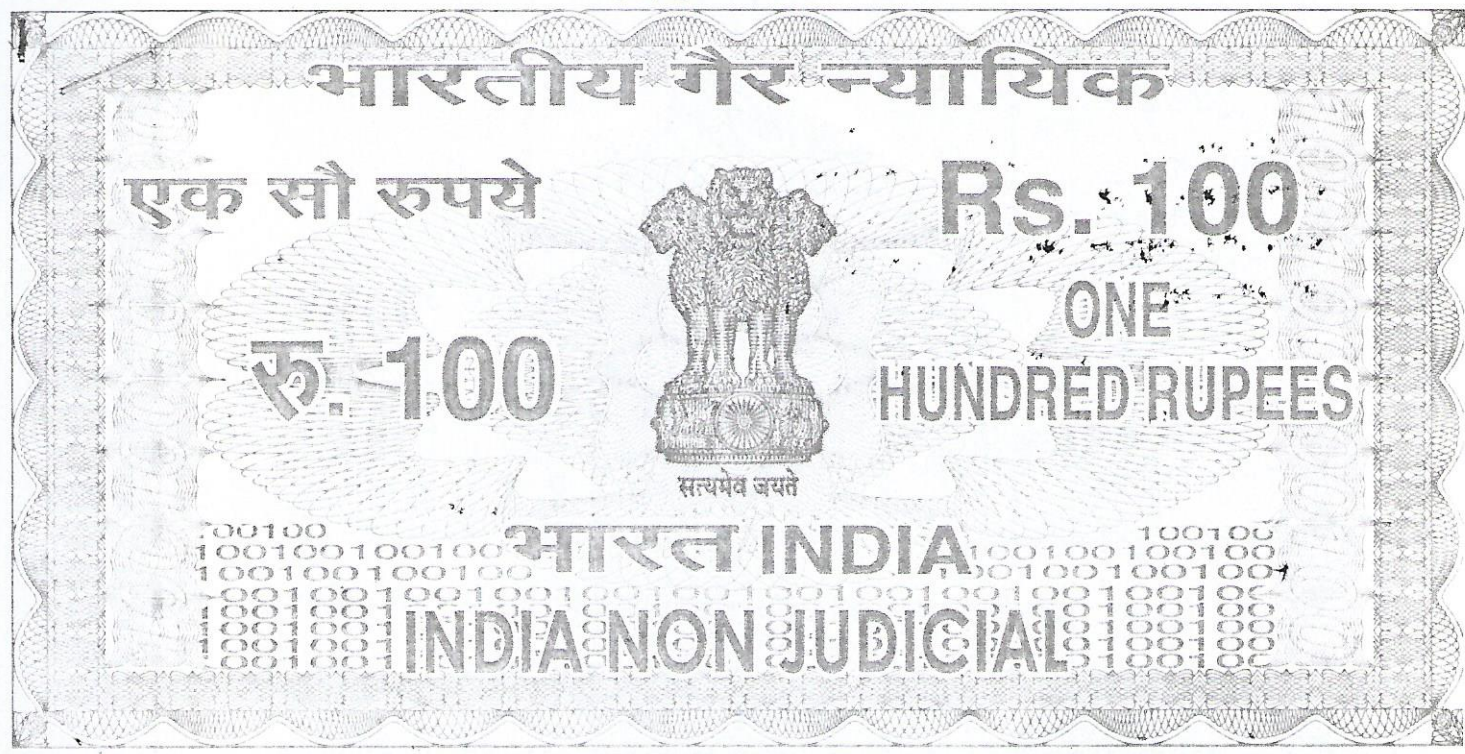


F.V.  
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D-14176/18



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12/12/18

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1873968/18

AA 276404

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

*[Signature]*

Additional District Sub-Registrar  
Kharabai, New Town, North 24 Parganas

7 DEC 2018

## DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the  
12th day of December, Two Thousand Eighteen (2018)

BETWEEN

To be cont .....

(2)

**SARIFUL SHA**, (PAN-CXKPS8272H), residing at Village - Langalpota, P.O. - Matiagachha, P.S.- Rajarhat, District of North 24 Parganas, Kolkata - 700135, by faith- Islam, by Nationality- Indian, by occupation- Business, 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 Late Mojambari Molla, residing at Village & P.O. Lauhati, P.S. - Rajarhat, Dist. North 24 Parganas, Kolkata - 700135, by faith- Islam, by occupation- Business, by Nationality- Indian, 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 nominees and assigns) of the OTHER PART.

WHEREAS One Kader Sha of Langalpota, P.S. Barasat at present Rajarhat, District North 24 Parganas was the owner and possessor of land admeasuring an area of total 25.00 Satak be the same a little more or less comprised in R.S. & L.R.Dag No. 5174, under L.R. Khatian No. 2152 under the following manner :-

To be cont .....

(3)

Recorded land area	Share	Total out of land	R.S. & L.R. Dag No.	L.R. Khatian No.	Nature of land
25.00 Satak	0.1250	200 Satak	5174	5152	Shali
25.00 Satak in Total					

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 Barasat at present Rajarhat Police Station, in the District of North 24 Parganas, by virtue of inheritance and thereafter own Revisional Settlement Record of Rights absolutely free from all encumbrances whatsoever.

AND WHEREAS While seized and possessed of the aforesaid recorded plots of land, the said Kader Sha, transferred and Gifted to Sariful Sha (the Vendor herein) and Safik Sha, Saiful Sha and Rabiul Sha, ALL THAT piece or parcel of land measuring an area 25.00 Satak be the same a little more or less comprised in R.S. & L.R.Dag No. 5174, under L.R. Khatian No. 2152, 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 Barasat at present Rajarhat Police Station, the District of North 24 Parganas, by a registered deed of

To be cont .....

(4)

"Hebabil Awaz" or Gift in Bengali language, dated 19/06/2014, registered at the office of the A - D - S - R Barasat, North 24 Parganas, copied in Book No. 1, Being No. - 4847, for the year 2014.

AND WHEREAS Since then, the said Sariful Sha (the Vendor herein) is the absolute owner and seized and possessed of the aforesaid plot of land measuring an area of 06.25 Satak (1/4 share of 25 Satak) the same a little more or less comprised in R.S. & L.R.Dag No. 5174, under L.R. Khatian No. 2152, 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 Barasat at present Rajarhat Police Station, in the District of North 24 Parganas and has been enjoying the same peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his names as absolute owner and possessor thereof and has the full right to dispose or transfer the same to any body in any way as they will think fit and proper.

AND WHAREAS Now the Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase the said plot of land measuring an

To be cont .....

(5)

area 02.25 Satak (out of 06.25 Satak) be the same a little more or less comprised in R.S. & L.R.Dag No. 5174, under L.R. Khatian No. 2152 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 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. 2,25,000/- (Rupees Two Lakh Twenty-five Thousand) only.**

**NOW THIS INDENTURE WITNESSETH THAT** in pursuance of the said agreement and in consideration of **Rs. 2,25,000/- (Rupees Two Lakh Twenty-five 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 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 and assure unto and in favour of the Purchaser herein **ALL THAT**

To be cont .....

(6)

piece or parcel of land measuring measuring an area 02.25 Satak, be the same a little more or less comprised in R.S. & L.R.Dag No. 5174, under L.R. Khatian No. 2152, lying and situated at Mouza - MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat P.S. at present Rajarhat Police Station, in the District of North 24 Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as 'the SAID PLOT 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 and entire share 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

To be cont .....

(7)

deeds paths muniments 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/s 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  
AS UNDER :-

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

To be cont .....

(8)

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 acquired 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 mutata her 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 be cont .....



(9)

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 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.
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 mistake shall shown in this deed, that will be rectify by the Vendor without any claim or demand at the cost of the purchaser.

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

To be cont .....

(10)

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO;

(Description of land hereby sold by the Vendor herein)

ALL THAT piece or parcel of rayati dakhali swattiya bisistha shali land total measuring an area 02.25 Satak be the same a little more or less comprised in R.S. & L.R.Dag No. 5174, under L.R. Khatian No. 2152, (in the name of Kader Sha), the said land clearly as under as per Dag wise :-

Saleable land area	Share of land	Total land	R.S. & L.R. Dag	L.R. Kh No.	Nature of land
02.25 Satak	0.0113	200 Satak	5174	5152	Shali
Total land measuring 02.25 Satak more or less,					

the aforesaid land under lying and situated at Mouza- MATIAGACHA, J.L. No. 187, R.S. No. 154, Touzi No. 146, at present Touzi No. 12, within the local limits of Kirtipur 2 No. Gram Panchayet, within the jurisdiction of Barasat Police Station, at present Rajarhat Police Station, Pargana- Anowarpur, under A.D.S.R. Office, Barasat, in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the Vendor herein sold and conveyed the said total land measuring of **02.25 Satak** be the same a little more or less together with all easement right of the same unto and in favour of the Purchaser herein. There is no road surrounding those plot.

To be cont .....

(11)

The annual proportionate rent will be payable as per State Government Rules and Regulations.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hand's and seal's on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the Vendor at Rajarahat in Presence of:

1. *Apurba Karmakar*  
Add - vill - Bishrupore P. S. Rajarahat  
Dist - 24 PGS(N), Kol - 135
2. *Sasmita*  
Rajarahat  
Kol - 135

Deed prepared and explained

by me.

*Faridul Islam*  
Advocate

District Judges Court  
Barasat, North 24 PGS,  
Reg. No. - WB/1743/2011

TYPED BY:

*(U. Ananda)*

(UPANANDA BISWAS)

Asha Computer, Kol - 135.

*Sasmita*

-----  
SIGNATURE OF THE VENDOR

To be cont .....

(12)

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named purchaser, a sum of Rs. **2,25,000/- (Rupees Two Lakh Twenty-five Thousand)** only, being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

<u>Dated</u>	<u>Cheque No.</u>	<u>Drawn on</u>	<u>Amount (Rs)</u>
04/07/2018	000202	UCO Bank. Bhatenda East, Kol-135	1,00,000/-
11/12/2018	000222	Do	1,00,000/-
11/12/2018	Cash	-----	25,000/-

-----  
Total Rs. **2,25,000/- (Rupees Two Lakh Twenty-five Thousand)** only.

WITNESSES :-

1. *Apurba Kumar*

2. *Sahel A.*

*Sariful Ha*

-----  
SIGNATURE OF THE VENDOR

# DISTRICT NORTH 24 PARGANAS

## OFFICE OF THE D.S.R.-II BARASAT

(Specimen Form for Ten Finger Prints)



*Form 24 U.S. in Model*

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

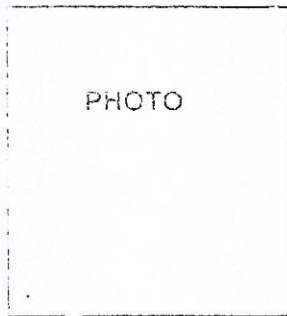


*Sawitful sha*

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



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



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

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

GRN: 19-201819-031624269-1 Payment Mode Online Payment  
GRN Date: 12/12/2018 11:50:14 Bank : State Bank of India  
BRN : CKH9556604 BRN Date: 12/12/2018 11:51:00

DEPOSITOR'S DETAILS

Id No. : 15230001873968/3/2018

[Query No./Query Year]

Name : JAMALUDDIN MOLLA  
Contact No. : Mobile No. : +91 9836048243  
E-mail :  
Address : LAUHATI RAJARHAT  
Applicant Name : Mr JAMALUDDIN MOLLA  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Sale, Sale Document Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	15230001873968/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	11170
2	15230001873968/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	2264

In Words : Rupees Thirteen Thousand Four Hundred Thirty Four only  
Total 13434

## Major Information of the Deed

Deed No :	I-1523-14196/2018	Date of Registration	17/12/2018
Query No / Year	1523-0001873968/2018	Office where deed is registered	
Query Date	11/12/2018 8:34:43 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	JAMALUDDIN MOLLA LAUHATI, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9836048243, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,25,000/-	Rs. 2,25,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,270/- (Article:23)	Rs. 2,264/- (Article:A(1), E)		
Remarks			

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-5174	LR-2152	Bastu	Shali	2.25 Dec	2,25,000/-	2,25,000/-	
<b>Grand Total :</b>					2.25Dec	2,25,000 /-	2,25,000 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SARIFUL SA (Presentant)</b> Son of KADER SHA LANGOLPOTA, P.O:- MATIAGACHA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: CXKPS8272H, Status :Individual, Executed by: Self, Date of Execution: 12/12/2018 , Admitted by: Self, Date of Admission: 12/12/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/12/2018 , Admitted by: Self, Date of Admission: 12/12/2018 ,Place : Pvt. Residence

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>JAMALUDDIN MOLLA</b> Son of Late MOJAMBARI MOLLA 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, Status :Individual, Status : Not Executed

Major Information of the Deed :- I-1523-14196/2018-17/12/2018

Details :

Name & address

SARBA KARMAKAR  
Son of MAHADEB KARMAKAR  
BISHNUPUR, P.O:- RAJARHAT BISHNUPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN -  
700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of SARIFUL SA, JAMALUDDIN  
MOLLA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SARIFUL SA	JAMALUDDIN MOLLA-2.25 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5174(Corresponding RS Plot No:- 5174), LR Khatian No:- 2152	Owner:কাদের সা, Gurdian:পাঁচু , Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152314196 / 2018

On 12-12-2018

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

Presented for registration at 21:42 hrs on 12-12-2018, at the Private residence by SARIFUL SA ,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 2,25,000/-

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

Execution is admitted on 12/12/2018 by SARIFUL SA, Son of KADER SHA, LANGOLPOTA, P.O: MATIAGACHA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Busi

Major Information of the Deed :- I-1523-14196/2018-17/12/2018



by APURBA KARMAKAR, , Son of MAHADEB KARMAKAR, BISHNUPUR, P.O: RAJARHAT BISHNUPUR  
Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

On 17-12-2018

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,264/- ( A(1) = Rs 2,250/- ,E = Rs 14/- ) ar  
Registration Fees paid by Cash Rs 0/-, by online = Rs 2,264/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE  
Online on 12/12/2018 11:51AM with Govt. Ref. No: 192018190316242691 on 12-12-2018, Amount Rs: 2,264/-, Bar  
State Bank of India ( SBIN0000001), Ref. No. CKH9556604 on 12-12-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 11,270/- and Stamp Duty paid by Stamp Rs 100/  
by online = Rs 11,170/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2202, Amount: Rs.100/-, Date of Purchase: 12/12/2018, Vendor name: MITA  
DUTTA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W  
Online on 12/12/2018 11:51AM with Govt. Ref. No: 192018190316242691 on 12-12-2018, Amount Rs: 11,170/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKH9556604 on 12-12-2018, Head of Account 0030-02-103-00  
02

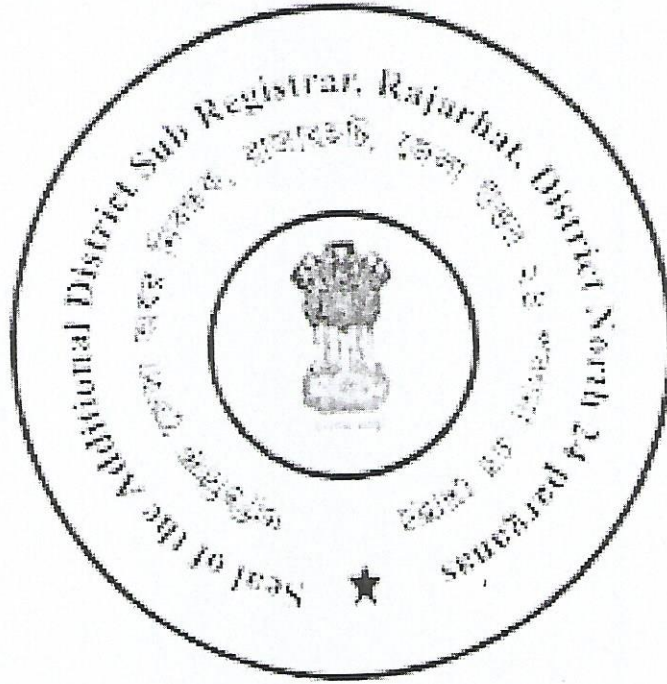
Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-14196/2018-17/12/2018

ate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 470156 to 470177  
being No 152314196 for the year 2018.



Digitally signed by Sanjoy Basak  
Date: 2018.12.26 17:01:02 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 26-12-2018 5:00:33 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)