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26/8  
18:00

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is  
to registration. The signature of  
the author and assets accorded to the  
documents are the part of this document

A.D.S.R. Bangalore  
8/24 pgs.  
27/8/08

Handwritten notes in Hindi and English, including 'A. D. S. R. Bangalore' and '8/24 pgs.', along with some illegible scribbles.

DEED OF SALE

THIS INDENTURE made this the ...26th day of ...August..... Two Thou-  
sand Eight (2008) of Christian Era :

3398

18/8/2008

PANNA/K/ NASHIK

Barnet Court RDV

নাম	
নাম ও পত্নী	
জন্মের তারিখ	
বাসিন	
ডায়াল নম্বর	১১০০
ডেওয়ার প্রী	
<b>বার্নেট কোর্ট</b> উচ্চ ২৩ পল্লভাগা	
টি. ডি. নং	11/8/08
ক্রমের নং	130000
ডায়াল নম্বর	
<b>ট্রেজারী অফিস বারাসাত</b> <b>ভেণ্ডার শ্রী তাপস কুমার সাহা</b>	

Balbir Nankar



২৭

1653

For Happy Home High Rise Pvt. Ltd.

Balbir Nankar

Director



mm

বিলাসপুরে আর্থারিসারসি  
স্বাক্ষর করুন  
ই-স্বাক্ষর করুন



২৭

1654

Additional Dist. Sub-Registrar  
Bhanganore, South 24 Parganas

28/8/08

স্বাক্ষর করুন

নাম: আর্থারিসারসি

গ্রা: পল্লভাগা/৩০২

পা: আর্থারিসারসি

অন্য: কালিমা/৩০. ফান: ৫: ২৪ ০১ ৩০

Government Of West Bengal  
Office of the A. D. S. R. BHANGAR  
BHANGAR  
Endorsement For deed Number I-04508 of :2008  
(Serial No. 04493, 2008)

On 26/08/2008

Presentation(Under Section 52 & Rule 22A(3) 4b(1))

Presented for registration at 10.00 hrs. on 26/08/2008 at the Present residence by B.A. T. No. 1000

Admission of Execution(Under Section 53)

Execution admitted on 26/08/2008 by

1. Akhlima Bibi alias Aklima Bibi, wife of Ahammad Ali, Vill - Chinapukur P.O. - Sarajpukur T. No. -  
Bachchan, P. S. caste Muslim by Profession: House wife  
certified by Sajid Hajeer, son of Mohammad Ali, Vill - Jirangachha P.O. - Hatawa S-24 P. S. -  
Chandernagar, Profession: Others

Name of the Registering officer: Mohul Mukherjee  
Designation: ADDITIONAL DISTRICT SUPERVISOR  
OF BHANGAR

On 27/08/2008

Certificate of Admissibility(Rule 43)

As per section 17 of the West Bengal Registration Rules, 1967 and sub-section (1) of section 17 of the West Bengal Registration Act, 1950 and section 5 of West Bengal Land Revenue Act, 1956, the

payment of fees:

Rs. Five hundred under article 1A(1) = 32109/- on 27/08/2008

Certificate of Market Value(WB PUVI rules 1999)

Estimated the market value of this property which is the subject matter of the deed to be Rs. 175170/-

As per the above-mentioned stamp duty of this document is Rs. 175170/- and the stamp duty is Rs. 175170/-

Payment of Rs. 175170/-

Stamp duty of Rs. 175170/- is paid, by the draft number 589554, Draft Date 26/08/2008, and the receipt of C.F. INDIA - Tejhana Raghunathpu, received on 27/08/2008

Name of the Registering officer: Mohul Mukherjee  
Designation: ADDITIONAL DISTRICT SUPERVISOR  
OF BHANGAR

  
[Mohul Mukherjee]  
ADDITIONAL DISTRICT SUPERVISOR  
OFFICE OF THE ADDITIONAL DISTRICT SUPERVISOR  
Bhangar, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 1651 to 1661  
being No 04508 for the year 2008.



(Mohul Mukherjee) 04-September-2008  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR  
Office of the A. D. S. R. BHANGAR  
West Bengal

68

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 8  
Page from 196 to 214  
being No 02681 for the year 2010.



*Ujjwal Majumdar*  
(Ujjwal Majumdar) 09-June-2010  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR  
Office of the A. D. S. R. BHANGAR  
West Bengal

**BETWEEN**

**AKHLIMA BIBI**, allies Aklima Bibi allies Aklima Molla wife of Ahammad Ali, daughter of Late Fajer Ali Molla, by Caste - Muslim, by nationality - Indian, by occupation - Housewife, residing at Village - Chinapukur, P.O.- Sonpur, P.S.Kashipore, District South 24 Parganas, hereinafter collectively referred to as the **VENDOR** (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**.

**AND**

**:.) HAPPY HOME HIGH RISE PVT. LTD.**, a company incorporated under the companies Act 1956, having its 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/PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its 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.

**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 (6) daughters namely Sokarjan Bibi, Suklal Bibi, Sairan Bibi, Chapiran Bibi, Tachiran Bibi and Akliman Bibi as her only legal heirs, successors and representatives. who are being the absolute owner of the property above



*[Handwritten signature]*

**Additional Dist. Sub-Registrar  
Bhagore, South 24 Parganas**

mentioned Khatian and Dags by way of inheritance is/are seized, possessed and acquired without interruption.

**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.

**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, Sukarjan Bibi, Suklal Bibi, Chhayran Bibi, Chhafiran Bibi, Tachhiran Bibi and Akliman 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, paying rents and taxes up-to-date before the proper authority of Government.

**AND WHEREAS** the vendor herein is entitled to undivided 1/12 share of land equivalent to 32.7 Decimal out of total land 391 Decimal in Dag No. 124, 120, 251 and 252 have got by way of inheritance specifically mentioned in the Schedule herein below.

**AND WHEREAS** the Vendor 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. 898 at Mouza - Kochpukur, morefully and specifically described in the Schedule hereunder as the said property and the purchaser having agreed and accepted the said offer to purchase the said property free from all encumbrances and the Vendor herein agreed with the purchaser for the absolute sale of the schedule property unto the present Purchaser at or for the price of Rs.7, 50,000/- (Rupees Seven lacs and fifty thousands only)

**AND ALSO WHEREAS** the purchaser also now called upon the Vendor to execute and registrar a formal Deed of Conveyance in favour of the Purchaser,





*[Handwritten signature]*

Additional Dist. Sub-Registrar  
Shangore, South 24 Parganas

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and consideration of the Sum of **Rs. 7,50,000.00 (Rupees Seven Lacs and Fifty Thousands)** **only** truly paid by the purchaser to the Vendor at or immediately before the execution of this Deed, the receipt whereof the vendor do hereby as well as by the Memo of Consideration written hereunder, admit and acknowledge, the vendor 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

**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 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, 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 well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Vendor from this presents

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



*[Handwritten signature]*

**Additional Dist. Sub-Registrar  
Bhengore, South 24 Parganas**

**THAT** notwithstanding an act, deed or thing whatsoever, by the Vendor or by any of her predecessors and ancestors in title, done or executed or knowingly suffered to the contrary she the Vendor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible 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 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 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 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 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 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, his 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 and her heirs, executors, administrative shall all times hereafter indemnify and keep indemnified the purchasers, his/their, 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 or any breach of covenants hereunder contained.



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Additional Dist. Sub-Registrar  
Bangalore, South 24 Karnataka

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, 124, 251 and 252 in R.S.Khatian No. 154 and 136 corresponding to L.R.Khatian No. 903 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 which is within the Local Limits of Bamanghata Gram Panchayate.

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.


*Rijal Hajrudin*

SIGNED, SEALED AND DELIVERED

AT KOLKATA IN THE PRESENCE OF

THE FOLLOWING WITNESSES :

1. *শ্রী সঞ্জয় কুমার গুপ্ত - লেখক - প্রমাণিত*  
*শ্রী বিজয় কুমার*  
*স্বাক্ষর - সঞ্জয় কুমার*  
*স্বাক্ষর - বিজয় কুমার*

  
স্বাক্ষর  
স্বাক্ষর  
*স্বাক্ষর*

SIGNATURE OF THE VENDOR  
/OWNER/FIRST PART

2. *শ্রী সঞ্জয় কুমার*  
*শ্রী সঞ্জয় কুমার*  
*স্বাক্ষর - সঞ্জয় কুমার*  
*স্বাক্ষর - সঞ্জয় কুমার*  
*স্বাক্ষর - সঞ্জয় কুমার*  
*স্বাক্ষর - সঞ্জয় কুমার*

For Happy Home High Rise Pvt. Ltd.

*Bablu Nath*

Director

SIGNATURE OF THE PURCHASER/ VENDEE  
SECOND PART



*(Handwritten mark)*

Additional Dist. Sub-Registrar  
Bangalore, South 24 Parganas

# DISTRICT NORTH 24 PARGANAS

## OFFICE OF THE

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



(1) Bablu Naskan

For Happy Home High Rise Ltd.

Name : ..... Status - Presentant

### LEFT HAND FINGER PRINTS (বাম হাতের আঙ্গুলের ছাপ) Bablu Naskan

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 parson.

Happy Home High Rise Ltd.  
Bablu Naskan  
.....  
SIGNATURE of the Presentant



(2) Akhlima Bibi

পেয়ে গিয়ে আবেদনকারি  
ক:ক: জীবন রক্ষণ  
ই.সি.এস.সি.সি.  
( )

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, attested by the said parson.

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





*[Handwritten signature]*

Additional Dist. Sub-Registrar  
South 24 Parganas

**MEMO OR CONSIDERATION**

**RECEIVED** with thanks from the above named purchaser a sum of **Rs. 7,50,000.00 (Rupees Seven Lacs and Fifty Thousands) only** towards the total consideration in respect of the schedule mentioned property as per memo below :-

**MEMO**

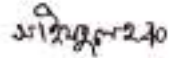
By Cash

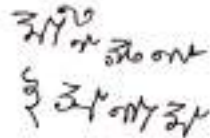
Rs. 7,50,000.00



(Rupees Seven Lacs and Fifty Thousands) only

Rs. 7,50,000.00

**WITNESSES :-**

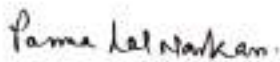
1. 

2. 

   
Toward's consideration for  
शुद्ध: 311000000  
311000000

\_\_\_\_\_  
**Signature of the Vendor**

Drafted by :



(PANNALAL NASKAR)

Advocate

Judges' Court Barasat.

Mob.9830212296



*[Handwritten signature]*

Additional Dist. Sub-Registrar  
Bhugore, South 24 Parganas

Civil Judge (Junior Division)  
6th Court, Allipore  
Sut No. 119/13 12  
Date 22/08/19  
28  
Civil Judge (Jr. Division)  
6th Court, Allipore  
South 24 Parganas  
22/08/19

Civil Judge (Junior Division)  
6th Court, Allipore  
Sut No. 244/13 of 13/11/19  
by the Plaintiff (Respondent)  
Exhib No. 5  
Date 22/08/19

Civil Judge (Jr. Division)  
6th Court, Allipore  
South 24 Parganas  
22/08/19