

3403

3275/09



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

402160

308
19.30

Rate

3030615/-

51-500/-

51-176850/-

The document is admitted for registration. The signature sheet and the endorsement sheet attached with the document are to be treated as parts of the document.

A. D. S. R. Bhargava,
Sr24 Parganas

DEED OF SALE

A - 323321 - **THIS INDENTURE** made this the... 3rd... day of August.....
Two Thousand Nine (2009) of Christian Era :

100
2. 2/8/09
V.C. G. no. 323/09
dt. 02/08/09

27. 10. 09 -
280
by [Signature] P.A. 287 -

Contd. to page - 2

3564

28/7/2017

General Manager

(Barasat Court)

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| | |
|------------------------------|---------|
| সংখ্যা | |
| সম ও তারিখ | |
| প্রেরকের নাম | |
| স্বাক্ষর | |
| স্বাক্ষর স্থান | Barasat |
| কেন্দ্রের ঠিকানা | |
| বারাসাত কোর্ট | |
| নং ২৪ পরগণা | |
| টি. ডি. নং | ২৫/৭/১৭ |
| ক্রমের তারিখ | |
| স্বাক্ষর স্থান | ১/৪/১৭ |
| ট্রেজারী অফিস বারাসাত | |
| ভেণ্ডার শ্রী ভাপস কুমার সাহা | |

SON PROMOTERS & DEVELOPERS PVT LTD

Bablu Nath Director



...

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737

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Add. District Sub-Registrar
Bhanga, 24 Pgs.(S) 28/7/17

...

BETWEEN

SHUKLAL BIBI, wife of Late Sadek Ali Gayen, daughter of Late Fajer Ali Molla, by Caste - Muslim, by nationality - Indian, by occupation - Housewife, residing at Jirangacha, P.O.Hatishala, P.S.Cossipure, District South -24 Parganas, hereinafter collectively referred to as the **V E N D O R / O W N E R** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and or assigns) of the **ONE PART**,

A N D

(1) B.C.N. PROMOTERS & DEVELOPERS PVT. LTD. (2) DREAM LAND HIGH RISE PVT. LTD. all the companies are incorporated under the companies Act 1956, having their Registrar Office At SHYAM VIHAR , RFF/2, Raghunathpur, Block -1, Ground floor, Kolkata - 700059, P.S.Rajarhat, District North 24 Parganas, represented by Mr.Bablu Naskar S/O Late Rabindra Nath Naskar of RFF/2, Raghunathpur, SHYAM VIHAR COMPLEX Block -2, Flat No. 1B, P.S. - Rajarhat, Kolkata - 700059, District North 24 Parganas, hereinafter jointly referred to as the **VENDEE/PURCHASERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and/or assigns) of the **OTHER PART**.

AND WHEREAS one Moharjan Bibi W/O Bhinu Gaji and her only daughter Aoraji Bibi allies Saoraji Bibi W/O Fajer Ali Molla were the recorded owner of the land comprising in Dag No. 124, 120, 251 and 252 in R.S.Khatian No. 154, 136, and 27 within Mouza - Kochpukur, J.L.No. 2, as their respective 8 (Eight) ana share by way of Corfa and Rayati.



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Addl. District Sub-Registrar
Bhargar, 24 Pgs.(S)

AND WHEREAS during peaceful possession of the respective land aforesaid Moharjan Bibi died intested leaving behind her only daughter Aoraji Bibi allies Saoraji Bibi as her only legal heirs, successors and representatives who also during her possession of the property in R.S.Khatian No. 154, 136 and 27 at Mouza - Kochpukur, comprising in Dag No. 124, 120, 251 and 252 died intested leaving her three sons namely Sukur Ali Molla, Saheb Ali Molla, Kasem Ali Molla and six daughters namely Sokarjan Bibi, Suklal Bibi, Chhayran Bibi, Chhapiran Bibi, Tachhiran Bibi and Aklima Bibi as her only legal heirs, successors and representatives, who are being the absolute owner of the property above mentioned Khatian and Dags by way of inheritance is/are seized, possessed and acquired a good and marketable title of the property is free from all encumbrances.

AND WHEREAS in the L.R. of operation said legal heirs of Aoraji Bibi allies Saoraji Bibi respectively recorded their names as per their Mohammedan Faraji share of land in the personal L.R.Khatian being No. 895, 896, 897, 898, 899, 900, 901, 902 and 903 and paying rents and taxes up-to-date before the authority of Government is free from all encumbrances.

AND WHEREAS during the ejmal possession of the aforesaid legal heirs of deceased Aoraji Bibi allies Saoraji Bibi a portion of land about 34 Decimal in Dag No. 251 and land 86 Decimal in Dag No. 252 has acquired by the West Bengal Government in connection with L.A. Case No. 4/36/2004 - 2005 for New Town Project, Rajarhat.

AND WHEREAS thus the said Sukur Ali Molla, Saheb Ali Molla, Kasem Ali Molla, Sokarjan Bibi, Suklal Bibi, Chhayran Bibi, Chhapiran Bibi, Tachhiran Bibi and Aklima Bibi has become the absolute owner of land about 97 Decimal in Dag No. 124, land about 93 Decimal in Dag No. 120 land about 94 Decimal out of 128 Decimal in Dag No. 251 land about 107 Decimal out of 193 Decimal in Dag No. 252 in total 391 Decimal out of 511 Decimal by way of inheritance is/are seized, possessed and acquired, pay-



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Addl. District Sub-Registrar
Bhagalpur, 24 Pgs.(5)

ing rents and taxes up-to-date before the proper authority of Government is free from all encumbrances.

AND WHEREAS the Vendor/Owner herein is lawfully seized and possessed of or otherwise sufficiently entitled to undivided 1/12 share of land equivalent to 32.7 Decimal out of total land measuring about 391 Decimal in Dag No. 124, 120, 251 and 252 (save and except the acquired land about 34 Decimal in Dag No. 251 and land 86 Decimal in Dag No. 252) have got by way of inheritance specifically mentioned in the Schedule herein below.

AND WHEREAS the Vendor/Owner for her legal necessity has proposed to sale ALL THAT piece or parcel of said undivided 1/12 share of land measuring about 32.7 Decimal equivalent to 1 Bigha more or less comprising in Dag 124, 120, 251 and 252 in L.R. Khatian No. 899 at Mouza - Kochpukur, morefully and specifically described in the Schedule hereunder as the said property and the purchasers having agreed and accepted the said offer to purchase the said property free from all encumbrances and the Vendor/Owner herein agreed with the purchaser for the absolute sale of the schedule property unto the present Purchasers at or for the price of **Rs. 10,00,000.00 (Rupees Ten Lacs) only.**

AND ALSO WHEREAS the purchasers also now called upon the Vendor/Owner to execute and registrar a formal Deed of Conveyance in favour of the Purchasers,

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and consideration of the Sum of **Rs. 10,00,000.00 (Rupees Ten Lacs) only** truly paid by the vendee/purchasers to the Vendor/owner at or immediately before the execution of this Deed, the receipt whereof the vendor/Owner do hereby as well as by the Memo of Consideration written hereunder, admit and acknowledge, the Vendor/Owner as beneficial owner, doth hereby grant, convey, sell assign assure and/ or parcel of land morefully described in the schedule written below, absolutely and forever.

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A handwritten signature in black ink, consisting of a stylized, cursive script.

Addl. District Sub-Registrar
Bhanpur, 24 Pgs.(5)

TOGETHERWITH the land or ground whereupon or on part whereof the same is situated alongwith benefits and advantages, liberties, easements privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto.

AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right title inheritance, use, trust, property, claim, and demand whatsoever both at law and in equity of the Vendor/Owner into and upon the said property or every part thereof.

AND all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor/Owner, her heir, executors, administrators or representatives of any persons from whom he or she can or may procure the same without action or suit at law or in equity

TO ENTER INTO AND HAVE HOLD OWN POSSES AND ENJOY the said property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with her rights, members and appurtenances unto and to the use of the purchaser/purchasers, her heirs, executors, administrators, representatives and assigns forever free and discharged from or otherwise by the Vendor/Owner well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor/Owner from this presents

AND the Vendor/Owner do hereby for herself, her heirs, executors, administrators, representatives covenant with the purchaser or purchasers, his/her, their heirs, executors, administrators, representatives and assigns,

THAT notwithstanding an act, deed or thing whatsoever, by the Vendor/Owner or by any of her predecessors and ancestors in title, done or executed or knowingly suffered to the contrary she the Vendor/Owner had at all material times heretofore and now has

by [Signature]



[Handwritten signature]

Addl. District Sub-Registrar
Bhanganur, 24 Pgs.(S)

good right, full power, absolute authority and infeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted, sold, conveyed and transferred or expressed or intended so to be, unto and to the use of the purchasers, his/her heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor/Owner or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him or from or under any of his ancestors or predecessors in title

AND THAT free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor/Owner well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor/Owner or any of her ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid

AND FURTHER THAT the Vendor/Owner and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part hereof from under or in trust for her the Vendor/Owner or from or under any of her predecessors and ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the purchasers, his, her, their, heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the purchasers, her heirs, executors, administrators, representatives and assigns according to the true intend and meaning of these presents as shall or may be reasonably required

AND FURTHER MORE THAT the Vendor/Owner and her heirs, executors, administrative shall all times hereafter indemnify and keep indemnified the purchasers, his/their,



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Addl. District Sub-Registrar
Bhargar, 24 Pgs.(S)

heirs, executors, administrators, representatives and assigns against loss, damages, costs, charges and expenses, if any, suffered by reason of any defect in the title of the Vendor/Owner or any breach of covenants hereunder contained.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of undivided land about 32.7 Decimal equivalent to 1 (One) Bigha more or less out of 391 Decimal is the entire 1/12 share of land comprising in R.S. Dag No. 120 (Sali), 124 (Danga), 251 (Sali) and 252 (Danga) in R.S. Khatian No. 154 and 136 corresponding to L.R. Khatian No. 899 situated at Mouza - Kochpukur, being J.L. No. 2, Touzi No. 173 within P.S. Bhangore, A.D.S.R.O. Bhangore, Dist. South 24 Parganas is the sold property (32.7 Decimal equivalent to 1 (One) Bigha more or less) which is within the Local Limits of Bamanghata Gram Panchayate.

butted and bounded as follows :

In Respect of Dag No. 120

ON THE NORTH : Dag No. 121, 122, 124

ON THE SOUTH : Recorded Road

ON THE EAST : Dag No. 125

ON THE WEST : Dag No. 118, 119



A handwritten signature in purple ink, appearing to be a stylized 'M'.

Addl. District Sub-Registrar
Bhargar, 24 Pgs.(5)

In Respect of Dag No. 124

ON THE NORTH : Dag No. 130, 131, 132

ON THE SOUTH : Dag No. 120

ON THE EAST : Dag No. 125, 126, 127.

ON THE WEST : Dag No. 122.

In Respect of Dag No. 251

ON THE NORTH : Dag No. 252 (P) Acquisition

ON THE SOUTH : Mouza - Dhapa Manpur, Seat No. -1

ON THE EAST : Dag No. 321

ON THE WEST : Dag No. 250

In Respect of Dag No. 252

ON THE NORTH : Recorded Road

ON THE SOUTH : Dag No. 251 (P) Acquisition.

ON THE EAST : Dag No. 253, 255, 256, 257 - 264, 266 and 321

ON THE WEST : Dag No. 250.

by 



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Addl. District Sub-Registrar
Bhangar, 24 Pgs.(5)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals on the day, month and year first above written and the entire contents of this Deed of Sale is read over and explained in Bengali.


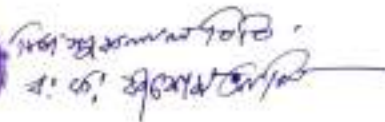
Ujjal Majumder

SIGNED, SEALED AND DELIVERED

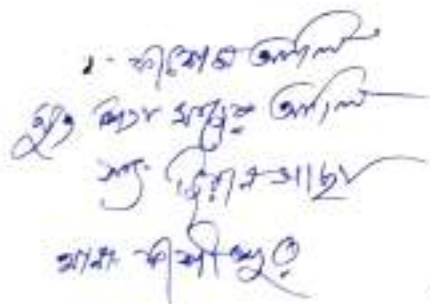
AT KOLKATA IN THE PRESENCE OF

THE FOLLOWING WITNESSES :

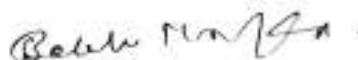
1. Ujjal Majumder.
Subarnagan
Barasat.

SIGNATURE OF THE VENDOR
/OWNER/FIRST PART

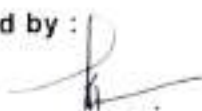


AGM PROMOTERS & DEVELOPERS PVT. LTD.

 Director

SIGNATURE OF THE PURCHASERS/ VENDEE
SECOND PART

Drafted by :



(PANNALAL NASKAR)

Advocate

Judges' Court Barasat.

Mob.9830212296



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Addl. District Sub-Registrar
Bangalore. 24 Pgs.(5)

:: IQ :

MEMO OR CONSIDERATION

RECEIVED with thanks from the above named purchaser a sum of **Rs. 10,00,000.00 (Rupees Ten Lacks) only** towards the total consideration in respect of the schedule mentioned property as per memo below :-

MEMO

| | |
|---|-------------------------|
| By Cash | Rs. 2,00,000.00 |
| By Cheque being no 212847 dated 26/09/2008 Drawn on H.D.F.C. Bank..... | Rs. 1,00,000.00 |
| By Cheque being no 391104 dated 29/04/2008 Drawn on H.D.F.C. Bank..... | Rs. 3,00,000.00 |
| By Cheque being no 312871 dt. 3.8.09 Drawn on H.D.F.C. Bank. | Rs. 4,00,000.00 |
| (Rupees Ten Lacks) only | Rs. 10,00,000.00 |

WITNESSES :-

1. *Vijal Majumdar*

2. *[Handwritten Signature]*

[Handwritten Signature]

Signature of the Vendor



[Handwritten signature]

Addl. District Sub-Registrar
Bharganur, 24 Pgs.(S)

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE

Photo of the presentant should be pasted in the front page of the document

MCN PROMOTERS & DEVELOPERS PVT. LTD.



(1) Name: Rabi Mukherjee Status - Presentant

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

All the above fingerprints are of the abovenamed person, and attested by the Director

SIGNATURE of the Presentant *Rabi Mukherjee* Director



(2) Name: Shukla Bibi

Status: Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator (✓)

LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ)

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGER PRINTS (ডান হাতের আঙ্গুলের ছাপ)

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE of the Presentant / Executant Claimant / Attorney / Principal / Guardian / Testator (Tick the appropriate status)



Addl. District Sub-Registrar
Bhangan, 24 Pgs. (S)

T 16943 12

7
22/08/19
SV

22/08/19

Civil Judge (Junior Division)
6th Court, Alipore

S. No. 266/19
by the Plaintiff Defendant

Exhibit No. 7

Date 22/08/19

Civil Judge (Jr. Division)
6th Court, Alipore
Court 24 Pgs. (S)

22/08/19

Government Of West Bengal
Office of the A. D. S. R. BHANGAR
BHANGAR
Endorsement For deed Number :I-03773 of :2009
(Serial No. 03403, 2009)

On 03/08/2009

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 19.30 hrs on 03/08/2009, at the Private residence by Shuklal Bibi, Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 03/08/2009 by

1. Shuklal Bibi, wife of Late Sadek Ali Gayen, Jurangachha S/24pgs, Thana Kashipur, By caste Muslim, by Profession House wife
identified By Kashem Ali, son of Late Fajer Ali Jurangachha S.24pgs Thana: Kashipur, by caste Muslim, By Profession Others.

Name of the Registering officer : **Mohul Mukherjee**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR**
OF BHANGAR

On 04/08/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 23.5 of Indian Stamp Act 1899 also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs 10.00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 33330/- , E = 7/- on:04/08/2009.

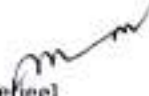
Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 3730615/-

Certified that the required stamp duty of this document is Rs 181847/- and the Stamp duty paid as Impressive Rs- 5000/-

Deficit stamp duty

Deficit stamp duty Rs 176850/- is paid by the draft number 615337, Draft Date 03/08/2009 Bank Name STATE BANK OF INDIA.

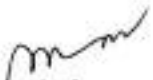

[Mohul Mukherjee]
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
Govt. of West Bengal

Government Of West Bengal
Office of the A. D. S. R. BHANGAR
BHANGAR

Endorsement For deed Number 1-03773 of 2009
(Serial No. 03403, 2009)

Digitized by srujanika@gmail.com received on 04/08/2009

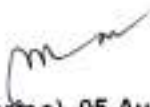
Name of the Registering officer **Mohul Mukherjee**
Designation : **ADDITIONAL DISTRICT SUB-REGISTRAR
OF BHANGAR**


[Mohul Mukherjee]
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
Govt. of West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 5497 to 5511
being No 03773 for the year 2009.




(Mohul Mukherjee) 05-August-2009
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR
Office of the A. D. S. R. BHANGAR
West Bengal