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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 772411

11.4.14  
12.06  
A-790

Declarer that the document is admissible to registration. The signatory shall accept to the validity of the document and its contents with this document's use the part of this document.

District Sub-Registrar  
Burdwan West Town, North 23 Parganas

21 APR 2014

DEED OF SALE

Valued at Rs. 21,00,000.00 (Rupees Twenty One Lakh) only

THIS INDENTURE is made on this the 21<sup>st</sup> day of April in the year  
Thousand Fourteen (2014)

BETWEEN

(Having PAN - CLSPH 64084)

ABDUL JABBAR MOLLA, Son of Late Hayrat Molla, by Nationality

Contd.....

11.4.14  
12.06  
A-790

৪৫ ৩২ ১১.৪.১৪ ৫০০

A নাম \_\_\_\_\_

MUSLIMA BIBI MOLLA

VILL-HOSSENPUR, P.S-MINAKHAN,

Pin- 743456, DIST- NORTH 24 PGS.

স্বাক্ষর \_\_\_\_\_

কিমান নম্বর (সংশ্লিষ্ট সিটি) এ সি. এর ফর্ম নং \_\_\_\_\_

মোট খামলা কয় টা \_\_\_\_\_

নাম নং \_\_\_\_\_ খোঁচা কত টালা খরিস \_\_\_\_\_

24 MAR 2014

টাকারী বাবাকপুর ডেপুটি মিস্ত্রী দপ্তর

898000



Rakibul Hassan Molla.

(RAKIBUL HASSAN MOLLA)

২৪ পশ্চিম মেদিনীপুর জেলা  
অতিরিক্ত ডিউটি সাব রেজিস্ট্রার  
নতুন নগর, নর্থ ২৪ পরগনা

21 APR 2014

s/o: Abul Taher.

of = Hossepur.

P.O: Nurpur.

P.S: Minakhan.

Dist: 24 PGS (N).

acc: souiee.



Indian, by faith - Islam, by Occupation - Cultivation, residing at Village - Chapna, P.O. Patharghata, P.S. Rajarhat now New Town, in the District of North 24-Parganas, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the ONE PART

A N D

- ✓ (1) MUSLIMA BIBI MOLLA (having PAN - AQVPM 4881C). Wife of Mr. Rakibul <sup>Hasan</sup> Molla, by Occupation - Business, residing at Village - Hossenpur, P.O. Nurpur, P.S. Minakhan, in the District of North 24-Parganas, PIN - 743 456, (2) ✓ IMRUL ZAMAN (having PAN - AAEPZ 9218R), Son of Late Mohammad Ahia, by Occupation - Business, residing at Village - Purusottampur, P.O. & P.S. Pandua, in the District of Hooghly, PIN - 712 149, (3) ✓ NOWAZ IMTIAZ HAIDER (having PAN - AEFPH 2634L), Son of Sk. Haider Nowaz, by Occupation - Business, residing at Village - Gopalnagar, Raghunathgunje, in the District of Murshidabad, (4) ✓ ABDUL AZIM MANDAL (having PAN - AYKPM 7678Q), Son of Abdul Kasem Mandal, by Occupation - Service in Foreign State, residing at Village - Sekhpukur, P.O. + P.S. Pandua, in the District of Hooghly, PIN - 712149, (5) ✓ WASIM RAJA (having PAN - AHVPR1724 J ), Son of Abdur Rahed, by Occupation - Service, (6) ✓ ALISHA PARWEEN (having PAN - - ), Wife of Wasim Raja, by Occupation - HOUSEWIFE, both residing at R.N.B. Apartment, 2, Rajdanga Main Road, Kolkata - 700 107 and both represented by their Constituted Attorney, MST. NASIHA BEGUM, Wife of Abdur Rahed, residing at R.N.B. Apartment, 2, Rajdanga Main Road, Kolkata - 700 107, (7) ✓ SK. JASIMUDDIN MANDAL (having PAN - AJNPM 0333L), Son of Sk. Bahar Ali Mandal, by

Contd.....P/3

Occupation - Business, residing at Flat No. K/38/406, Sparsh Block, SP-SUKHOBRISHTI, AA-III, New Town, Kolkata - 700 156 and (8) ABDUR RAJJAK (having PAN - AJTPR 1808B), Son of Md. Abdus Sammad, by Occupation - Service, residing at K/39/102, Sparsh Block, SP-SUKHOBRISHTI, AA-III, New Town, Kolkata - 700 156, all by Nationality - Indian, by religion - Islam, hereinafter called the PURCHASERS (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, representatives and assigns) of the OTHER PART.

১৯৮২ সালের ১৮/১২/৮০ তারিখ

W H E R E A S Abdul Jabbar Molla, Son of Late Hayrat Molla of Chupna, P.S. Rajarhat now New Town, District - North 24-Parganas is well seized and possessed of and/or otherwise entitled to ALL THAT piece and parcel of Sali land measuring an area 11 (Eleven) decimal, be the same, a little more or less comprised in C.S. <sup>সং নং ২৪৪</sup> R.S. Dag No. 3192 under <sup>L.R.</sup> Khatian No. 2760 as Sixteen Annas Share, at Mouza - Patharghata, J.L. No. 36, R.S. No. 225, Touzi No. 10, P.S. Rajarhat now New Town within the Limit of Patharghata Gram Panchayet. in the District of North 24-Parganas by virtue of record of rights finally published in the L.R. Settlement record and has been enjoying the same with good right and absolute power of ownership by paying rents and taxes to the Concerned Authority free from encumbrances whatsoever.

১৯৮০ সালের ১২/১২/৮০ তারিখ

AND WHEREAS the Vendor herein has agreed to sell his aforesaid land measuring 11 decimal, be the same, a little more or less comprised in C.S. <sup>সং নং ২৪৪</sup> <sup>L.R.</sup> R.S. Dag No. 3192 under Khatian No. 2760, at Mouza - Patharghata, J.L. No. 36, P.S. Rajarhat now New Town, within the Limit of Patharghata Gram Panchayet in the District of North 24-Parganas morefully and particularly described in the Schedule hereunder and delineated on the annexed Map or Plan



and bordered by Red Lines at or for the price or Consideration of Rs. 21,00,000.00 (Rupees Twenty One Lakh) only and the Purchasers (the Purchaser No. 1 has agreed to purchase undivided 2/7<sup>th</sup> share, the Purchaser Nos. 2 to 4 herein each has agreed to purchase undivided 1/7<sup>th</sup> share and the Purchasers No. 5, 6, 7 and 8 herein, each has agreed to purchase undivided 1/14<sup>th</sup> share) herein jointly have agreed to purchase the same at the said price free from encumbrances whatsoever.

AND WHEREAS the Purchasers herein on or before the execution of these presents, have paid the entire consideration money of the land to the Vendor herein.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in Consideration of the sum of Rs. 21,00,000.00 (Rupees Twenty One Lakh) only of the lawful money of the Union of India well and truly paid by the Purchasers to the Vendor on or before the execution of this Deed (the receipt whereof the Vendor doth hereby and also by the receipt and Memo of Consideration hereunder written doth admit and acknowledge and of and from the same and every part thereof for ever release discharge and deliver to the Purchasers the peaceful possession of the said land together with benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto the Purchasers) the Vendor doth hereby grant sell convey transfer assign and assure unto to the Purchasers ALL THAT piece and parcel of land measuring an area 11 (Eleven) decimal more or less within the Limit of the Patharghata Gram Panchayat which is morefully and particularly mentioned and described in the SCHEDULE hereunder written AND all manners of rights privileges easements benefits advantages and appurtenances thereunto belonging to anywise appertaining to or with the

same or every part thereof usually hold used occupied enjoyed or reputed to belong or be appurtenant thereto or known as part or parcel thereof A N D all deeds pattas muniments writings instruments and evidences of title whatsoever exclusively relating to the same which now is or are or hereafter shall or may be in the custody power or possession of the Vendor or of any person or persons from whom they can or may procure the same without any action or suit TO HAVE AND TO HOLD the said land and every part thereof hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchasers free from all encumbrances whatsoever absolutely and forever A N D the Vendor doth hereby covenant with the Purchasers that notwithstanding any act deed or thing by the Vendor made done executed or knowingly suffered to the contrary the Vendor now has good right and full and absolute power and indefeasible title in the said land hereby granted conveyed or expressed or intended so to be unto the Purchasers in the manner aforesaid AND THAT the Purchasers may and shall at all times hereinafter peaceably and quietly possess and enjoy the said land and every part thereof without any lawful eviction interruption claim or demand whatsoever from and by the Vendor or any person or persons lawfully or equitably claiming under or in trust for him AND THAT the said land is freed and discharged from or otherwise by the Vendor sufficiently and indemnified against all and in all manners of encumbrances claims and demands whatsoever created occasioned or made by the Vendor or any person or persons howsoever AND THAT the vendor shall at the cost of the Purchasers give and render all facilities and assistances to the Purchasers for the purpose of and join in all applications and documents for the purpose of mutation and/or for any other purposes as may be required by the Purchasers AND FURTHER THAT the Vendor or any persons lawfully or equitably claiming any estate or interest in the said land shall and will from time to time and at all times at the request and cost of the Purchasers



same or every part thereof usually hold used occupied enjoyed or reputed to belong or be appurtenant thereto or known as part or parcel thereof A N D all deeds patta muniments writings instruments and evidences of title whatsoever exclusively relating to the same which now is or are or hereafter shall or may be in the custody power or possession of the Vendor or of any person or persons from whom they can or may procure the same without any action or suit TO HAVE AND TO HOLD the said land and every part thereof hereby sold granted transferred conveyed assigned and assured or expressed or intended so to be unto and to the use of the Purchasers free from all encumbrances whatsoever absolutely and forever A N D the Vendor doth hereby covenant with the Purchasers that notwithstanding any act deed or thing by the Vendor made done executed or knowingly suffered to the contrary the Vendor now has good right and full and absolute power and indefeasible title in the said land hereby granted conveyed or expressed or intended so to be unto the Purchasers in the manner aforesaid AND THAT the Purchasers may and shall at all times hereinafter peaceably and quietly possess and enjoy the said land and every part thereof without any lawful eviction interruption claim or demand whatsoever from and by the Vendor or any person or persons lawfully or equitably claiming under or in trust for him AND THAT the said land is freed and discharged from or otherwise by the Vendor sufficiently and indemnified against all and in all manners of encumbrances claims and demands whatsoever created occasioned or made by the Vendor or any person or persons howsoever AND THAT the vendor shall at the cost of the Purchasers give and render all facilities and assistances to the Purchasers for the purpose of and join in all applications and documents for the purpose of mutation and/or for any other purposes as may be required by the Purchasers AND FURTHER THAT the Vendor or any persons lawfully or equitably claiming any estate or interest in the said land shall and will from time to time and at all times at the request and cost of the Purchasers

do and execute and cause to be done and executed all such acts deeds and things whatsoever for further and more perfectly assuring the said land and every part thereof unto and to the use of the Purchasers as shall or may from time to time be reasonably required AND THAT the Vendor doth hereby covenant with the Purchasers that he has not done anything whereby the said land has been encumbered in anyway or by reason whereof the Vendor is prevented from selling transferring conveying assuring or granting the said land in the manner aforesaid AND FURTHER THAT the said land is hereby granted sold conveyed assigned assured and expressed or intended so to be sold, now does not suffer from any Trust, Uses and Debttar, Acquisition and Requisition, Prohibition, attachment or any scheme of lien of any financial institutions, charges and liabilities whatsoever or howsoever made or suffered by the Vendor or any reason or reasons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and has predecessors-in-interest and title.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

( Description of Property hereby sold )

ALL THAT piece and parcel of land measuring an area 11 (Eleven) decimal, be the same, a little more or less comprised in <sup>C.S. Dag No. 2881</sup> R.S. Dag No. 3192 under R.S. Khatian No. 1918, L.R. Khatian No. 2760, at Mouza - Patharghata, J.L. No. 36, Touzi No. 10, P.S. Rajarhat now New Town, Addl. Dist. Sub-Registration Office - Rajarhat within Patharghata Gram Panchayat in the District of North 24-Parganas, which is butted and bounded as follows :

ON THE NORTH BY : Land of Omar Ali Molla.

*Handwritten note:*  
The schedule is given in P77



:: 7 ::

ON THE SOUTH BY : Land of Shyamali Biswas.

ON THE EAST BY : Land of Bahar Ali Molla.

ON THE WEST BY : Land of Rahim Hazi Sahib.

The sold plot is marked and delineated on the annexed Map or Plan and bordered by Red Lines.

.. 8 ..

IN WITNESS WHEREOF the Parties herein have hereunto set and subscribed their respective signatures on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the PARTIES at KOLKATA

in the presence of :

WITNESSES :

(1) *Handwritten signature*  
- nit. chafre.  
- Saha 24/5/20

*Handwritten signature*

SIGNATURE OF THE VENDOR

1. Muslima Bibi Mulla.
2. Imruel Zaman.
3. Nowax Imtiaz Haider
4. Aschul Bin Maudel.
5. Naciha Begum as constituted attorney of Wasim Reza & Alisha Parveen.
7. SK. Gasimuddin Maudel
8. Abdul Rejjah

(2) Rakibul Hassan Molla.  
Vill : Hossampur.  
P.O. : Nurpur.  
P.S. : Minakhan.  
Dist : 24 P (N)  
Pin : 743456.

SIGNATURE OF THE PURCHASERS

DRAFTED BY :  
*Handwritten signature*  
Asst. Secy.  
Dist. Govt. Calcutta.

TYPED BY :  
Molayon  
Molay Das  
89, Nainan Para Lane,  
Baranagar, Kolkata -36.



:: 9 ::

RECEIPT

RECEIVED from the within named Purchasers the within mentioned sum of Rs. 21,00,000.00 (Rupees Twenty One Lakh) only being the total Consideration Money as per Memo below :

..... Rs. 21,00,000.00

MEMO OF CONSIDERATION

<u>SLNO</u>	<u>Draft</u>	<u>Paid by :-</u>	<u>Date</u>	<u>BANK NAME</u>	<u>Branch</u>	<u>Amount</u>
1.	003198		27.01.2014	ICICI	DANKUNI	Rs. 1,00,000.00
2.	004705		03.04.2014	ICICI	"	Rs. 2,00,000.00
3.	004706		10.04.2014	ICICI	"	Rs. 1,00,000.00
4.	012836		11.04.2014	AXIS BANK	BASIRHAT	Rs. 6,00,000.00
5.	000461		16.04.2014	"	PAKDUA	Rs. 1,00,000.00
6.	209236		17.04.2014	ICICI	SALT LAKE (EAST)	Rs. 4,00,000.00
7.	209237		17.04.2014	ICICI	"	Rs. 5,00,000.00
8.		CASH IN ADVANCE	19.01.2014	-	-	Rs. 1,00,000.00

(RUPEES TWENTY ONE LAKH) ONLY TOTAL = Rs. 21,00,000.00

WITNESSES :

(1) *[Signature]*  
Vill. Chapna,  
Dist. North 24 Parg.

*[Signature]*  
SIGNATURE OF THE VENDOR  
PAN - CLSPM 6408 H












(2) Rakibul Hossain Nolla .  
VILL : HOSSAINPUR .  
P.O. NURPUR .  
P.S. MINAKHAN .

OF THE  
TAKT/  
AT/SELLER/  
ACCAIMENT  
1TH PHOTO










### UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS












R.H. BOX- THUMB TO SMALL PRINTS

 [Handwritten signature]	LH.					
	RH.					

ATTESTED :- [Handwritten signature]

 Muslima Bibi Mulla	LH.				
	RH.				

ATTESTED :- Muslima Bibi Mulla.

 Imad	LH.					
	RH.					



OF THE  
ANTYSELLEU  
VEN/CAMMENT  
WITH PHOTO












UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS












R.H. BOX- THUMB TO SMALL PRINTS

 Nounz Imtiaz Haider	LH.					
	RH.					

ATTESTED :- Nounz Imtiaz Haider

 Abdul Amir Makhli	LH.					
	RH.					

ATTESTED :- Abdul Amir Makhli

 Nasiba Begum	LH.					
	RH.					












ATTESTED :- Nasiba Begum

OF THE  
AGENT/SELLER/  
OR/CASHMENT  
WITH PHOTO

### UNDER RULE 44A OF THE I.R. ACT 1908











N.B. - LH BOX-SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

*Sk. Jasimuddin Mandal*

	LH.					
	RH.					


ATTESTED :- *Sk. Jasimuddin Mandal*

*Abd*

	LH.					
	RH.					

ATTESTED :- *Abdur Rajah*

PHOTO

	LH.					
	RH.					

ATTESTED :-



SIT PLAN OF R/S PLOT NO-3192, L.R PLOT NO-3192, L.R  
NO-2760, AT MOUZA- PATARGATA, L.R J.L NO-36, P  
RAJARHAT (NEWTOWN), DIST- NORTH 24 BARGANAS  
G.P- PATAR GHATA. AREA OF LAND = 011 SATAK  
COLOUR AREA THUS - [ ] . SCALE = 1" = 40



SIGNATURE OF VENDO

R/S PLOT NO-3196



SIGNATURE OF OWNER'S

- 1) Muslima Bibi Malla.
- 2) Insaful Zaman.
- 3) Nowar Rm HAZ HAZER
- 4) Abdul Aru Mandol
- 5) Nassha Begum as constituted attorney of WASIM RAJAN & ALISHA PARWEEN
- 6)
- 7) Sk. Jasimuddin Mandal
- 8) Abdur Rejjib









WASIM RAJAN  
 SK. HARUN MON  
 VII- Kinnal, P.O.- Pu  
 G. Deogar, Dt. Hooga  
 West Bengal, 741 034

*(Signature)*

Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas  
 Signature / LTI Sheet of Serial No. 04817 / 2014, Deed No. (Book - I , 04431/2014)

Name of the Presentant	Photo	Finger Print	Signature with date
Jasimuddin Mandal Flat No. K / 3B/406, Sparsh Block, S P - Sukhobrishti, A A - III, New Town, District:-North 24-Parganas, WEST BENGAL, India, Pin 743156	 21/04/2014	 21/04/2014	<i>Jasimuddin Mandal</i> 21.04.14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Abdur Jabbar Molla Address -Chapno, Thana:-New Town, P.O. :-Pacharghata, District:-North 24-Parganas, WEST BENGAL, India,	Self	 21/04/2014	 21/04/2014	<i>Abdur Jabbar Molla</i> 21.04.14
2	Muslima Bibi Molla Address -Hossenpore, Thana:-Minakhan, P.O. :-Nurpur, District:-North 24-Parganas, WEST BENGAL, India, Pin -743456	Self	 21/04/2014	 21/04/2014	<i>Muslima Bibi Molla</i> 21.04.14
3	Imrul Zaman Address -Purusottampur, Thana:-Pandua, P.O. :-Pandua, District:-Hooghly, WEST BENGAL, India, Pin -712149	Self	 21/04/2014	 21/04/2014	<i>Imrul Zaman</i> 21.4.2014
4	Nowaz Intiaz Haider Address -Gopainagar, Raghunathgunje, District:-Murshidabad, WEST BENGAL, India,	Self	 21/04/2014	 21/04/2014	<i>Nowaz Intiaz Haider</i> 21/04/2014

*[Signature]*  
 Additional District Sub-Registrar  
 Rajarhat New Town, North 24 Parganas  
 (Debarshi Purdy)

2 1 APR 2014 Additional District Sub-Registrar  
 Office of the A.D.S.R. RAJARHAT