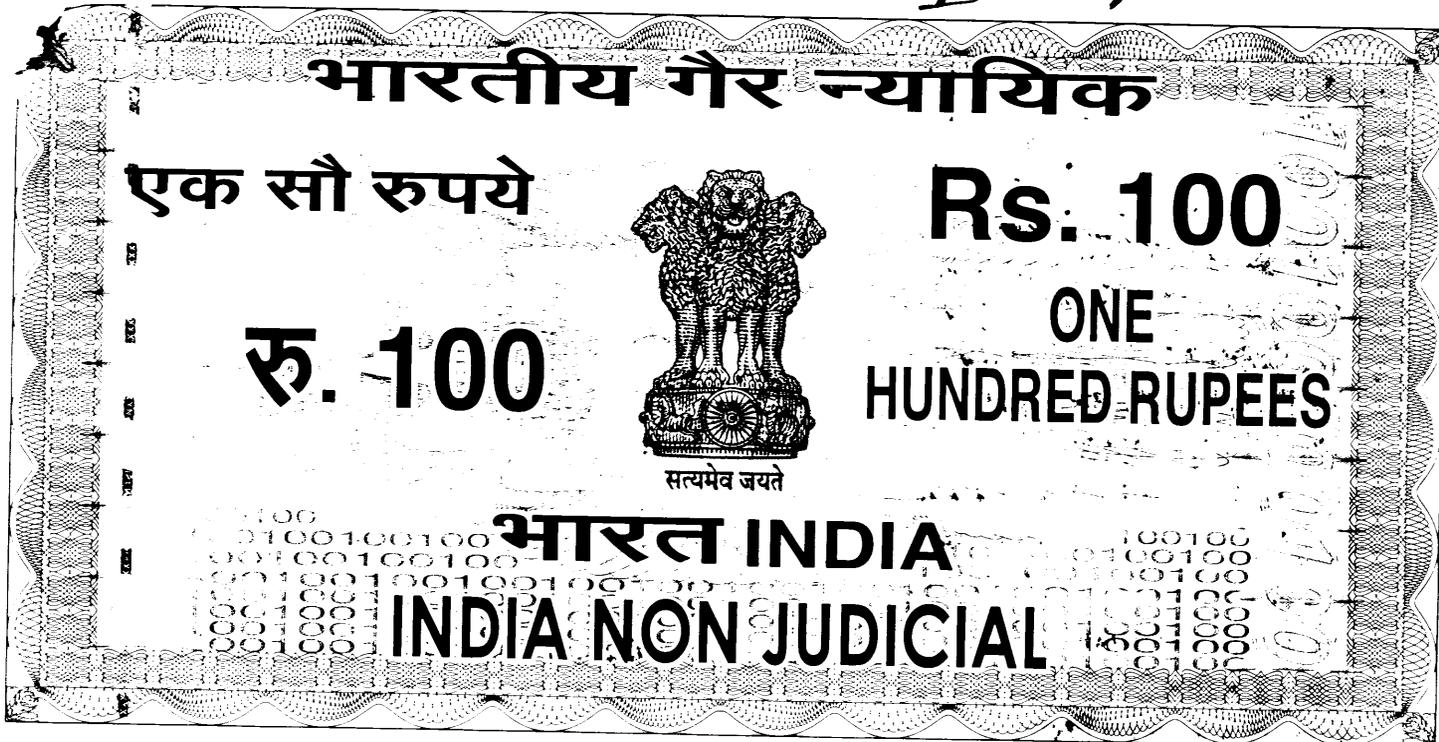


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

T 128044

Certified that the document is admitted to registration. The signature Sheet / Sheet's and the endorsement sheet / Sheet's attached with this document is / are the part of the document

[Signature]
 Registrar (WS 742)
 District Sub-Registrar II
 24 Pgs (N) Barasat

02 APR 2015

DEED OF CONVEYANCE
 Govt. Assessed Value Rs. 13,09,849/- only
 Sale Value Rs. 13,09,000/- only

This DEED OF CONVEYANCE made on this 31ST day of March, 2015 (Two thousand and Fifteen).

B E T W E E N

Decimals, comprising in R.S. & L.R. Dag No. 4326, under L.R.

IS

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 02/04/15
 128044

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ক্রমিক নং 21601
সন 2015 সাম
তারিখ 20/03/2015
স্বাক্ষরকারীর নাম Sneha Verma
সাক্ষিন HIG III 7D Newtown KOL-157
স্ট্যাম্প মূল্য ১০০ টকা মত খেল নয়
স্ট্যাম্প ডেতার [Signature]
হাবড়া, এ, ডি, এস, আর অফিস
জেলা - উত্তর ২৪ পরগণা
টি, ডি নং -----
ক্রয়ের ১ং -----
মোট মূল্য -----
রেজিস্ট্রারী অফিস বারাসাত
উত্তর ২৪ পরগণা
স্ট্যাম্প ডেতার - জয়ন্ত বিহার

11 FEB 2015
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[Handwritten signature]

Registrar US 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

02 APR 2015

(Page : 2)

MORIYAN BIBI, Wife of Hanif Gharami, daughter of Moksed Ali Middey, by faith - Islam, by Nationality - Indian, by Occupation - Housewife, residing at Vill. - Nababpur, P.O. & P.S. - Rajarhat, Kolkata - 700135, District - North 24 Parganas, hereinafter called and referred to as the "VENDOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, executors, administrators, legal representatives, successors and/or assigns) of the FIRST PART.

A N D

SMT. SNEHA VERMA, having PAN AJGPV1677H, Wife of Sri Pratick Verma, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Shrachi Complex, Greenwood Sonata, HIG-III, 7D, Newtown, Kolkata - 700157, P.S. Reg'd District - North 24 Parganas, hereinafter called and referred to as the "PURCHASER" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, executors, administrators, legal representatives, successors and/or assigns) of the SECOND PART.

WHEREAS the predecessor father of the Vendor herein namely Moksed Ali Middey, was the sole and absolute owner according to present L.R. R.O.R. vide L.R. Khatian No. 2057 in respect of ALL THAT piece and parcel of Shali land measuring an area of 13 Decimals, as 5000 share out of 26 Decimals, comprising in R.S. & L.R. Dag No. 4326, under L.R.



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Registrar US 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

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(Page : 3)

Khatian No. 2057, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 5 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas and absolutely seized and possessed the same peacefully without interruption of others.

AND WHEREAS while being in peaceful possession over the aforesaid property, said **Moksed Ali Middey**, died intestate leaving behind his only son Jobed Ali and six married daughters namely Noorjahan Bibi, Sahajahan Bibi, Mariyan Bibi (the VENDOR herein), Baharjan Bibi, Arijan Bibi and Jamila Bibi, as his only legal heirs and successors, who jointly inherited the aforesaid property according to Mohammedan Farayez and jointly seized and possessed the same.

AND WHEREAS by virtue of aforesaid inheritance, the VENDOR herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 3.25 Decimals, be the same a little more or less out of 13 Decimals, as 5000 share out of 26 Decimals, comprising in R.S. & L.R. Dag No. 4326, under L.R. Khatian No. 2057 (recorded in the name of **Moksed Ali Middey**), lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 5 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas and since then she has been enjoying the same and absolutely seized and possessed of or otherwise

(Page : 4)

well and sufficiently entitled to the same peacefully without interruption of others, free from all encumbrances, by paying rent and taxes regularly before the concerned authority from time to time and has full power of right and title for sell the said property.

AND WHEREAS being need of money, the abovenamed Vendor intend to sell out ALL THAT piece and parcel of Shali land measuring an area of 3.25 (THREE POINT TWO FIVE) DECIMALS, be the same a little more or less out of 13 Decimals, as 5000 share out of 26 Decimals, comprising in R.S. & L.R. Dag No. 4326, under L.R. Khatian No. 2057 (recorded in the name of **Moksed Ali Middey**), lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 5 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas, morefully described in the schedule hereunder written and the Purchaser herein intend to purchase the same, at and for a valuable consideration of **Rs. 13,09,000/- (Rupees Thirteen Lakhs Nine thousand)** only, free from all encumbrances:

NOW THIS INDENTURE WITNESSETH that in pursuance of the total consideration of a sum of **Rs. 13,09,000/- (Rupees Thirteen Lakhs Nine thousand)** only to the Vendor paid by the Purchaser at or immediately before the execution of these presence (the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof) acquit,

(Page : 5)

release and discharge the Purchaser, her successors, executors, administrators, representatives and assigns and also the said property, the Vendor as beneficial owner do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser, her successors, executors, administrators, representatives and assigns ALL THAT piece and parcel of Shali land measuring an area of 3.25 (THREE POINT TWO FIVE) DECIMALS, be the same a little more or less out of 13 Decimals, as 5000 share out of 26 Decimals, comprising in R.S. & L.R. Dag No. 4326, under L.R. Khatian No. 2057 (recorded in the name of Moksed Ali Middey), lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 5 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas, morefully and particularly described in the Schedule hereinafter written TOGETHER WITH other rights, easement rights of the property, OR HOWSOEVER OTHERWISE the said property now or heretofore were or was situated, butted, bounded, called, known, numbered, described and distinguished TOGETHER WITH benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages, appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions,

(Page : 6)

remainder and remainders, rents, issues and profits thereof and of every part thereof together further more all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof AND all deeds, pattas, muniments, writings and evidences, of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, administrators or representatives or any persons from whom they can or may procure the same without action or suit at law or in equity to enter into AND HAVE HOLD OWN POSSESS AND ENJOY the said property and every part thereby granted, sold, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the Purchaser, her successors, executors, administrators, representatives and assigns forever free and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from to these presents AND the Vendor doth hereby for herself, her heirs, executors, administrators and representatives, covenants with the Purchaser, her heirs, successors, executors, administrators, legal representatives and assigns THAT NOT WITH STANDING any act, deed or thing whatsoever by the Vendor or by any of her predecessors and ancestors in title done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now

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have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transferred, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, his heirs, successors, executors, administrators, legal representatives and assigns in the manner and the Purchaser, her heirs, successors, executors, administrators, legal representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of his ancestors or predecessors in title AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered or by the Vendor or any of her ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Vendor or from or under any of her predecessors or

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ancestors in title shall and of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, her heirs, successors, executors, administrators, legal representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Purchaser, her heirs, successors, executors, administrators, legal representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required AND FURTHER MORE THAT the Vendor and all of her heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, her heirs, successors, executors, administrators, legal representatives and assigns, against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereunder contained.

The Purchaser shall have all powers and be legally entitle to record her name in the government settlement records and local municipality as the absolute owner and being in possession of the said land the Purchaser shall have every right to sell, gift, mortgage or any type of transfer the Schedule property hereto and to that the Vendor or anybody under her or any body in respect of the said land shall have no objection and/or right to object/oppose and any such objection and/or opposition if

(Page : 9)

comes, the same shall be declared illegal and/or rejected by all the Courts of law.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Shali land measuring an area of **3.25 (THREE POINT TWO FIVE) DECIMALS**, be the same a little more or less out of 13 Decimals, as 5000 share out of 26 Decimals, comprising in R.S. & L.R. Dag No. 4326, under L.R. Khatian No. 2057 (recorded in the name of **Moksed Ali Middey**), lying and situated at **MOUZA - GOPALPUR**, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B, under Ward No. 5 of Rajarhat Gopalpur Municipality, P.S. - Rajarhat at present Airport, within jurisdiction of A.D.S.R.O. Bidhanagar (Salt Lake City), District - North 24 Parganas, The annexed site plan, Fingerprints and Colour Photographs of the Parties herein will be treated as a part of this Deed. The Annual Proportionate Rent will be paid in favour of the Collector, North 24 Parganas as per West Bengal Land Holding Revenue Act. The land situates under Jagardanga Road.

BUTTED AND BOUNDED BY

ON THE NORTH : Part of Dag No. 4326.

ON THE SOUTH : Part of Dag No. 4326.

ON THE EAST : Part of Dag No. 4326.

ON THE WEST : Part of Dag No. 4326.

IN WITNESS WHEREOF the parties have hereunto set and subscribed his hands and seals on the day, month and year first above written.

SIGNED SEALED & DELIVERED
IN THE PRESENCE OF
WITNESSES:

1) Abbar Rohaman
father :- Abulhassein
(E) Beraber P.O - Gopal
pur. P.S - Airport. Dist -
(N) 24 Pargona KOL-70006

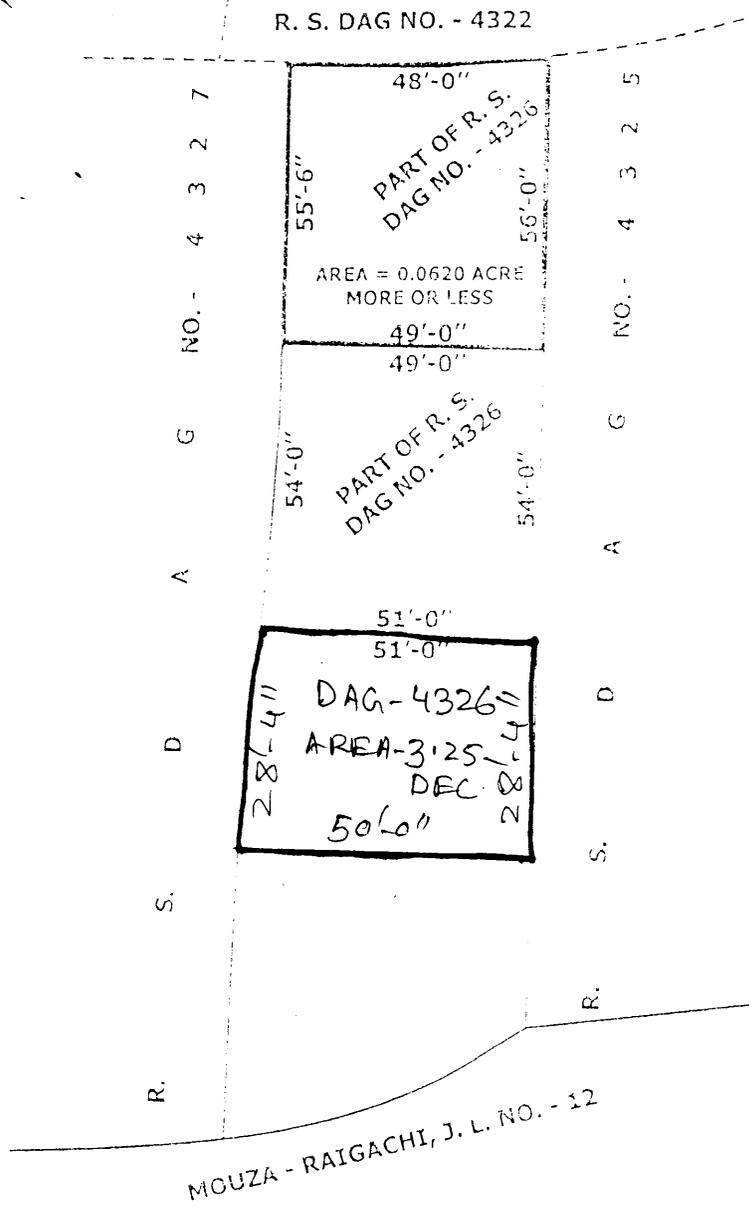
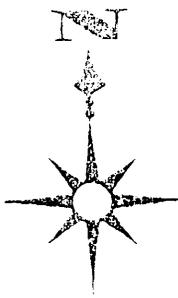
SIGNATURE OF THE VENDOR

2) Md. Wasim

Col Md. Nasim

Add: 3/9/11 N. Kel Danga main
Road Kolikatta 700011.

PART OF LAND UNDER MOUZA - GOPALPUR, J.L.
 NO-2. R.S & L.R. KH. NO - 2057. R.S & L.R
 DAG NO - 4326. WARD - 5. P.S. AIRPORT
 MUNICI - RAJARHAT GOPALPUR. DIST. (N) 24 PAS



21/11/2018
 21/11/2018
 21/11/2018



PLOT COL	REFERENCE	AREA		
		ACRE	CH	SFY
	R. S. DAG NO. 4326 (P)	3.25 DEC	01	15 22

ACCORDING TO MOUZA MAP DRAWING MORE OR LESS

VENDOR'S SIGNATURE

COPIED BY
 SK. R. ALI
 REGD. NO. 16522
 RAJARHAT

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - II NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 00834 / 2015, Deed No. (Book - I , 01090/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Moriyan Bibi Nababpur, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India	 02/04/2015	 LTI 02/04/2015	মোরিয়ান বিবি ২:৪১৪ ০২৩/৪/১৫ ২/৪/১৫

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Moriyan Bibi Address -Nababpur, Thana:-Rajarhat, P.O. :-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India	Self	 02/04/2015	 LTI 02/04/2015	মোরিয়ান বিবি ২:৪১৪ ০২৩/৪/১৫

Name of Identifier of above Person(s)

Bablu Gharami
Nababpur, Thana:-Rajarhat, P.O. :-Rajarhat,
District:-North 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date

৪১৪ ০২৩/৪/১৫
২/৪/১৫



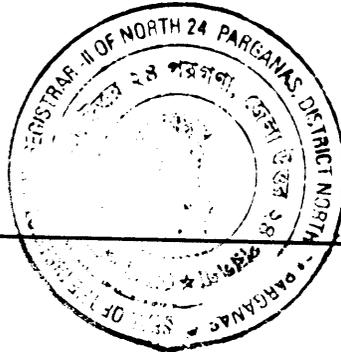
(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 01090 of 2015
(Serial No. 00834 of 2015 and Query No. 1502L000001765 of 2015)

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II
EndorsementPage 2 of 2

02/04/2015 14:07:00

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

(1)

Name SNEHA VERMA

Status - ~~Presentant~~ Executant



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

Sneha Verma

Signature of the ~~presentant~~ Executant

(2)

Name श्री. मंगलदास शिवाजी शिवाजी

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

Signature श्री. मंगलदास शिवाजी शिवाजी
 Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

MEMO OF CONSIDERATION

RECEIVED of and from the Purchaser above named a sum of Rs. 13,09,000/- (Rupees Thirteen Lakhs Nine thousand) only as the full consideration money by Cheque/Cash.

WITNESSES :

1) Atiqur Rahaman
Father:- Abul hassein
(E) Beraberi - RS - Airport
P.O - R - Gopalpur. Dist (N)
24 Pargans. KOI - 700136

2. Md: Wasim
cd Md: Nasim

Add: 3/9/1, Narkel Danga main
Road. Kalhatla 700011.

Drafted by:

[Signature]
Atiqur Rahaman (Advocate)
Dist. Judges' Court,
Barasat, North 24 Pgs.

Computer by:

(Kuntal Singha Roy)
Barasat Court.

[Signature]
SIGNATURE OF THE VENDOR

[Signature]

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 3
Page from 1 to 18
being No 01090 for the year 2015.



(Sushil Kumar Roy) 06-April-2015
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal