

3236/17

207

J-3049/17

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA INDIA NON JUDICIAL

22/5/17
1:55 PM

Certified that the Document is admitted to Registration the Signature Sheet / Sheets the Endorsement Sheet / Sheets Attached with this Document are the part of this Document.

X 594649

J-680629/17

Mojammel Molla

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 22nd day of May November Two Thousand and Seventeen (2017)

Mojammel Molla

BETWEEN

Mojammel Molla

Mojammel Molla

Additional District Sub-Registrar
Barasat, North 24 Parganas

22 MAY 2017

LAL MIYA MONDAL son of Late Golam Bari, by faith Islam, by occupation cultivation, by nationality Indian, residing at Village - Mobarakpur, Police Station- Barasat at present Rajarhat, District - North 24 Parganas Pin-700135 is represented through his Attorney **MOJAMMEL MOLLA, PAN NO - DHQPM1725J**, son of Madar Molla, by faith Islam, by occupation - Business, by Nationality - Indian of village - Madhya Kochua, Police Station-Kashipur, District of South 24-Parganas, Kolkata -743502, hereinafter called and referred to as the "**VENDOR**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives, nominees and assigns) of the "**ONE PART**".

AND

JAMAL UDDIN MOLLA, PAN -AIYPM1138K, son of Mojambari Molla by faith - Muslim, by Occupation-Business, by Nationality - Indian, residing at Village and Post Office - Lauhati, Police Station - Rajarhat, District - North 24-Parganas, Kolkata - 700135, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean

and include his legal heirs, executors, administrators, representatives and assigns) of the **OTHER PART.**

WHEREAS at all material time to till now one Lal Miya Mondal son of late Golam Bari is the owner and possessor of all that piece and parcel of Sali land measuring an area of 11.77 (Eleven point Seventy Seven decimals) be the same and little more or less comprised in RS/L.R Dag No. 5115 under L.R Khatian, No.2994 lying and situated at Mouza - Matigacha ,J.L. No. -187 within the Police station - Rajarhat, district - North 24 Parganas , within the local limit of Kiritipur -II , Gram Panchayat, under Jurisdiction of A.D.S.R. Barasat in the District of North 24-Parganas, by way of inheritance from his predecessors-in-interest and to own record of right in his name absolutely free from all encumbrances whatsoever. The schedule mentioned hereunder as follows :-

R.S & L.R.Dag no.	L.R.Kh atian no.	Classific ation of land	Total Area of land.	Share in land	land in decimals
5115	2994	Sali	2.83	0.0416	11.77

AND WHEREAS while seized and possessed of the aforesaid plots of land, the said Lal Miya Mondal has agreed

to sell and the purchaser herein has agreed to purchase measuring an area of **10.50** Sataks of land out of the aforesaid 11.77 Sataks of land as mentioned hereinabove within the local limits of Kirtipur 2 Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24 Parganas, more fully described in the schedule hereinafter written at or for the total consideration of Rs.8,92,500/- (Rupees Eight lacs Ninty Two Thousand Five Hundred) only.

AND WHEREAS the Vendor herein due to his old age not in a position to move anywhere so, by a general power of attorney registered in the office of the Additional District Sub-Registrar, Barasat, North 24 Parganas in book no - IV, C D Volume no - 1503-2017, page from 4367 -4383, being no 150300234 for the year 2017. Appointed Md. Mojammel Molla as his constituted attorney to execute this deed of conveyance. Now the attorney has the full right to transfer the same to anybody on behalf of the vendor herein.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of

Rs.8,92,500/- (Rupees Eight lacs Ninty Two Thousand Five Hundred) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof the receipt whereof the Vendor doth hereby as also by the receipt and Memo of consideration hereunder written admit and 'acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be the Vendor doth hereby grant sell, convey transfer assign unto and in favour of the Purchaser herein **ALL THAT** aforesaid plot of land measuring an area of **10.50** Sataks of land out of the aforesaid 11.77 Sataks more fully and particularly described in the Schedule hereunder written and hereinafter referred to as 'the **said plots of land**' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits privileges easements appendages and

appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other

thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispendences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER:

1. That free and clear' and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of the vendor is and sufficiently entitled and saved defended .kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.
2. That the purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the vendor or his legal heirs, executors, administrators, representatives, nominees and assigns.

3. That no notice issued under the public demand recovery act has been served on the vendor not any such notice has been published.
4. 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.
5. 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.
6. It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the self Required property of the Vendor and that he is not the benamder of any one.

7. It is hereby declared that the said purchaser has the absolute right to mutate the purchaser's name in respect of the present purchased land.
8. 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.
9. It is hereby declared by the vendor that the said land 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.
10. That the vendor has not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

11. 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 costs and expenses of the Purchaser.

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

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

ALL THAT piece or parcel Rayati Dakhali Swattiya Sali land measuring an area of **10.50** Sataks of land out of the aforesaid 11.77 Sataks under Mouza – Matiagacha , J.L.no – 187 , L.R Khatian, No.2994 as follows hereunder:-

R.S & L.R.Dag no.	L.R.Khatian no.	Classification of land	Total Area of land.	Share in land	land in decimals
5115	2994	Sali	2.83	0.0416	10.50

Within the local limits of Kirtipur 2 Gram Panchayet, within the jurisdiction of Barasat at present Rajarhat Police Station, in the District of North 24-Parganas, under A.D.S.R. Office Barasat, in the State of West Bengal. The annual proportionate rent will be payable as per State Government Rules and Regulations.

It is clearly stated herein that the Vendor herein jointly sold and conveyed total land measuring an area of **10.50** Sataks of land out of the aforesaid 11.77 Sataks more or less with all easement rights of the same unto and in favour of the Purchaser.

IN WITNESS WHEREOF the party has hereunto set and subscribed his hand and seal, on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the **VENDOR**

at Kolkata in the presence of :

Mojammel Molla

1. Aji-Molla
Kauhati
P.S Rajchak Kollc Dist-135

2. *(Handwritten text in Bengali script)*

(Mrinal Kanti Mukherjee)
Drafted by:-
Mrinal Kanti Mukherjee
Advocate
High Court At Calcutta.
WB/296/1989

RECEIVED on and from the within named

Purchaser the within mentioned sum of Rs.8,92,500/- (Rupees Eight lacs Ninty Two Thousand Five Hundred) only being the full consideration money as per memo below :- Rs.8,92,500/-

MEMO OF CONSIDERATION

- 1. Paid by Cash/Cheque dated Rs. 2,00,000/-
22-05-2017 in favour of Vendor
- 2. Paid by D.D being no '012322'
dated - 22-05-2017 drawn on
Uco Bank, Chandpur Br. 6,92,500/-

TOTAL Rs. 8,92,500/-

(RUPEES EIGHT LAKH NINTY TWO THOUSAND FIVE HUNDRED ONLY)

Mojammel Molla

WITNESSES :

Mojammel Molla

1. Ajjilmolla
Laubhati P.S Rajshahi.
K01-135

VENDOR

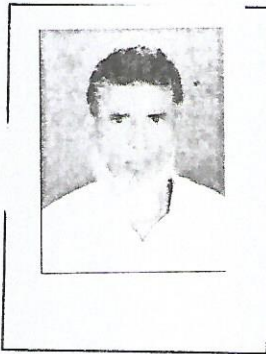
2. [Handwritten signature]
[Handwritten text]
[Handwritten text]
[Handwritten text]
[Handwritten text]

SPECIMEN FORM FOR TEN FINGER PRINTS



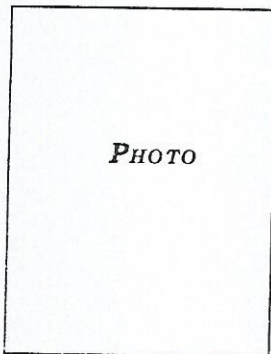
Sandra Williams

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Michael M. Clark

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
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					

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-001221470-1 Payment Mode Online Payment
GRN Date: 17/05/2017 16:49:11 Bank : State Bank of India
BRN : IK00EODBC2 BRN Date: 17/05/2017 16:50:35

DEPOSITOR'S DETAILS

Id No. : 15030000680629/1/2017
[Query No./Query Year]

Name : MRINAL KANTI MUKHERJEE
Contact No. : Mobile No. : +91 9734822046
E-mail :
Address : High Court Calcutta, Kolkata-700001.
Applicant Name : Mr Mrinal Kanti Mukherjee
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15030000680629/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	44545
2	15030000680629/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	8939
3	15030000680629/1/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	420

Total 53904

In Words : Rupees Fifty Three Thousand Nine Hundred Four only

Major Information of the Deed

Deed No :	I-1503-03049/2017	Date of Registration	22/05/2017
Query No / Year	1503-0000680629/2017	Office where deed is registered	
Query Date	17/05/2017 4:26:20 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Mrinal Kanti Mukherjee High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9734822046, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 8,92,500/-	Rs. 8,92,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 44,645/- (Article:23)	Rs. 8,939/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5115	LR-2994	Shali	Shali	10.5 Dec	8,92,500/-	8,92,500/-	
Grand Total :					10.5Dec	8,92,500 /-	8,92,500 /-	



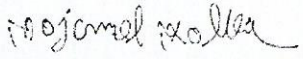
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Lal Miya Mondal Son of Late Golam Bari Village - Mobarakpur, P.O:- Barasat, F.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status :Individual, Executed by: Attorney

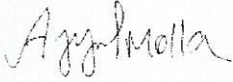
Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Md Jamal Uddin Molla Son of Md Mojambari Molla Village - Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AIYPM1138K, Status :Individual

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mojammel Molla (Presentant) Son of Madar Molla Date of Execution - 22/05/2017, , Admitted by: Self, Date of Admission: 22/05/2017, Place of Admission of Execution: Office	 <small>May 22 2017 2:53PM</small>	 <small>LTI 22/05/2017</small>	 <small>22/05/2017</small>
Village - Madhya Kochua, P.O:- Kashipur, P.S:- Kashipur, District:-South 24-Parganas, West Bengal, India, PIN - 743502, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: DHQPM1725J Status : Attorney, Attorney of : Lal Miya Mondal				

Identifier Details :

Name & address	
Md Ajjul Molla Son of Md Abdul Hamid Molla Village - Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , Identifier Of Mojammel Molla	22/05/2017
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Lal Miya Mondal	Md Jamal Uddin Molla-10.5 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 5115(Corresponding RS Plot No:- 5115), LR Khatian No:- 2994	Owner:লাল মিজা মণ্ডল, Gurdian:গোলাম বারী, Address:মোবারকপুর, Classification:শালি, Area:0.12000000 Acre,

Endorsement For Deed Number : I - 150303049 / 2017

On 22-05-2017

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 of Indian Stamp Act 1899.

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

Presented for registration at 13:55 hrs on 22-05-2017, at the Office of the A.D.S.R. BARASAT by Mojammel Molla

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 8,92,500/-

Executed by Attorney

Execution by Mojammel Molla, , Son of Madar Molla, Village - Madhya Kochua, P.O: Kashipur, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Business as the consti attorney of Lal Miya Mondal Village - Mobarakpur, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Indetified by Md Ajijul Molla, , , Son of Md Abdul Hamid Molla, Village - Lauhati, P.O: Lauhati, Thana: Rajarhat, , Nc 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,939/- (A(1) = Rs 8,925/- ,E = Rs 14/-)
Registration Fees paid by Cash Rs 0/-, by online = Rs 8,939/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of V
Online on 17/05/2017 4:50PM with Govt. Ref. No: 192017180012214701 on 17-05-2017, Amount Rs: 8,939/-, Bz
State Bank of India (SBIN0000001), Ref. No. IK00EODBC2 on 17-05-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

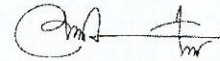
Certified that required Stamp Duty payable for this document is Rs. 44,645/- and Stamp Duty paid by Stamp Rs 10
by online = Rs 44,545/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 117331, Amount: Rs.100/-, Date of Purchase: 23/11/2016, Vendor name: S
MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of V
Online on 17/05/2017 4:50PM with Govt. Ref. No: 192017180012214701 on 17-05-2017, Amount Rs: 44,545/-, E
State Bank of India (SBIN0000001), Ref. No. IK00EODBC2 on 17-05-2017, Head of Account 0030-02-103-003-02



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2017, Page from 78030 to 78052

being No 150303049 for the year 2017.



Digitally signed by SUMIT KUMAR
SINHA

Date: 2017.05.23 17:31:32 +05:30

Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 23/05/2017 17:31:29
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

(This document is digitally signed.)