

13809

210

I-13167/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 854630

Certifies 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.

[Signature]

Additional District Sub-Registrar
Pajarhat, New Town, North 24-Pgs

29 DEC 2017

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 29th day of December, Two Thousand Seventeen;

BETWEEN

[Handwritten mark]

ABDUL RAJJAK MOLLA, son of Late Mujibur Molla @ Mujibur Mondal, residing at Village- Mobarakpur, P.O.- Lauhati, P.S. Rajarhat, District- North 24 Parganas, Kokata- 700135, West Bengal, by nationality- Indian, by religion- Islam, by occupation- Cultivation, 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 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 one Mujibur Molla @ Mujibur Rahman, since deceased was the recorder owner and possessor of L.R. Khatian No. 2701, under **Mouza- Matiagachha**, J.L. No. - 137, Touzi No.- 146,

Pargana – Anwarpur within the Police Station – Rajarhat, formerly Barasat, District – North 24 Parganas within the local limit of Kirtipur-II Gram Panchayat under the Dag Nos. as follows :-

L.R. Khatian	L.R. Dag	Total Land In Satak	Nature of Land	Owner's Share in the land
3044	5169	8.63	Shali	4.31
2275	5110	8.67	Shali	4.33

Total - 8.64 Sataks

AND WHEREAS while seized and possessed of the aforesaid plots of land by the said Mujibur Molla @ Mujibur Rahman, died intestate leaving behind his one son namely Abdul Rajjak Molla and two daughters namely Rushia Begum and Khadija Bibi as his legal heirs and successors to his estate and they become the joint owners of the aforesaid plots of land in terms of the Muslim Forage and in terms of the said Forage the predecessor in interest of the vendor herein has become the owners of **8.64 Sataks** of lands in the aforesaid two plots of land mentioned herein above in the aforesaid Khatians.

AND WHEREAS while seized and possessed of the aforesaid land total measuring an area of **8.64 Sataks** more or less comprised in R.S. & L.R. Dag Nos. 5169 and 5110 respectively under L.R. Khatian No. 3044 and 2275, lying and situated at Mouza-

Matiagacha, J.L. No. 187, R.S. No. 17, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Rajarhat Police Station, formerly Barasat, in the District of North 24 Parganas, morefully described in the schedule hereinafter written by virtue of inheritance by paying usual rents and taxes to the proper authorities in his names as owner and possessor thereof and has full right to dispose or transfer the same to any third party as he shall think fit and proper.

AND WHEREAS the Vendors herein has agreed to sell and the purchaser herein has agreed to purchase the aforesaid plots of land measuring an area of **8.64 Sataks** as mentioned hereinabove within the local limits of Kirtipur 2 Gram Panchayet, within the jurisdiction of Rajarhat Police Station, formerly Barasat, in the District of North 24 Parganas, more fully described in the schedule hereinafter written at or for the total consideration of Rs.8,64,000/- (Rupees Eight Lacs Sixty Four Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs.8,64,000/- (Rupees Eight Lacs Sixty Four Thousand) 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 acquit, release, sold, assure and assign unto the said Purchaser **ALL THAT** piece and parcel of Sali Land measuring about **8.64 Sataks**, lying and situated at **Mouza-Matiagachha**, J.L. No. - 187, Touzi No.- 146, Pargana - Anwarpur within the Police Station - Rajarhat, formerly Barasat, District - North 24 Parganas within the local limit of Kirtipur-II Gram Panchayat morefully described in the Schedule hereunder written or howsoever otherwise the said land and hereditaments now is or are or heretofore was or were situated, 'butted, bounded, called, known, numbered, described, or distinguished **TOGETHER WITH** all paths, easements, described or distinguished right to user in common passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water-courses and all other former and ancient rights, lights, liberties, benefits, privileges, easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions and remainder or remainders and the rents, issues and profits, thereof and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor late or upon the said land and every part thereof and all the deeds, paths, ammonites, writings, evidence of title

whatsoever relating to the concerning the said land and every part thereof which now are or may hereinafter be in the custody, power, control or possession of the Vendor or any person or person from whom the said Vendor may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so far as to be unto the said Purchaser absolutely so to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendors do hereby covenant with the Purchaser that notwithstanding any act, things, deed, matter whatsoever made, done and executed or knowingly suffered to the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey or sell the said land hereby sold, transferred and conveyed or expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and deliver vacant and peaceful possession of the said land to the Purchaser and the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess of and enjoy the said land or every part thereof and pay the rents to the Collector, 24-Parganas (North) for the State of West Bengal upon getting the name of the Purchaser mutated with the B.L. & L.R.O. concerned and received the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand

whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors-in-title and that free and clear and freely and clearly and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, encumbrances created by the Vendors or any of their predecessors-in-title and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid, further that the Vendors and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust from the Vendors shall and will from time to time and at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things and matters whatsoever for further better and more perfectly assuring and conveying the said land to and unto the said Purchaser as shall or may be reasonably required.

The Vendors further declare that the land hereby sold has not been previously leased, mortgaged, sold or anyway transferred. There is no charge, lien, lis pendens or attachments in respect of the said land. No case, suit or proceeding is pending before any

Court of Law against the said land hereby sold. The Vendors sold the said land morefully described in the Schedule hereunder written having good and marketable title and free from all encumbrances and delivered vacant and khas possession of the said land to the Purchaser.

The Vendors also undertake to execute and register any Supplementary Deed or Deeds or Rectification in favour of the Purchaser at the cost of the Purchaser, if any error or omission is transpired in this Deed in future.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali Land without having no road measuring about **8.64 Sataks** under L.R. Khatian No. 3044 and 2275 under **Mouza- Matiagachha**, J.L. No. – 187, Touzi No.- 146, Pargana – Anwarpur within the Police Station – Rajarhat, formerly Barasat, District – North 24 Parganas within the local limit of Kirtipur-II Gram Panchayat under the Dag Nos. with all easement rights thereof as follows :-

L.R. Khatian	L.R. Dag	Total Land In Satak	Nature of Land	Owner's Share in the land
3044	5169	8.63	Shali	4.31
2275	5110	8.67	Shali	4.33

Total - 8.64 Satak

The proportionate annual rent is payable to the Collector 24-Parganas (North) for the State of West Bengal.

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

SIGNED SEALED AND DELIVERED

by the Parties at Kolkata in presence

of:

WITNESSES :

1. (Handwritten signature)
Mr - (Handwritten)
Mrs - (Handwritten)

2. Javed Jamin Biswas
Kharibari

3. Mughlhamad
V. N. Mahabarakhat
P. S. Rai

(Handwritten signature)

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

(Handwritten signature)
SIGNATURE OF THE VENDOR

(Handwritten signature)
SIGNATURE OF THE PURCHASER

(Handwritten marks)

MEMO OF CONSIDERATION

RECEIVED from within named purchaser a sum of total consideration amount of **Rs.8,64,000/- (Rupees Eight Lacs Sixty Four Thousand) only** in the following manner.

Cheque No./ Cash	Date	Bank Name and Branch Name	Amount
000176	29-12-2017	UCB Bank, Bhatnagar East.	6,64,000/-
Cash	29-12-2017	_____	2,00,000/-
Total =			Rs.8,64,000/-

Rs.8,64,000/- (Rupees Eight Lacs Sixty Four Thousand) only

WITNESSES:-

1. [Handwritten signature]
[Handwritten text]
[Handwritten text]

[Handwritten signature]
Signature of the Vendor

2. [Handwritten signature]
[Handwritten text]

3. [Handwritten signature]
[Handwritten text]
[Handwritten text]

SPECIMEN FORM FOR TEN FINGER PRINTS



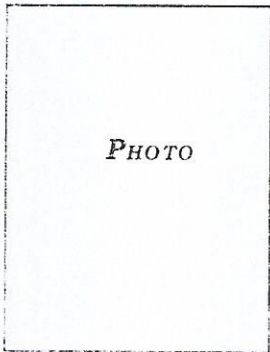
Janet Williams

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



Harold W. Sessel, Jr.

	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: 19-201718-014405526-1 Payment Mode Online Payment
GRN Date: 29/12/2017 11:43:56 Bank : State Bank of India
BRN : IK00KSYKF1 BRN Date: 29/12/2017 11:45:03

DEPOSITOR'S DETAILS

Id No. : 15230001790271/1/2017
[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	15230001790271/1/2017	Property Registration- Stamp duty	0030-02-103-003-02 *	43120
2	15230001790271/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	8654
Total				51774

In Words : Rupees Fifty One Thousand Seven Hundred Seventy Four only

Major Information of the Deed



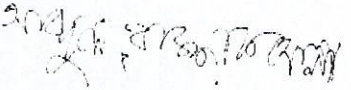
Deed No :	I-1523-13167/2017	Date of Registration	29/12/2017
Query No / Year	1523-0001790271/2017	Office where deed is registered	
Query Date	29/12/2017 11:42:34 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Mrinal Kanti Mukherjee High Court Calcutta, Thana : 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. 8,64,000/-	Rs. 8,64,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 43,220/- (Article:23)	Rs. 8,654/- (Article:A(1), E)		
Remarks			

Land Details :



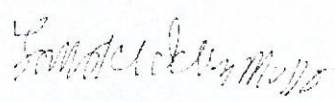
District: North 24-Parganas, P.S - Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

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-5169	LR-3044	Bastu	Shali	4.31 Dec	4,31,000/-	4,31,000/-	
L2	LR-5110	LR-2275	Bastu	Shali	4.33 Dec	4,33,000/-	4,33,000/-	
		TOTAL :			8.64Dec	8,64,000 /-	8,64,000 /-	
		Grand Total :			8.64Dec	8,64,000 /-	8,64,000 /-	


Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Abdul Rajjak Molla (Presentant) Son of Late Mujibur Molla Executed by: Self, Date of Execution: 29/12/2017 , Admitted by: Self, Date of Admission: 29/12/2017 ,Place : Office	 <small>29/12/2017</small>	 <small>LTI 29/12/2017</small>	 <small>29/12/2017</small>
Village - Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Statu :Individual, Executed by: Self, Date of Execution: 29/12/2017 , Admitted by: Self, Date of Admission: 29/12/2017 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Jamal Uddin Molla Son of Mojambari Molla Executed by: Self, Date of Execution: 29/12/2017 , Admitted by: Self, Date of Admission: 29/12/2017 ,Place : Office	 29/12/2017	 L11 29/12/2017	 29/12/2017
Son of Mojambari Molla Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AIYPM1138K, Status :Individual, Executed by: Self, Date of Execution: 29/12/2017 , Admitted by: Self, Date of Admission: 29/12/2017 ,Place : Office				

Identifier Details :

Name & address	
Borhan Mondal Son of Motalab Mondal Village - Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of Abdul Rajjak Molla, Jamal Uddin Molla	29/12/2017
	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Abdul Rajjak Molla	Jamal Uddin Molla-4.31 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Abdul Rajjak Molla	Jamal Uddin Molla-4.33 Dec

Endorsement For Deed Number : I - 152313167 / 2017

On 29-12-2017

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 : 23 of Indian Stamp Act 1899.

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

presented for registration at 14:01 hrs on 29-12-2017, at the Office of the A.D.S.R. RAJARHAT by Abdul Rajjak Molla, Executant.

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 8,64,000/-

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

Execution is admitted on 29/12/2017 by 1. Abdul Rajjak Molla, Son of Late Mujibur Molla, Village - Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 2. Jamal Uddin Molla, Son of Mojambari Molla, Village - Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business
Indetified by Borhan Mondal, , Son of Motalab Mondal, Village - Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,654/- (A(1) = Rs 8,640/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 8,654/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2017 11:45AM with Govt. Ref. No: 192017180144055261 on 29-12-2017, Amount Rs: 8,654/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00KSYKF1 on 29-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 43,220/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 43,120/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 102093, Amount: Rs.100/-, Date of Purchase: 28/12/2017, Vendor name:

Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2017 11:45AM with Govt. Ref. No: 192017180144055261 on 29-12-2017, Amount Rs: 43,120/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00KSYKF1 on 29-12-2017, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2018, Page from 7605 to 7622
being No 152313167 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2018.01.08 12:00:17 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 01/08/2018 12:00:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)