

1670

4706/08

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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11/9/08

**DEED OF SALE**

**THIS INDENTURE** made this the.....9th...day of ..Sept.....  
Two Thousand Eight (2008) of Christian Era :

863

6/9/08

P.L. Nasir

Barisal judges court

নম্বর	
সন ও তারিখ	
ক্রেতার নাম	
সাকিন	
স্টাম্প মূল্য	১০০০
ভেণ্ডার শ্রী	ডেপুটি কমিশনার
টি. ডি. নং	২৭১৪/০৮
ক্রয়ের তার	১৫/০০/০৮
স্টাম্প মূল্য	১৫০০০০

### বারাসাত কোর্ট

উত্তর ২৪ পরগণা

ট্রেজারী অফিস বারাসাত  
ভেণ্ডার শ্রী তাপস কুমার সাহা

Balbir Manna



১৭  
১৭৫২

Via Additional Promoters Pvt Ltd

Balbir Manna

Director



*[Handwritten signature]*

Additional Dist. Sub-Registrar  
Barisal, South 24 Parganas

৭/৯/০৮

বিক্রেতার নাম

বিক্রেতা: ডঃ অরুণ কুমার



১৭  
১৭৫৫

ডঃ অরুণ কুমার  
জি.এ.সি. ব্লক, বারাসাত (আসন্ন)  
সি.এ.সি. ব্লক, পোস্ট: বারাসাত  
২৭১৪ - বারাসাত  
উত্তর ২৪ পরগণা

**Government Of West Bengal**  
**Office of the A. D. S. R. BHANGAR**  
**BHANGAR**  
Endorsement For deed Number :I-04744 of :2008  
(Serial No. 04670, 2008)

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On 09/09/2008

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

Presented for registration at 18.32 hrs on :09/09/2008 at the Private residence by Bablu Naskar, one of the Claimants.

Admission of Execution(Under Section 58)

Execution is admitted on 09/09/2008 by

1. Chhayran Bibi alias Chhaira Bibi, wife of Meher Ali Molla ,Vill.- Teghoria P.o.- Patharghata N. 24 Pgs ,Thana Rajarhat. By caste Muslim, by Profession :House wife  
Identified By Meher Ali Molla, son of Late Jaynal Molla Vill.- Teghoria P.o.- Patharghata N. 24 Pgs Thana: Rajarhat. by caste Muslim, By Profession :Others.

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

On 11/09/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 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) = 32153/- on:11/09/2008

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- 2923200/-

Certified that the required stamp duty of this document is Rs 175392 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 170405/- is paid, by the draft number 599728, Draft Date 09/09/2008 Bank Name STATE BANK OF INDIA, Tegharia Raghunathpu. received on :11/09/2008

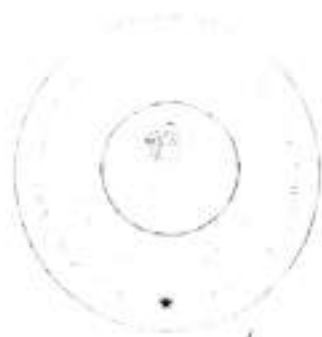
Name of the Registering officer :**Mohul Mukherjee**  
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OF BHANGAR**

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

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Stamp of Registrar under Section 40 of R.A. 1964

Printed in Block 1  
Volume number 12  
Page from 184 to 197  
being No. 44 for the year 2006



15-September-2006  
ADDITIONAL DISTRICT SUB-REGISTRAR OF BHANGAR  
Office of the A. D. S. R. BHANGAR  
Dist. Bhangar

**BETWEEN**

**CHHAYRAN BIBI**, allies Chhaira Bibi, wife of Meher Ali Molla, daughter of Late Fajer Ali Molla, by Caste - Muslim, by nationality - Indian, by occupation - Housewife, residing at Teghoria, P.O. Patharghata, P.S.Rajarhat, District North -24 Parganas, hereinafter collectively referred to as the **VENDOR/OWNER** (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**

*for Anupama Promoters Pvt. Ltd.*  
*Bablu Naskar*  
*Director*  
**(1) ANUPAMA PROMOTERS PVT. LTD. (2) HAPPY HOME HIGH RISE PVT. LTD. (3) DREAM LAND HIGH RISE PVT. LTD. (4) RED ROSE HIGH RISE PVT. LTD. (5) BCN BUILDERS & DEVELOPERS PVT. LTD.** <sup>(6) BCN PROMOTERS & DEVELOPERS PVT. LTD.</sup> 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)



*[Handwritten signature]*

Additional Dist. Sub-Registrar  
Bangalore, South 28 Bangalore

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 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



*[Handwritten signature]*

**Additional Dir. Sub-Programme  
Bangalore, South 26 Programme**



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 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. 900 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



*m*

**Additional P. Sub-Register,  
Bhangura, South 24 Parganas**

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/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



*[Handwritten signature]*

**Additional Dist. Sub-Registrar  
Bangalore, Karnataka**

to the contrary she the Vendor/Owner 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/Owner or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him of 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, administra-



*[Handwritten signature]*

Additional Dist. Sub-Registrar  
Bangalore, South of Pargana

tive 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/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. 900 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



*[Handwritten signature]*

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



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.



*[Handwritten signature]*

**Dinas Sub-Regional  
Bengkulu, 24 Februari**

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.

*Same Lal Nanku.*

SIGNED, SEALED AND DELIVERED

AT KOLKATA IN THE PRESENCE OF

THE FOLLOWING WITNESSES :

1.

কাজেজ আনন্দপ্রসাদ  
কাজেজ, বাহুবল মার্গ  
বঙ্গুর হাট  
কোল-২৬৫



স্বাক্ষর করেছেন  
কাজেজ আনন্দপ্রসাদ

SIGNATURE OF THE VENDOR  
/OWNER/FIRST PART

2. কাজেজ আনন্দপ্রসাদ  
কাজেজ  
কো: ঘনি  
কাজেজ

of Anupama Promoters Pvt. Ltd.

*Balulu Nanku.*

*Director.*

SIGNATURE OF THE PURCHASERS/ VENDEE

SECOND PART



*m*

**Additional Dir. Sub-Regency  
Bangore, South of Paganan**

**MEMO OF CONSIDERATION**

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

**MEMO**

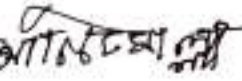
By Cash


Rs. 10,00,000.00

(Rupees Ten Lacs ) only

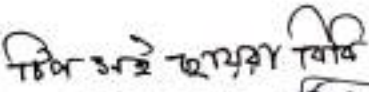
Rs. 10,00,000.00


**WITNESSES :-**

1. 

2. 



  
वः कड्डावेरु आर्किटेक्चर भू

  
Signature of the Vendor/Owner

Drafted by :



(PANNALAL NASKAR)

Advocate

Judges' Court Barasat.

Mob.9830212296



*[Handwritten signature]*

শিল্প ও মৎস্য বিভাগ  
কলকাতা, পশ্চিমবঙ্গ

# DISTRICT SOUTH 24 PARGANAS

## OFFICE OF THE

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



(1)  
Name : Bablu Naykan 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 said parson.

Bablu Naykan  
SIGNATURE of the Presentant



(2)  
Name : Chhaykan Bibi

চিক সই চহায়কা  
ব: কংসেব্রজা

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 parson.

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



*m*

Additional Dist. Sub-Registrar  
Alipore, South 24 Parganas

Civil Judge (Jr. Division)  
6th Court, Alipore  
South 24 Parganas  
T. No. 16943 / 12  
Exhibit No. 3  
Date 22/08/17

Civil Judge (Jr. Division)  
6th Court, Alipore  
South 24 Parganas  
22/08/17

Civil Judge (Jr. Division)  
6th Court, Alipore  
South 24 Parganas  
T. No. 29581 / 12  
Exhibit No. 2  
Date 22/08/17

Civil Judge (Jr. Division)  
6th Court, Alipore  
South 24 Parganas  
22/08/17