 15 decimal), 5118 (area of land 0.35 decimal out of 15 decimal), 5131 (area of land 0.50 decimal out of 08 decimal) and 5132 (area of land 0.19 decimal out of 08 decimal) under L.R. khatan No.-2233 of Mouza- Matiagacha, J.L. No.- 187, Re.Sa. No. 17, Hal Touzi No.- 146, Pargana- Anowarpur, P.S. & A.D.S.R.O.- Barasat, District- North 24 Parganas, within the local limits of Kritipur-II Gram Panchayet from Grand Mother Moharam Bibi by way of deed of gift vide deed no. 11073, Record in Book No. 1, C.D. vol. No. 36, Pages from 2127 to 2149 which was registered at district sub-registrar-II, North 24 Parganas, Barasat.

AND WHEREAS the present Vendors said Jobid Ali Molla. Ramjan Ali Molla & Md. Rahmat Ali Molla (i.e. vendors No. 1 to 3) becoming absolute owners and joint possessors of the said plot of land admeasuring 17.58 decimal (more or less) comprised in R.S & L.R. Dag No. 5106 (area of land 6.90 decimal out of 220 decimal), 5112 (area of land 1.26 decimal out of 18 decimal), 5113 (area of land 3.50 decimal out of 19 decimal), 5117 (area of land 2.81 decimal out of 15 decimal), 5118 (area of land 1.05 decimal out of 15 decimal), 5131 (area of land 1.50 decimal out of 08 decimal) and 5132 (area of land 0.56 decimal out of 08 decimal) under L.R. Khatian No. 2233 of

Mouza Matiagacha, J.L. No.- 187, Re.Sa. No. 17, Hal Touzi No.- 146, Pargana- Anowarpur, P.S. & A.D.S.R.O.- Barasat Now P.S. - Sahsan, District- North 24 Parganas, within the local limits of Kritipur-II Gram Panchayet. which have now marketable title to the property which is free from all encumbrances, charges, liens, lispendences, attachments whatsoever and are now seized and possessed of and/or otherwise well and sufficiently entitled to the said property.

AND WHEREAS aforesaid Vendors become the absolute joint owners and possessors of the plot of land measuring an area 17.58 decimal (more or less) be the same a little more or less by virtue of vendor No. 1 inheritance and vendor No. 2 & 3 by way of deed of gift parchesed and they paid all taxes and rents to the proper authority and peacefully enjoyed the same with good right title interest and otherwise well and sufficiently entitled to free from all encumbrances more fully and particularly described in the schedule hereunder written and the Vendors have absolute power of ownership and has every right to transfer to anybody by anyway.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendors to sale an area of **17.58** decimal (more or less) of Mouza- Matiagacha, J.L. No.- 187, Re.Sa. No. 17, Hal Touzi No.- 146, Pargana- Anowarpur, P.S. & A.D.S.R.O.- Barasat, District- North 24 Parganas, within the local limits of Kritipur-II Gram Panchayet. which is fully explained in the Schedule of property given hereunder, the Vendors agreed to sale and the

Purchaser agreed to purchase the same together with all rights, privileges, easements, whatsoever thereto at a total consideration of **Rs. 12,46,573/- (Rupees Tewlve Lakhs Forty Six Thousand Five Hundred Seventy Three)** only.

NOW THIS DEED WITNESSETH as follows :~

That in consideration of the said sum of **Rs. 12,46,573/- (Rupees Tewlve Lakhs Forty Six Thousand Five Hundred Seventy Three)** only well and truly paid by the Purchaser to the Vendors the receipts whereof the Vendors do hereby admit and acknowledge, the Vendors out of own free will, in a sound mind and without any pressure whatsoever hereby sale, grant, convey, transfer, assign and assure unto the Purchaser **ALL THAT** the said piece and parcel of **17.58** Decimal of land described in the **Schedule** of property given hereunder **TO HAVE AND TO HOLD THE SAME** absolutely and forever unto an in favour of the Purchaser **TOGETHER WITH** all the rights and interest thereto absolutely and for ever free from all encumbrances, liabilities whatsoever **TOGETHER WITH** all assessments, quasi-assessments and other stipulations or provisions in connection with the beneficial use and enjoyment of the said property.

AND THE VENDORS do hereby covenant with the Purchaser as follows :~

THE INTEREST which the Vendors do hereby profess to transfer subsists and that the Vendors has good right, full power and absolute authority to grant,

convey, transfer, assign, assure and confirm the property hereby granted, conveyed, transferred, assigned and assured unto the Purchaser in the manner as aforesaid and delivered the vacant possession of the said property to the Purchaser simultaneously with the execution of these presents and the Purchaser shall hereafter peaceably and quietly held, possess and enjoy the said property in Khas without any interruption, disturbances, claims or demand whatsoever for or by the Vendors and/or any person/persons claiming through or under or in trust for them. **And further** that the Vendors his heirs, executors, administrators and assignees, covenant with the Purchaser their heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the Purchaser her heirs, administrators or assigns from or against all encumbrances, charges, and equities whatsoever. **And the Vendors**, his heirs, administrators or assigns further covenant that he shall at the request and costs of the Purchaser, their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid.

AND WHEREAS the present Vendors further declare that the purchaser may mutate his name in the relevant record in the said **Land** and also mutated his name in the Panchyet record and also pay rent and taxes in his name against **this deed of conveyance**.

SCHEDULE OF PROPERTY as referred to :~

ALL THAT piece and parcel of **Shali** LAND situated at **Mouza -**
Matiagacha, J.L. No. - 187, Re.Sa. No. - 17, Hal Touzi No. - 146, Pargana
- Anowarpur.

<u>R.S.&L.R.</u>	<u>L.R.</u>	<u>Nature</u>	<u>Share</u>	<u>Area of</u>	<u>Out of</u>
<u>DAG No.</u>	<u>Khatian No.</u>	<u>of Land</u>		<u>Land Sold</u>	<u>Land</u>
5106	2233	Shali	314	6.90	220
5112	2233	Shali	703	1.26	18
5113	2233	Shali	1875	3.50	19
5117	2233	Shali	1875	2.81	15
5118	2233	Shali	703	1.05	15
5131	2233	Shali	1875	1.50	8
5132	2233	Shali	703	0.56	8

Total Dag - 7 (Saven).

Total Area of Land 17.58 (One Seven Point Five Eight) Decimal (more or less) of P.S. Barasat Now Sashan, A.D.S.R. Offices- at Barasat, District-
North 24 Parganas, within the local limits of Kirtipur-II No. Gram Panchayet.

IN WITNESS WHERE OF, the Vendors and the purchaser here described their hands, seals and signature on the day, month and year first above written.

WITNESS :

1. Kabirul Ali Mallik
S/O - Haji year Ali Mallik
Vill & PO - Matiagaicha
PS - Barasat
Dist - 24th Pgs (North)
2. Nay Muddin Molla
CO - Grami Molla
Vill - P.O. Lauhati
P.S. - Rajarhat
Dist - 24 P.G.S. (N)

Drafted by :

Arjun K. Mondal
Advocate
District Judges' Court
North 24 Parganas, Barasat
Enroll No. - WTS/798/1995

জব্বার আলী মল্লিক
নয়মুদ্দিন মোল্লা
Md. Rahmat Ali Molla

Composed by :

(Signature of Vendors)

A.T.M. Sanaul Mostafa

A.T.M. SANAUL MOSTAFA

MEMO OF CONSIDERATION

Received from a sum of **Rs. 12,46,573/- (Rupees Twelve Lakhs Forty Six Thousand Five Hundred Seventy Three)** only towards Consideration Money from the Purchaser here in above.

By Draft

Rs. 12,46,573/-

Bank Name - Corporation Bank, C.R. Avenue, Kolkata

Draft No. 326174

TOTAL

Rs. 12,46,573/-

(Rupees Twelve Lakhs Forty Six Thousand Five Hundred Seventy Three))

WITNESSES :

1. Kabilou Ali Malla
S/O - Haji Nisar Ali Malla
Vill & P.O. - Barasat
P.S. - Barasat
2. RISA - 24th Pgs (no. 11)

Naymodin Molla

H. C. O. Grand Molla

Vill & P.O. - Barasat

P.S. - Rajbari Hat

Dist - 24 P.G.S (N)

(Signature of Vendors)

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

Name POONAM BHANDARI

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



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE



R.H.

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

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

PAN NO - AZNPB7440F

(2) Name

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



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE



R.H.

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

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

(3) Name

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



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE





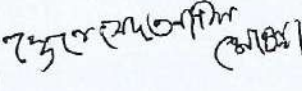
R.H.

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



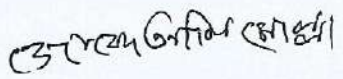


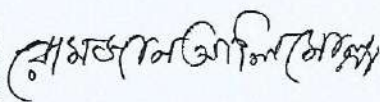



बिनाम भंडारी
Signature of the Presentant / Executant /
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BARASAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 07802 / 2013, Deed No. (Book - I , 08237/2013)

Name of the Presentant	Photo	Finger Print	Signature with date
Jobed Ali Molla Mobarakpur, Kolkata, Thana: Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 30/12/2013	 LTI 30/12/2013	 30.12.2013


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


SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jobed Ali Molla Address -Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 30/12/2013	 LTI 30/12/2013	
2	Momjan Ali Molla Address -Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 30/12/2013	 LTI 30/12/2013	
3	Md. Rahamat Ali Molla Address -Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 30/12/2013	 LTI 30/12/2013	

Name of Identifier of above Person(s)

Nayuddin Molla
Lauhati, Thana:-Rajarhat, P.O. :-Lauhati,
District:-North 24-Parganas, WEST BENGAL, India,

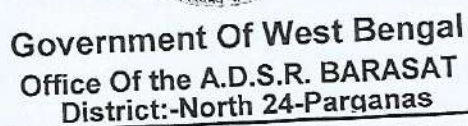
Signature of Identifier with Date


30.12.2013


Additional District Sub-Registrar
Barasat, North 24 Parganas

(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
 Office of the A.D.S.R. BARASAT

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Endorsement For Deed Number : 1 - 08237 of 2013
(Serial No. 07802 of 2013 and Query No. 1503L000016980 of 2013)

On 30/12/2013

On 30/12/2013
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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

A count by Draft

Rs. 13720/- is paid , by the draft number 967556, Draft Date 28/12/2013, Bank Name State Bank of India, LAUHATI, received on 30/12/2013

(Under Article : A(1) = 13706/- ,E = 14/- on 30/12/2013)

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.-12,46,573/-

certified that the required stamp duty of this document is Rs.- 62349 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

Deficit stamp duty

Definit stamp duty

1. Rs. 49000/- is paid , by the draft number 753904, Draft Date 27/12/2013, Bank : State Bank of India, Narayanpur, received on 30/12/2013
2. Rs. 13249/- is paid , by the draft number 967555, Draft Date 28/12/2013, Bank : State Bank of India, AUHATI, received on 30/12/2013

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

Presented for registration at 13.04 hrs on :30/12/2013, at the Office of the A.D.S.R. BARASAT by
Jobed Ali Molla , one of the Executants.

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

Execution is admitted on 30/12/2013 by

- Ex. cution is admitted on 30/12/2013 by
- 1 Jobed Ali Molla, son of Late. Madar Baksh Mondal , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation
 - 2 Romjan Ali Molla, son of Jobed Ali Molla , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation

Additional District Sub-Registrar
Berasat, North 24 Parganas

(Supriya Chattopadhyay)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

30/12/2013 15:22:00

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

Endorsement For Deed Number : I - 08237 of 2013
(Serial No. 07802 of 2013 and Query No. 1503L000016980 of 2013)

3 Mr. Rahamat Ali Molla, son of Jobed Ali Molla, Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati,
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession :
Cultivation

Identified By Nayuddin Molla, son of Gani Molla, Lauhati, Thana:-Rajarhat, P.O. :-Lauhati,
District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.

(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Additional District Sub-Registrar
Barasat, North 24 Parganas


(Supriya Chattopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
EndorsementPage 2 of 2

30/12/2013 15:22:00

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SPECIMEN FORM FOR TEN FINGERPRINTS

Mr. Lohmat Ali Nola

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 39
Page from 1849 to 1868
being No 08237 for the year 2013.



(Joyjit Chanda) 02-January-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal