

86764

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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 425327

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

Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Barasat

23 MAY 2012

DEED OF CONVEYANCE

Govt. Assessed Value Rs. 37,42,424/- only

This DEED OF CONVEYANCE made on this 22nd day of May, Two thousand and Twelve (2012).

B E T W E E N

C.No = 923
Dt. = 22.5.12
Rs. = 37,42,424
4574

Handwritten signature

নম্বর : 4726

সন ও তারিখ : 21/05/12

ক্রোতার নাম : Pratik Verma

ঠিকানা : Newtown, lot-156.

মূল্য : ~~1000~~ Rupees One Thousand (only)

ডেভার : ~~Pratik Verma~~
বারাসাতি কোর্ট

জেলা : উত্তর 24 পরগণা

খরিদ তাং : 14 MAY 2012

মোট ট্যাম্প খরিদ : RS.200000

ট্রেজারী বারাসাত

ডেভার : শ্রী সঘাট বোস

Md. Sahidul Islam



2313

Md. Sahidul Islam



2314

Kanij Fatema



2315

Pratik Verma



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

22 MAY 2012

Ms. Seelaku

Shri INMAT Nil

Barasat - 100 PS. Pratik Verma

(Page : 2)

1. SAHIDUL ISLAM, Son of Late Golam Rasul, and
2. KANIJ FATEMA, Wife of Sahidul Islam, both are
residing at Vill. - Raigachi, P.S. - Rajarhat, District -
North 24 Parganas, both are by faith - Islam, by
Nationality - Indian, by Occupation - Teacher and
Housewife, hereinafter jointly called and referred to as the
"VENDORS" (which term or expression shall unless
excluded by or repugnant to the context be deemed to
mean and include their respective heirs, executors,
administrators, legal representatives, successors and/or
assigns) of the FIRST PART.

A N D

SRI PRATIK VERMA, son of Sri Suresh Verma, by faith
- Hindu, by Nationality - Indian, by Occupation - Business,
residing at Green Wood Sonada (Shrachi), HIG-3, 7D, P.S. -
New Town, Kolkata - 700156, 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 his respective heirs, executors,
administrators, legal representatives, successors and/or assigns)
of the SECOND PART.

WHEREAS the Vendors No. 1 herein, became the sole
and absolute owner of ALL THAT piece and parcel of Shali
land measuring an area of 05 Decimals, be the same a little
more or less, as 2019 share out of 26 Decimals, comprising
in R.S. & L.R. Dag No. 4325, under R.S. Khatian No. 427,
lying and situated at MOUZA - GOPALPUR, J.L. No. 2, under



[Signature]
Registrar U/S 7(2)
District Sub. Registrar II
24 Pgs (N) Burdwan

22 MAY 2012

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P.S. Airport, Municipality - Rajarhat Gopalpur, District North 24 Parganas, by virtue of a Sale Deed, duly registered on 23/10/1992 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 205, Pages from 93 to 102, being No. 9392 for the year 1992 and absolutely seized and possessed 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.

WHEREAS the Vendors No. 2 herein, became the sole and absolute owner of ALL THAT piece and parcel of Shali land measuring an area of 08 Decimals, be the same a little more or less, as 2981 share out of 26 Decimals, comprising in R.S. & L.R. Dag No. 4325, under R.S. Khatian No. 427, lying and situated at MOUZA - GOPALPUR, J.L. No. 2, under P.S. Airport, Municipality - Rajarhat Gopalpur, District North 24 Parganas, by virtue of a Sale Deed, duly registered on 23/10/1992 before the A.D.S.R.O. Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 205, Pages from 79 to 92, being No. 9391 for the year 1992 and absolutely seized and possessed 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 WHEREAS while being in peaceful possession over the aforesaid property, the Vendors herein mutated their names in the present L.R. R.O.R. vide L.R. Khatian Nos. 5121 and 5120 in respect of 13 Decimals of land, comprising in R.S. & L.R. Dag No. 4325, lying and situated at MOUZA -

See

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GOPALPUR, J.L. No. 2, under P.S. Airport, Municipality - Rajarhat Gopalpur, District North 24 Parganas and since then they have been absolutely seized and possessed their aforesaid property fully enjoying all rights and title on the said land with free from all encumbrances and the present Vendors have full power of rights and title for sell the said property.

AND WHEREAS being need of money, the abovenamed vendors intend to sell out ALL THAT piece and parcel of Shali land measuring an area of 13 Decimals equivalent to 07 Cottahs 14 Chittacks, be the same a little more or less, out of 26 Decimals, comprising in R.S. & L.R. Dag No. 4325, under R.S. Khatian No. 427, corresponding to L.R. Khatian Nos. 5121 & 5120 (recorded in the name of Vendors herein) lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B/1, under Ward No. 05 (formerly 03) 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. 19,68,000/- (Rupees Nineteen Lakhs Sixty Eight thousand) only, free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the total consideration of a sum of Rs. 19,68,000/- (Rupees Nineteen Lakhs Sixty Eight thousand) only to the Vendors paid by the Purchaser at or immediately before the execution of these presence (the receipt whereof the Vendors do hereby

Signature

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admit and acknowledge and of and from the same and every part thereof) acquit, release and discharge the Purchaser, his heirs, executors, administrators, representatives and assigns and also the said property he the Vendors as beneficial owners do by these presents indefeasibly grant, sell, convey and transfer, assign and assure unto the Purchaser, his heirs, executors, administrators, representatives and assigns ALL THAT piece and parcel of Shali land measuring an area of 13 Decimals equivalent to 07 Cottahs 14 Chittacks, be the same a little more or less, out of 26 Decimals, comprising in R.S. & L.R. Dag No. 4325, under R.S. Khatian No. 427, corresponding to L.R. Khatian Nos. 5121 & 5120 (recorded in the name of Vendors herein) lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B/1, under Ward No. 05 (formerly 03) 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

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reversion and reversions, 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 Vendors 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 he or 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, his heirs, executors, administrators, representatives and assigns forever free and discharged from or otherwise by the Vendors well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendors from to these presents **AND** the Vendors doth hereby for himself, his heirs, executors, administrators and representatives, covenants with the Purchaser, his heirs, executors, administrators, representatives and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever by the Vendors or by any of their predecessors and ancestors in title done or executed or knowingly suffered to the contrary the Vendors had at all material times heretofore

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and now 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, executors, administrators, representatives and assigns in the manner and the Purchaser, his heirs, executors, administrators, 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 Vendors 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 their 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 Vendors 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 Vendors or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the Vendors 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 Vendors or from or under any of his

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predecessors or 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, his heirs, executors, administrators, 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, his heirs, executors, administrators, 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 Vendors and all of their heirs, executors, administrators, representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, his heirs, executors, administrators, representatives and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendors or any breach of the covenants hereunder contained.

The Purchaser shall have all powers and be legally entitle to record his 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 Vendors or anybody under them 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

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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 13 (Thirteen) Decimals equivalent to 07 (Seven) Cottahs 14 (Fourteen) Chittacks, be the same a little more or less, out of 26 Decimals, comprising in R.S. & L.R. Dag No. 4325, under R.S. Khatian No. 427, corresponding to L.R. Khatian Nos. 5121 & 5120 (recorded in the name of Vendors herein) lying and situated at MOUZA - GOPALPUR, J.L. No. 2, Re. Su. No. 140, Touzi No. 125B/1, under Ward No. 05 (formerly 03) 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, which is delineated and demarcated by RED colour brder in the annexed Sketch Map. The annexed Map, 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.

BUTTED AND BOUNDED BY

ON THE NORTH : R.S. Dag No. 4322.
ON THE SOUTH : Part of R.S. Dag No. 4325
ON THE EAST : R.S. Dag No. 4324
ON THE WEST : Part of R.S. Dag No. 4325.

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

SIGNED SEALED & DELIVERED
IN THE PRESENCE OF
WITNESSES :

1) 
Md. Sahidul Islam
c/o IANNA TALI
Raujeeripoc PS.
Raujeer Hat

2) Swiba Prasad
Chattin
of Barasat Court.

Md. Sahidul Islam
Kanj Fatema

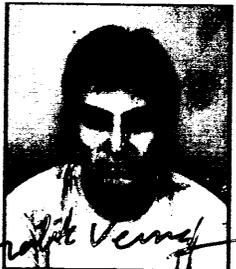
SIGNATURE OF THE VENDORS

Sign

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

Name Pratik Verma

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

 Pratik Verma	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

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

Pratik Verma

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

(2) Name Md. Sahidul Islam

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

 Md. Sahidul Islam	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

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

Md. Sahidul Islam

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

(3) Name Kanij Fatema

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

 Kanij Fatema	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

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

Kanij Fatema

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

Endorsement For Deed Number : I - 07532 of 2012
(Serial No. 06764 of 2012)

On

Payment of Fees:

On 22/05/2012

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

Presented for registration at 18.30 hrs on :22/05/2012, at the Private residence by Sahidul Islam , one of the Executants.

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

Execution is admitted on 22/05/2012 by

1. Sahidul Islam, son of Lt Golam Rasul , Raigachi, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
2. Kanij Fatema, wife of Sahidul Islam , Raigachi, Thana:-Rajarhat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : House wife
3. Pratik Verma, son of Suresh Verma , Green Wood Sonada(shrachi), P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700156, By Caste Hindu, By Profession : Business

Identified By Md Saddique, son of Lt Innat Ali, Raigachi, Thana:-Rajarhat, P.O. :-Rajarhat ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Sushil Kumar Roy)
 DISTRICT SUB-REGISTRAR-II

On 23/05/2012

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:

Amount By Cash

Rs. 41201.00/-, on 23/05/2012

(Under Article : A(1) = 41162/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 23/05/2012)

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.-37,42,424/-



(Sushil Kumar Roy)
 DISTRICT SUB-REGISTRAR-II

23/05/2012 05:36:00 P

EndorsementPage 1 of 2

PLOT COL	REFERENCE	AREA			
		ACRE	K	CH	SFT
	R.S. DAG NO. - 4325 (P)	0.1300	07	13	38

More or Less

Copied by:

Sk. R. Ai
 Surveyor, Rajarhat
 Reg. No. -16522



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

Endorsement For Deed Number : I - 07532 of 2012
(Serial No. 06764 of 2012)

Certified that the required stamp duty of this document is Rs.- 261979 /- and the Stamp duty paid as:
Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 353634, Draft Date 22/05/2012, Bank Name State Bank of India, PRAFULLA KANAN, received on 23/05/2012
2. Rs. 49000/- is paid, by the draft number 353633, Draft Date 22/05/2012, Bank Name State Bank of India, PRAFULLA KANAN, received on 23/05/2012
3. Rs. 49000/- is paid, by the draft number 353632, Draft Date 22/05/2012, Bank Name State Bank of India, PRAFULLA KANAN, received on 23/05/2012
4. Rs. 49000/- is paid, by the draft number 353631, Draft Date 22/05/2012, Bank Name State Bank of India, PRAFULLA KANAN, received on 23/05/2012
5. Rs. 49000/- is paid, by the draft number 353635, Draft Date 22/05/2012, Bank Name State Bank of India, PRAFULLA KANAN, received on 23/05/2012
6. Rs. 16000/- is paid, by the draft number 353629, Draft Date 22/05/2012, Bank Name State Bank of India, PRAFULLA KANAN, received on 23/05/2012

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



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

23/05/2012 05:36:00 P

PLOT COL	REFERENCE	AREA			
		ACRE	K	CH	SFT
	R.S. DAG NO. - 4325 (P)	0.1300	07	13	38

More or Less

Copied by:

Sk. R. Ai
Surveyor, Rajarhat
Reg. No. -16522

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 24
Page from 89 to 105
being No 07532 for the year 2012.



Sushil Kumar Roy

(Sushil Kumar Roy) 25-May-2012
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal

PLOT COL	REFERENCE	AREA			
		ACRE	K	CH	SFT
	R.S. DAG NO. - 4325 (P)	0.1300	07	13	38

More or Less

Copied by:

Sk. R. Ali
Surveyor, Rajamara
Reg. No. -16522

SITE PLAN OF PART OF R.S. DAG NO. 4325, WHOSE C.S. DAG NO. 7429 (P), AT MOUZA - GOPALPUR, J. L. NO.- 02, RS NO. -140, L.R. KHATIAN NO. - 5120 & 5121, P. S. AIRPORT, DIST.-NORTH 24 PARGANAS, UNDER RAJARHAT GOPALPUR MUNICIPALITY, WARD NO.-5

**PURCHASE PLOT OF AREA=0.1300 ACRE (M/L).
PURCHASE PLOT SHOWN IN GREEN BORDER.**

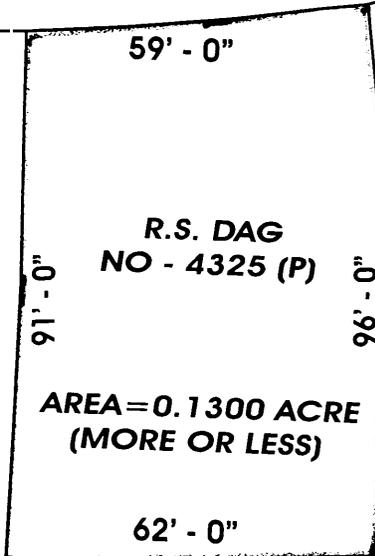
SCALE - 1" = 33' FT.

VENDEE -



R. S. DAG NO - 4322

R. S. DAG NO - 4326



R. S. DAG NO - 4324

Med. Sahidul Islam

Kanij Fatema

Signature of Vendor

MOUZA - RAIGACHI, J.L. NO. 12

PLOT COL	REFERENCE	AREA			
		ACRE	K	CH	SFT
	R.S. DAG NO. - 4325 (P)	0.1300	07	13	38

More or Less

Copied by:
Sk. R. Ali
Surveyor, Rajarhat
Reg. No. -16522

MEMO OF CONSIDERATION

RECEIVED of and from the Purchaser above named a sum of Rs. 19,68,000/- (Rupees Nineteen Lakhs Sixty Eight thousand) only as the full consideration money as follows

<u>Date</u>	<u>Cheque No.</u>	<u>Bank</u>	<u>Amount</u>
22/05/2012	798594	30909	5,00,000/-
	798595	New Alipur Branch. Kolkata	5,00,000/-
	By cash		9,68,000/-
			<u>Total Rs. 19,68,000.00</u>

WITNESSES :

1) Md. Saikat
c/o INNATA
Rangpur P.O. PS.
Barasat West

2) Swiba Prasad
Chatterjee
of Barasat Court

Md. Sahidul Islam
Kanij Fatema.

SIGNATURE OF THE VENDORS

Pratik Veny

SIGNATURE OF PURCHASER

Drafted by :

Kshetra Prasad Mukhopadhyay
(Advocate)
Dist. Judge Court,
Barasat, North 24 Pgs.

Computer by :

(Kuntal Singha Roy)
Barasat Court.