

IT 00452

D-6925/10

33

भारतीय गैर न्यायिक

पचास
रुपये
₹.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

V/c No 82/08

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

B 931955

242/08
15.10.08

M.V. Rs 2,05,673/-



Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

B/D 9750

LR 1 - 2800
NS

[Signature]
Additional Registrar
of Assurances-1, Kolkata
17/7/10

DEED OF CONVEYANCE

1. Date: 15th January, 2008
2. Place: Kolkata
3. Parties:

Kolkata B.D.
 Stamp No: 882520
 Dt: 26.12.07
 Rs: 9750/-
 See back, Paid as defined Stamp

3.1 Gazi Sahid Ulla alias Sona Gazi son of Late Gazi Giyas Uddin, residing at Village and Post Office Amgachia, Police Station Bishnupur District 24, Parganas (South), present residing at 32, Poruipacca Road, Kolkata - 700061 (Vendor, includes successors-in-interest)

And

A 2145
 E 7
 S 55
 wa. 25
 mb. 4
 2236

Sale + Amt
 1.95.650

1285

195
 175
 2145

Jan 250
 Jan 80
 330

120271



NAME.....
 ADD.....
 Rs.....

24 DEC 2007
S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Roy Road, Kol-1

24 DEC 2007

Goni Sahidullah



166 ✓

Presented for Registration
 on the
 day of year
 Vendor Residence

[Handwritten signature]



REGIONAL REGISTRAR OF ASSURANCE, KOLKATA

Gazi Sahidullah

Jabul Gani
 (GABAL GAZI)
 Blo S. Gazi
 Occupation - Servant
 Birthdate 24 Dec (S)



REGIONAL REGISTRAR OF ASSURANCE, KOLKATA

- 3.2 **Rishi Jain** son of Prem Lal Jain, of 4th floor, 1, Ganesh Chandra Avenue, Police Station Bowbazar, Kolkata - 700013 (Purchaser, includes successors-in-interest and/or assigns).

Vendor and Purchaser, collectively Parties.

NOW THIS CONVEYANCE WITNESSES:

4. **Subject Matter of Conveyance:**

- 4.1 **Said Land:** Sali Land 13 (thirteen), decimal out of 38 (thirty eight) decimal, comprised in R.S. Dag No. 268, Khatian No.489 in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24,Parganas (South), described in the **Schedule** below (**Said Land**).

5. **Representations, Warranties and Covenants of the Vendors:**

5.1 Representations, Warranties and Covenants on Chain of Title:

- 5.1.1 **Ownership of Gazi Giyas Uddin :** Gazi Giyas Uddin was the sole and absolute Owner of the Land measuring 38 (thirty eight), decimal, comprised in R.S. Dag No. 268, Khatian No. 489, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24,Parganas (South), (**Said Land**) and name of the Gazi Giyas Uddin is the recorded in the Parcha (Records of Rights) which have been prepared under the chapter VII of the West Bengal Land Reforms Act. (Act I, of 1956) as per final publication done by Block Land and Land Reforms Officer [**Mother Land**].

- 5.1.2 **Gift to Gazi Aman Ulla, Gazi Sahid Ulla and Kamal Gazi:** By a Deed of Gift in Bengali language dated 13th December, 1984, registered in the office of the Sub-Registrar, Bishnupur, 24 Parganas (South), in Book No. I, Volume No. 51, pages 357 to 361, Being No. 8144 for the year 1984, Gazi Giyas Uddin **Gift** the Said Land to Gazi Aman Ulla, Gazi Sahid Ulla and Kamal Gazi . Gazi Aman Ulla, Gazi Sahid Ulla and Kamal Gazi are the joint owners of the Mother Land. and name of the Gazi Aman Ulla, Gazi Sahid Ulla and Kamal Gazi are the recorded in the Parcha (Records of Rights) which have been prepared under the chapter VII of

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ADDITIONAL REGISTRATION
ASSURANCES - KOLKATA



the West Bengal Land Reforms Act. (Act I, of 1956) as per final publication done by Block Land and Land Reforms Officer.

- 5.1.3 **Amicable Settlement:** By an amicable settlement the vendor got of Land measuring 13 (thirteen) decimal out of 38 (thirty eight), decimal comprised in R.S. Dag No. 268, Khatian No. 489 in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South), (**Said Land**) and name of the Gazi Giyas Uddin is the recorded in the Parcha (Records of Rights) which have been prepared under the chapter VII of the West Bengal Land Reforms Act. (Act I, of 1956) as per final publication done by Block Land and Land Reforms Officer described in **the Schedule** Below (**Said Land**).
- 5.1.4 **True and Correct Representations:** The Vendor is the undisputed owner of the Said Land, such ownership having been acquired in the manner stated in Clauses 5.1.1 and 5.1.3 above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants on Encumbrances:**
- 5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition or requisition of the Said Land and declare that the Said Land is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.
- 5.2.2 **No Encumbrance by Act of Vendors:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the Said Land or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.3 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sells, conveys, transfers, assign and assure the Said Land to the Purchaser.
- 5.2.4 **Free from all Encumbrances:** The Said Land is now free from all claims, demands, encumbrances, mortgages,

charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars Income Tax Attachment, Financial Institution charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendors' predecessors-in-title and the title of the Vendor to the Said Land is free, clear and marketable.

5.2.5 **No Personal Guarantee:** The Said Land is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.6 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Land or any part thereof.

6. **Background:**

6.1 **Agreement to Sell and Purchase:** The Vendor has approached and offered to sell the Said Land and the Purchaser, based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above (collectively **Representations**), has agreed to purchase the Said Land.

7. **Transfer:**

7.1 **Conveyance:** The Vendor hereby sells, conveys and transfers to the Purchaser, free from all encumbrances, the entirety of the Vendor right, title and interest of whatsoever or howsoever nature in the Said Land, being land measuring Sali Land 13 (thirteen), decimal out of 38 (thirty eight) decimal, comprised in R.S. Dag No. 268, Khatian No. 489, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South), described in the **Schedule** below.

7.2 **Consideration:** The sale, conveyance and transfer of the Said Land is being made in consideration of a sum of Rs. 1,95,050/- (Rupees one lac ninety five thousand and fifty) paid to the Vendor, the entirety of which has been received by the Vendor and the Vendor has executed the Receipt and Memo of Consideration below to admit and acknowledge the same.

8. **Terms of Transfer:**

8.1 **Salient Terms:** The transfer being affected by this Conveyance is:

8.1.1 **Sale:** A sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** Absolute, irreversible and perpetual.

8.1.3 **Free from encumbrances:** Free from all encumbrances of any and every nature whatsoever including but not limited to all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutters, trusts, prohibitions, bargadars, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights and statutory prohibitions and liabilities whatsoever.

8.2 **Together With:** The transfer being affected by this Conveyance is together with all other rights the Vendor has in the Said Land and all other appurtenances thereto including but not limited to customary and other rights of easements for beneficial use of the Said Land.

8.3 **Subject To:** The transfer being affected by this Conveyance is subject to:

8.3.1 **Indemnification:** Indemnification by the Vendor about the correctness of the Vendors' title and authority to sell and this Conveyance is being accepted by the Purchaser on express indemnification by the Vendor about the correctness of the Vendor title, the Representations and authority to sell, which if found defective or untrue at any time, the Vendor shall, at the Vendor own costs, expenses, risk and responsibility, forthwith take all necessary steps to remove and/or rectify.

8.3.2 **Transfer of Property Act:** All obligations and duties of vendors and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.4 **Delivery of Possession:** Khas, vacant and peaceful possession of the Said Property has been handed over by the Vendor to the

Purchaser, which the Purchaser admits, acknowledges and accepts.

- 8.5 **Outgoings:** All statutory taxes, surcharge, outgoings and levies of or on the Said Land, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.
- 8.6 **Holding Possession:** The Vendor hereby covenant that the Purchaser shall and may, from time to time and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Land and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any persons lawfully or equitably claiming any right or estate therein from under or in trust for the Vendor.
- 8.7 **Indemnity:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or its successors-in-interest, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or its successors-in-interest by reason of any defect in title of the Vendor or any of the Representations being found to be untrue.
- 8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and cost of the Purchaser and/or its successors-in-interest, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Land.

**Schedule
(Said Land)**

Sali Land measuring 13 (thirteen), decimal out of 38 (thirty eight) decimal, comprised in R.S. Dag No. 268, Khatian No. 489, in Mouza Amgachia, J.L. No. 93, Touzi Nos. 85, 87 and 94, R.S. No. 326, Police

Station Bishnupur, Sub Registry office Bishnupur, District Sub Registry Office Alipore, District 24, Parganas (South) together with Kayati Sthithiban Rights, together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Land.

9. Execution and Delivery:

9.1 In witness whereof the Vendor and Purchaser have executed and delivered this instrument of Conveyance on the date given above.

Gazi Sahil ulle

[Vendor]

Rishi Jain

[Purchaser]

Witnesses:

*Sulool
Jain*

(LEGAL CARE)

82, PARK MAIN ROAD, KOL-51.

Receipt And Memo of Consideration

Received from the Purchaser the sum of Rs. 1,95,050/- (Rupees one lac ninety five thousand and fifty) towards full and final payment of the Consideration receivable by the Vendor under this Conveyance, in the following manner:

Mode.	Date	Bank	Amount (Rs)
Cash —	15-01-2008	—	Rs. 1,95,050/—

Spji Sahidulla
[Vendor]

Witnesses: ① Subal Roy
(Deputy Secy)
32, Parki Main Road,
Kor-G

② Subal Roy
Sd/- Late Dhiren Kumar Roy
V.H. - Dujon
P.O. - Patanah.
24/02/08 (S)

Drafted by
Mou Sarika Ray
Advocate
Highcourt, Calcutta



Rishi Jain

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Asi Sahidulla

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

AT MOUZA AMLACHIA, PART OF DAL N^o. 268.
 G.L N^o. - 93, KHATIAN N^o. 487, 489 P.S - BISHNUPUR, DIST -
 SOUTH 24 PARLANS. LAND OF AREA - 13 DLML, 13 DLML.
 SHOW IN RED LINE — SCALE 30' - 1"

VENDOR SILE.



Gopi Sahu

Rishi Jain

DRAWN BY
 Jayanta Myrta 15-11-20
 JAYANTA MYRTA
 Surveyor
 733 + PO, ...
 2nd - ...



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 06925 of 2010
(Serial No. 00452 of 2008)

On 15/01/2008

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

Presented for registration at 14.42 hrs on :15/01/2008, at the Private residence by Gazi Sahid Ulla. Alias Sona Gazi,Executant.

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

Execution is admitted on 15/01/2008 by

1. Gazi Sahid Ulla. Alias Sona Gazi, son of Lt Gazi Giyas Uddin , Parui Pucca Road/Main Rd, CALCUTTA, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700061
By Caste Muslim, By Profession : Others

Identified By Iqbal Gazi, son of S Gazi, , Village:Bishnupur, Thana:-Bishnupur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Service.

(Ramananda Das)
ADDL REGISTRAR OF ASSURANCE-I

On 16/01/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 2145/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 16/01/2008

Deficit stamp duty

Deficit stamp duty Rs. 9750/- is paid, by the draft number 882520, Draft Date 26/12/2007, Bank Name STATE BANK OF INDIA, Kolkata Br., received on 16/01/2008

(Ramananda Das)
ADDL REGISTRAR OF ASSURANCE-I

On 22/05/2010

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.-205673/-

Certified that the required stamp duty of this document is Rs.- 10284 /- and the Stamp duty paid as Impresive Rs.- 50/-

(Dines Kumar Mukhopadhyay)
ADDL REGISTRAR OF ASSURANCE-I

On 16/07/2010

Deficit stamp duty

Deficit stamp duty Rs. 484/- is paid 0480633006/2010 State Bank of India, CALCUTTA MAIN BRANCH, received on 16/07/2010



Additional Registrar of Assurances
Kolkata
17 JUL 2010

(Dines Kumar Mukhopadhyay)
ADDL REGISTRAR OF ASSURANCE-I



Government Of West Bengal
Office Of the A.R.A.-I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 06925 of 2010
(Serial No. 00452 of 2008)

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 110/- on 16/07/2010.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

On 17/07/2010

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 of Indian Stamp Act 1899.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I




Additional Registrar of
Assurances - I, Kolkata
17 JUL 2010
(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 5323 to 5337
being No 06925 for the year 2010.



(Signature)

(Dines Kumar Mukhopadhyay) 22-July-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal

DATED 15th DAY OF January, 2008

Registered in
BOOK NO. Between
VOL. CHIT. NO.
PAGE NO.
IN ... Gazi Sahid Ulla
YEAR ... Vendor

And
Rishi Jain
... Purchaser

REGISTERED IN DISTRICT 24
KOLKATA

DEED OF CONVEYANCE

Land at Mouza Amgachia
District 24, Paeganas (South)


ADDITIONAL REGISTRAR
ASSURANCE, KOLKATA
Mani Sankar Roychowdhury
Advocate
Raja Chambers
4, Kiran Sankar Roy Road
Kolkata-700 001

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