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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

REGISTRATION OF THE DOCUMENT IS REQUIRED BY
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 THE ENDEAVORER SHALL HAVE TO PAY
 WITH THIS DOCUMENT TO THE REGISTRATION

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23 APR 2015

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 23rd day of April, Two Thousand Fifteen (2015).

B E T W E E N

ABDUL RAJJAK MOLLA (Voter ID No. WB/20/091/750052), son of Late Mujibar Molla @ Mujibar Mondal, residing at Village - Mobarakpur, P.O. - Lauhati, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, by nationality - Indian, by religion - Islam, by occupation - Cultivation, hereinafter being referred to as the **“VENDOR”** (which expression shall unless exclude 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

JAMAL UDDIN MOLLA (PAN No. AIYPM1138K), son of Mojambari Molla, residing at Village & P.O. - Lauhati, P.S. - Rajarhat, District - North 24 Parganas, Kolkata - 700135, West Bengal, by Nationality - Indian, by faith - Islam, 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 Golehar Bibi, wife of Late Mujibar Molla @ Mujibar Mondal, of Mobarakpur was the original owner and possessor and L.R. record holder of a piece and parcel of land admeasuring **25.88** decimal comprised in C.S., R.S. & L.R. Dag No. **5169**, L.R. Khatian No. 3046, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet.

AND WHEREAS said Golehar Bibi, wife of Late Mujibar Molla @ Mujibar Mondal, died intestate leaving behind her son namely Abdul Rajjak Molla (i.e. vendor) as her only legal heir and successor as per Mohammedan Law of Succession.

AND WHEREAS Abdul Rajjak Molla (i.e. vendor), is the absolute owner and possessor of a piece and parcel of land admeasuring **25.88** decimal (more or less), comprised in C.S., R.S. & L.R. Dag No. 5169, under L.R. Khatian No. 3046, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet by way of inheritance.

AND WHEREAS the present vendor becoming absolute owner and possessor of 25.88 decimal of the said plot of land, 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 for personal reasons, it becoming necessary and expedient for the Vendor to sell an area of **25.88** decimal (more or less) comprised in C.S., R.S. & L.R. Dag No. 5169 (area of land 25.88 dec. more or less) out of 138 decimal, under L.R. Khatian No. 3046, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Rajarhat, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet, which is fully explained in the schedule of property given hereunder, the vendor 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. 18,11,600/- (Eighteen Lakh Eleven Thousand Six Hundred)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 18,11,600/- (Eighteen Lakh Eleven Thousand Six Hundred)** only. Well and truly paid by the purchaser to the vendor the receipts whereof the Vendor do hereby admit and acknowledge, the Vendor out of own free will, in a sound mind and without any pressure whatsoever hereby sell, grant, convey, transfer, assign and assure unto the Purchaser **ALL THAT** the said piece and parcel of **25.88** Decimal(more/less) of land described in the **Schedule** of property given hereunder **TO HAVE AND TO HOLD THE SAME** absolutely and forever unto an in favor of the Purchaser **TOGETHER WITH** all the rights and interest there to absolutely and forever free from all encumbrances, change, liens, lispences, attachments whatsoever liabilities all assessmants are now seized and possessed of and / or otherwise well and sufficiently entitled and enjoyment of the said property.

AND THE VENDOR do hereby covenant with the Purchaser as follows:-

THE INTEREST which the Vendor do hereby profess to transfer subsists and that the Vendor have 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 persents and the purchaser shall hereafter peaceably and quietly held, possess and enjoy the said property in khash without any interruption, disturbances, claims or demand whatsoever for or by the Vendor and / or any person / persons claiming through or under or in trust for them.

And FURTHER that the vendor, his heirs, executors, administrators and assignees, covenant with the purchaser, his heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the purchaser, his heirs, administrators or assigns from or against all encumbrances, charges and euqities whatsoever.

And the vendor, his heirs, administrators or assigns further covenant that they 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 aforesaid manner.

That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.

That the land fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.

That the said land or any part or portion thereof or under any interest therein has not vested in and / or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.

It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the self acquired property of the Vendor and that he is not the benamder of any one.

All the taxes, land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendor and if any portion of such taxes, levies, impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendor and realizable from the Vendor.

It is hereby declared that the Vendor is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.

That the Vendor have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

It is transpired that the said property hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendor shall be bound to refund to the purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the purchaser herein. And if any typographical mistake is discovered in later in this deed, that will be rectified by the Vendor without any claim or demand at the cost of the Purchaser herein.

AND WHEREAS the present vendor further declared that the purchaser may mutate his name in the relevant record in the said **LAND** and also mutate his name in the Panchayet record and also pay rent and taxes in his name against this **Deed Of Conveyance**.

AND the vendor herein deliver this day khas possession of the said land unto the purchaser herein.

SEHEDULE OF PROPERTY as referred to : -

ALL THAT piece and parcel of Shali LAND comprising in **Mouza - Matiagachha**, J.L. No. - 187, Re.Sa. No. 17, Hal Touzi No - 146, Pargana - Anowarpur. Under collector North 24 Parganas.

The annual proportionate rent will be payable as per state government rules and regulations.

L.R. Khatian No. 3046				
<u>C.S., R.S. & L.R. Dag No.</u>	<u>Nature Of Land</u>	<u>Share</u>	<u>Area of Land Sold</u>	<u>Out Of Land</u>
5169	Shali	0.1875	25.88 Dec.	138 Dec.

Only 1(One) Dag,

Total Area of Land sold = 25.88 (Two Five Point Eight Eight) Decimal. (more/less) of P.S. - Barasat now Rajarhat, A.D.S.R.O.- Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet. No Road Surrounding This Land.

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

WITNESS :

1. Faruk Ahammed
C/O - Abulul Rajjak Molla
Mobarokpur

2.
Muzammel Hossain
3rd Floor, 2nd Lane

Drafted by:

[Handwritten Signature]

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

Composed by :

[Handwritten Signature]

S.N. Ahmed

LAUHATI, KOL - 135

[Handwritten Signature]

(Signature of Vendors)

MEMO OF CONSIDERATION

Received a sum of **Rs. 18,11,600/- (Eighteen Lakh Eleven Thousand Six Hundred) only**. Towards Consideration Money from the Purchaser herein above.

By - Cash

Rs. 18,11,600/-

Total **Rs. 18,11,600/-**
(Eighteen Lakh Eleven Thousand Six Hundred) only.

WITNESS:

1. Fouad Ahammed
C/o Abdul Rajjad Malla
Mubarakpur

2. *(Signature)*
(Signature)

(Signature)
(Signature of Vendor)

SPECIMEN FORM FOR TEN FINGERPRINTS



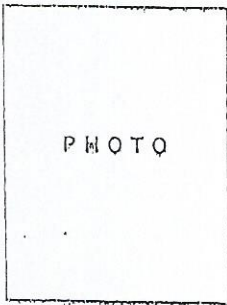
SINGH, JASPRENDRA

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

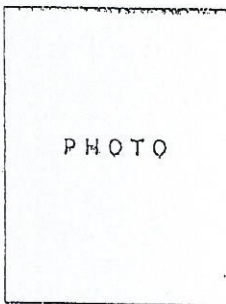


SINGH, JASPRENDRA

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





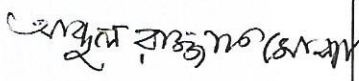
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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					





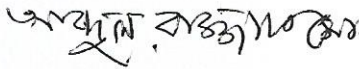
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

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. 03025 / 2015, Deed No. (Book - I , 02845/2015)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Abdul Rajjak Molla Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	 23/04/2015	 LTI 23/04/2015	 20.8.2015

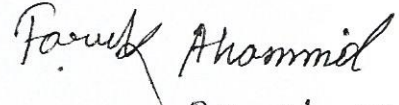
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Abdul Rajjak Molla Address -Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135	Self	 23/04/2015	 LTI 23/04/2015	

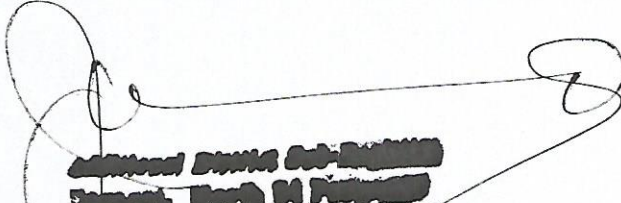
Name of Identifier of above Person(s)

Faruk Ahammad
Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati,
District:-North 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date


23.04.2015




ADDITIONAL DISTRICT SUB-REGISTRAR
Barasat, North 24 Parganas
 (Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
 Office of the A.D.S.R. BARASAT



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

Endorsement For Deed Number : I - 02845 of 2015
(Serial No. 03025 of 2015 and Query No. 1503L000006823 of 2015)

On 23/04/2015

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. 19935.00/-, on 23/04/2015

(Under Article : A(1) = 19921/- ,E = 14/- on 23/04/2015)

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.-18,11,600/-

Certified that the required stamp duty of this document is Rs.- 90600 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 90500/- is paid , by the draft number 453979, Draft Date 23/04/2015, Bank : State Bank of India, Rajarhat Kathgola, received on 23/04/2015

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

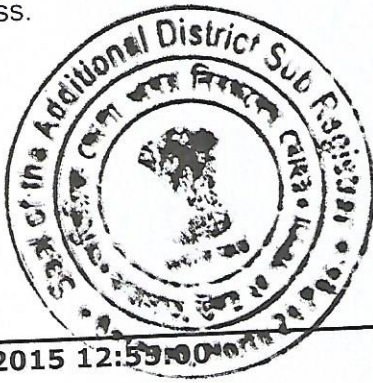
Presented for registration at 12.25 hrs on :23/04/2015, at the Office of the A.D.S.R. BARASAT by Abdul Rajjak Molla ,Executant.

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

Execution is admitted on 23/04/2015 by

1. Abdul Rajjak Molla, son of Lt. Mujibar Molla @ Mujibar Mondal , Mobarakpur, Kolkata, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Cultivation

Identified By Faruk Ahammad, son of Abdul Rajjak Molla, Mobarakpur, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.



(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

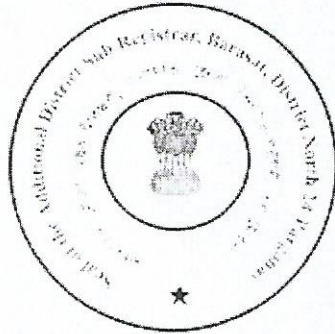
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Endorsement Page 1 of 1

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23 APR 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 19
Page from 161 to 175
being No 02845 for the year 2015.



(Joyjit Chanda) 23-April-2015
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal