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P. 7845/11



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 217761

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

Addl. Dist./Sub-Registrar
Alipore, South 24 Parganas

124 OCT 2011

DEED OF CONVEYANCE

24 OCT 2011

THIS DEED OF CONVEYANCE made on this 23rd day of October Two Thousand and Eleven (2011) **BETWEEN (1) MUNIRUL HAQUE**, son of Late Sirajul Haque, by faith - Islam, by Occupation - Business, by Nationality - Indian, **(2) AKHTARI BEGUM**, wife of Munirul Haque, by faith - Islam, by Occupation

Munirul Haque

22/10/11
NO. 20216/11
23.10.11
2.10 P.M.

N. CND
3235

Md. Hasimuddin
Sirajul Haque
Md. Mahimuddin

- Business, by Nationality - Indian, both residing at the Premises No. 69/3, Dr. Sudhir Basu Road, Police Station - Ekbalpore, Kolkata-700 023 hereinafter jointly called and referred to as the "VENDORS" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART;**

AND

(1) **MD. HASINUDDIN**, son of Late Md. Zaki, (2) **SHAFIQUNNISA**, wife of Md. Hasinuddin, (3) **MD. MATINUDDIN**, (4) **MD. AMINUDDIN**, (5) **MD. MOJIBUR RAHAMAN**, (6) **MD. SHAMIM AHMED**, (7) **MD. WASIM RAJA** AND (8) **MD. HASIBUDDIN**, all sons of Md. Hasinuddin, all by faith - Islam and all by occupation - business, except No. (2) who by occupation is Housewife, all residing at 39B, Zakaria Street, Police Station - Jorasanko, Kolkata - 700 073, hereinafter called and referred to as the "PURCHASERS" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART;**

Munir Hgc

Md. Hasinuddin
Md. Matinuddin

Md. Matinuddin

WHEREAS :

- A. One Brindaban Chandra Dutta purchased the Holding and Premises No. 22, Circular Garden Reach Road measuring about 11 Cottahs be it a little more or less along with the building.
- B. Monmotha Nath Dutta and Promotha Nath Dutta inherited the said premises in equal shares after the death of Brindaban Chandra Dutta.
- C. The said Monmotha Nath Dutta died intestate leaving behind him surviving his wife Smt. Parul Bala Dutta and Sri Rabindra Nath Dutta as his heirs and legal representatives. The heirs of Monmotha Nath Dutta inherited the share of Monmotha Nath Dutta in equal shares.
- D. Promotha Nath Dutta filed Title Suit No. 103 of 1968 before the Learned 7th Court of Sub Ordinate Judge at Alipore against Smt. Parul Bala Dutta and Sri Rabindra Nath Dutta for partition of the said Premises. Ultimately the said Suit was decreed on compromise in final form on 7th September, 1968. As per terms of compromise decree Sri Rabindra Nath Dutta was allotted **ALL THAT** piece and parcel of land together with near portion of two storied

Munirul Hoga

*Mad Hasimuddin
Sri C. J. J.
Md. Motinul Hoga*

building and structures containing an area of 6 (six) Cottahs 9 (Nine) Chittacks 5 (Five) Square feet more or less situated at and being the Premises No.22, Circular Garden Reach Road, P.S. Watgunge, within the Town of Calcutta.

- E. By an Indenture dated August 16th 1976 made between Sri Rabindra Nath Dutta and Smt. Parul Bala Dutta collectively mentioned therein as the Vendors of the One Part and Sri Biswanath Sen and Smt. Subha Sen therein described as the Purchasers of the Other Part, at the consideration mentioned therein, the said Rabindra Nath Dutta and Smt. Parul Bala Dutta sold transferred, conveyed, assigned, granted and assured unto and in favour of Biswanath Sen and Smt. Subha Sen **ALL THAT** piece and parcel of land together with rear portion of two storied building and structures standing thereon containing an area of 6 (six) Cottahs 9 (Nine) Chittacks 5 (five) Square feet more or less situated at and being Premises No.22, Circular Garden Reach Road, P.S. Watgunge. The said Indenture was registered with Registrar of Assurances at Calcutta and entered in Book No.I Volume No.137 pages 204 to 214 being No.3208 for the year 1976 free from all encumbrances.

Md. Hasimuddin
 Md. Hasimuddin
 Md. Hasimuddin

Munirul Haque

F. The said Biswanath Sen and Smt. Subha Sen mutated their names in the Assessment Book of the Calcutta Municipal Corporation wherein the said premises was renumbered as Premises No.22, Circular Garden Reach Road, now known as 22B, Karl Marx Sarani, P.S. Watgunge, Kolkata 700023, Assessee No.110771100820 and thus become the absolute joint owner of the said 22B, Karl Marx Sarani, P.S. Watgunge, Kolkata 700023.

G. By a registered Deed of Indenture dated 29th day of February 2008 registered in the office of the District Sub Registrar - I, Alipore, South 24 Parganas, recorded in Book No.I, Volume No.47 Being No.596 for the year 2008 the said (1) Biswanath Sen and (2) Smt. Subha Sen sold, conveyed, transferred, assigned and assured Premises No.22, Circular Garden Reach Road, P.S. Watgunge, within the Town of Calcutta **ALL THAT** the piece or parcel of land together with rear portion of old dilapidated two storied building and structures standing thereon containing an area of 6 (six) Cottahs 9 (nine) chittacks 5 (five) Square feet to the Vendors herein abovenamed (1) Munirul Haque and (2) Akhtari Begum the said premises being Premises No. 22B, Circular Garden Reach Road now known as Karl Marx Sarani, P.S. Watgunge, within the limits of the Kolkata

Md. Mostafizul Haque
 Md. Mostafizul Haque

Md. Mostafizul Haque

Munirul Haque

Municipal Corporation Ward No.77, Assessee No.110771100820 more fully mentioned and described in the **FIRST SCHEDULE** hereunder.

H. Thus the Vendors seized and possessed of and otherwise sufficiently entitled to **ALL THAT** the piece or parcel of land together with rear portion of two storied building and structures standing thereon containing an area of 6 (six) Cottahs 9 (nine) chittacks 5 (five) Square feet more or less (and mutated their names in the Assessment Book of Kolkata Municipal Corporation) being Premises No.22B, Circular Garden Reach Road, now known as Karl Marx Sarani, P.S. Watgunge, Kolkata 700023.

I. Relying on the said representations of the Vendors the purchasers have agreed to purchase and the vendors have agreed to sell **ALL THAT** undivided 3 (three) Cottahs 4 (four) Chittacks 25 (twenty five) square feet more or less along with the portion of two storied building and structures out of total area of 6 (six) Cottahs 9 (nine) chittacks 5 (five) Square feet morefully mentioned described in the **SECOND SCHEDULE** hereunder. ✓

NOW THIS INDENTURE WITNESSETH that in consideration of payment of the sum of Rs.14,00,000/- (Rupees

Munirul Haque

Md. Matinuddin
Md. Hasimuddin
Shri Chandra

Fourteen Lacs) only well and truly paid by the Purchasers to the Vendors at or before the execution of these presents (the receipt hereunder written, admit and acknowledge) and of and from the payment of the same and every part thereof do hereby acquit, release and forever discharge the purchasers as well as the said messuage homestead or dwelling house land hereditaments and premises and every part thereof they the Vendors do hereby grant, transfer, sell, convey, assure and assign unto the purchasers **ALL THAT** undivided share in the piece and parcel of land together with the undivided portion of old dilapidated two storied ^{tenanted} building and structures standing thereon measuring about an area of 2 (Two) Cottahs 3 (Three) Chittacks 20 (Twenty) square feet ^{be} a little more or less situated at and being Premises No. 22A, Circular Garden Reach Road now known as Karl Marx Sarani, P.S. Watgunge, within the limits of the Kolkata Municipal Corporation Ward No. 77, District South 24 Parganas (previously 24 Parganas) together with ways, water courses, sewer drains, court yards, fixtures, fittings, structures, installations, liberties, privileges and appurtenances thereto and the REVERSION AND REVERSIONS, REMAINDER AND/OR REMAINDERS and the rents issues and profits thereof and of every part thereof and the estate, right, title, interest, claim and demand whatsoever both in equity and at law of the Vendors and upon the said messuage tenement homestead or dwelling house, land hereditaments and

Md. Motinudda

Md. Hasimuddin

Md. Motinudda
S. C. S. S.

Munirul Haque

premises or any or every part thereof and all deeds pattaahs muniments writings and evidences of title which exclusively relate to or concern the undivided share in the said premises or any part or portions thereof and which now are is or hereafter may be in the custody power or possession or control of the Vendors or any person or persons from whom they can or may procure the same without action or suit at law or in equity **TO HAVE AND TO HOLD** the said messuage tenement homestead or dwelling house land hereditaments and premises hereby granted, transferred, conveyed assigned and ~~have~~ unto assure unto and to the use of the said Purchasers absolutely and forever free from all encumbrances **AND** the said Vendors do hereby covenant with the Purchasers that notwithstanding any act, deed, matter or things whatsoever by the Vendors done or executed or knowingly suffered to the contrary the Vendors are now lawfully and absolutely seized and possessed of otherwise well and sufficiently entitled to the undivided share said Premises hereby granted, transferred and conveyed or expressed or intended so to be into and every part thereof for a perfect and indefeasible and absolute title as and for an estate equivalent to an estate in fee simple in possession free from all encumbrances the undivided share in the said premises hereby granted, transferred and conveyed or expressed to be unto and has good right full power absolute authority in transfer the same in the

Md. Matinuddin

Md. Matinuddin
 Md. Hasimuddin
 Md. Aminuddin

Munirul Haque

manner aforesaid and the Purchasers shall and may at all times hereafter and premised and receive the rents issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for them or any of their ancestors and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid or the predecessor-in-title of the Vendors and further that they the vendors and all person or persons having lawfully or equitably claiming any estate or interest whatsoever undivided share in the said premises or any part thereof from under or in trust for them, the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchasers 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 undivided share in the said Premises and every part thereof unto the Purchasers in the manner aforesaid as shall or may be reasonably required. **AND FURTHER** stated that if it transpires that the property hereby conveyed is not free from all encumbrances then the Vendors including their successors shall remain bound to compensate the Purchasers and their successors.

Md. Hasimuddin
 Md. Moinuddin
 Shri Chandra

Munirul Haque

THE FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land together with old dilapidated two storied building and structures standing thereon containing an area of 6 (Six) Cottahs 9 (Nine) Chittaks 05 (Five) Sq. ft. lying and situated at Premises No. 22B, Karl Marx Sarani, P.S. ~~W~~ Watgunge, Kolkata-700023 within the limits of the Kolkata Municipal Corporation Ward No. 77, District South 24 Parganas **TOGETHER WITH** ways, water courses, sewer drains, court yards, fixtures, fittings, structures, installations, liberties, privileges and appurtenances thereto. 6 Ft. wide common passage

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of undivided land measuring about an area of 03 (Three) Cottahs 04 (Four) Chittacks 25 (Twenty five) Square Feet together with ^{80yrs.} old dilapidated two storied building (1500 Sq. ft.) and structures standing thereon out of total area of 06 (Six) Cottahs 09 (Nine) Chittacks 05 (Five) square feet lying and situated at Premises No. 22B, Karl Marx Sarani, P.S. Watgunge, Kolkata-700023 within the limits of the Kolkata Municipal Corporation Ward No. 77, District South 24 Parganas with the right to use **TOGETHER WITH ALSO** ways, water courses, sewer drains, court yards, fixtures, fittings, structures, installations, liberties, privileges and appurtenances thereto.

M. J. Madhankumar
S. C. Sanyal

M. A. Hossain

Munirul Hossain

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals in sound health and mind on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the PARTIES at Kolkata in presence of :

1. MD. NIZAM AHHTAR
60/H/5 DR SUDHIR BOSE
ROAD KAISAR COURT NO-3
CHUNMU MIYAN KHALI
KOL-23.
2. Anwar Alam Khan
Advocate
29, Anaratolla Street,
Kolkata - 70001.
3. Piquan al Haque
69/3 Indulha Banerjee
KOL-23

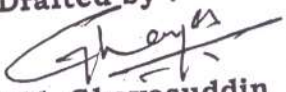
Munimul Haque
(PAN: AAQPH8873E)
Akhtar Begum.
(PAN: ABIPH8894G)

SIGNATURE OF THE VENDORS

Md. Hafimuddin
Shirajee (SHAFIQUN-NISA)
Md. Matinuddin
(PAN: AEWPM7411H)

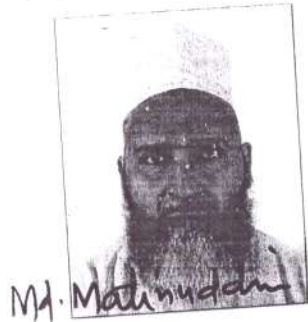
Md. Aminuddeh
Md. Majibur Rahman
Md. Hamim Ahmed
Wasim Raja
Md. Hasibuddin

Drafted by :


Md. Ghayasuddin
Advocate
High Court, Calcutta

SIGNATURE OF THE PURCHASERS

SPECIMEN FORM FOR TEN FINGERPRINTS



Md. Motinuddin

Md. Motinuddin

(Left Hand)				
(Right Hand)				



Md. Aminuddin

Md. Aminuddin

(Left Hand)				
(Right Hand)				



Md. Mojibur Rahman

Md. Mojibur Rahman

(Left Hand)				
(Right Hand)				

























Md. Hamim Ahmed

Md. Hamim Ahmed

(Left Hand)				
(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

 Wasim Raja	Wasim Raja	 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)					
		 Little	 Ring	 Middle	 Fore	 Thumb	
		(Right Hand)					
 Md. Hasibuddin	Md. Hasibuddin	 Little	 Ring	 Middle	 Fore	 Thumb	
		(Left Hand)					
		 Little	 Ring	 Middle	 Fore	 Thumb	
		(Right Hand)					
PHOTO		Little	Ring	Middle	Fore	Thumb	
	(Left Hand)						
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
PHOTO		Little	Ring	Middle	Fore	Thumb	
	(Left Hand)						
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					

SPECIMEN FORM FOR TEN FINGERPRINTS



Munirul Haque

Munirul Haque

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Akhtari Begum

Akhtari Begum

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Md Hasimuddin

Md Hasimuddin

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



(SHAFIQUN-NISHA)

Shafiqun-Nisha

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 07845 of 2011
(Serial No. 10143 of 2011)

Identified By Mohd. Ghayasuddin, son of . . . High Court, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Advocate.

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 24/10/2011

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 : 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 76805/-, on 24/10/2011

(Under Article : A(1) = 76791/- ,E = 14/- on 24/10/2011)

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.-6981329/-

Certified that the required stamp duty of this document is Rs.- 488713 /- and the Stamp duty paid as:
Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 483715/- is paid, by the draft number 554712, Draft Date 19/10/2011, Bank
Name State Bank of India, BAGRI MARKET, received on 24/10/2011

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR

EndorsementPage 2 of 2



Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 07845 of 2011
(Serial No. 10143 of 2011)

On

Payment of Fees:

On 23/10/2011

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

Presented for registration at 14.10 hrs on :23/10/2011, at the Private residence by Md. Matinuddin ,
one of the Claimants.

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

Execution is admitted on 23/10/2011 by

1. Munirul Haque, son of Lt Sirajul Haque , 69/3, Dr. Sudhir Basu Road, Kolkata, Thana:-Ekbalpore,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700023 , By Caste Muslim, By
Profession : Business
2. Akhtari Begum, wife of Munirul Haque , 69/3, Dr. Sudhir Basu Road, Kolkata, Thana:-Ekbalpore,
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700023 , By Caste Muslim, By
Profession : Business
3. Md. Hasinuddin, son of Lt Md. Zaki , 39 B, Zakaria Street, Kolkata, Thana:-Jorasanko, District:-Kolkata,
WEST BENGAL, India, P.O. :- Pin :-700073 , By Caste Muslim, By Profession : Business
4. Shafiqunnisa , wife of Md. Hasinuddin , 39 B, Zakaria Street, Kolkata, Thana:-Jorasanko,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 , By Caste Muslim, By Profession :
House wife
5. Md. Matinuddin, son of Md. Hasinuddin , 39 B, Zakaria Street, Kolkata, Thana:-Jorasanko,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 , By Caste Muslim, By Profession :
Business
6. Md. Aminuddin, son of Md. Hasinuddin , 39 B, Zakaria Street, Kolkata, Thana:-Jorasanko,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 , By Caste Muslim, By Profession :
Business
7. Md. Mojibur Rahaman, son of Md. Hasinuddin , 39 B, Zakaria Street, Kolkata, Thana:-Jorasanko,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 , By Caste Muslim, By Profession :
Business
8. Md. Shamim Ahmed, son of Md. Hasinuddin , 39 B, Zakaria Street, Kolkata, Thana:-Jorasanko,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 , By Caste Muslim, By Profession :
Business
9. Md. Wasim Raja, son of Md. Hasinuddin , 39 B, Zakaria Street, Kolkata, Thana:-Jorasanko,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 , By Caste Muslim, By Profession :
Business
10. Md. Hasibuddin, son of Md. Hasinuddin , 39 B, Zakaria Street, Kolkata, Thana:-Jorasanko,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700073 , By Caste Muslim, By Profession :
Business

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR
EndorsementPage 1 of 2

MEMO OF CONSIDERATION

RECEIVED of and from the within named purchasers the within mentioned sum of Rs. 14.00,000/- (Rupees Fourteen Lacs) only being the cull consideration money as per memo below :

MEMO

Paid by Demand Draft No.533510
dated 19.10.2011, drawn on R.B.S.
India Exchange Place Branch,
Kolkata.

Rs. 7,00,000.00

Paid by Demand Draft No.533511
dated 19.10.2011, drawn on R.B.S.
India Exchange Place Branch,
Kolkata.

Rs. 7,00,000.00

Rs. 14,00,000.00
=====

(Rupees Fourteen Lacs only)

WITNESSES :

1.

MD. HIZAM AKHTAR
60/H5 DE SUDHIR BOSE
ROAD. KAISAR COURT. NO.3.
CHHANNI MIYAN KA' GALI
KOL-23.

Munimul Haque
Akhtari Begum.

2.

Aman Alam Khan
Advocate
29, Anandolla Street,
RDMata - 70001

3.

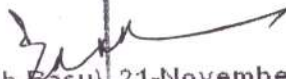
Munimul Haque
(9) 69/3 De Sudhir Bose Rd,
KOL-23.

SIGNATURE OF THE VENDORS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 36
Page from 4193 to 4212
being No 07845 for the year 2011.




(Arnab Basu) 21-November-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE
West Bengal



3112 21/10/2011 5000

Di. Rupees.....
M/s. Smt. Md. Hasinuddin & Others
Address: 39B, Zakaria Street, Kolkata - 700073
P. S.....
Vendor: [Signature]

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27

3112 = 5000
- Md. Matinuddin

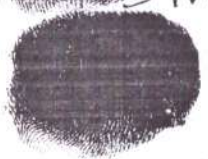


N. C. 9
7823

- Md. Matinuddin
N. C. 9
7824



- Md. Hasinuddin
N. C. 9
7825



(SHAFIQUN-NISHA) [Signature]
N. C. 9
7826



- Md. Aminuddin
N. C. 9
7827



- Md. Mafizur Rahman

Mohd. Ghayasuddin
(Advocate)



ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
23 OCT 2011



N.C.P. 9
7828

- Jaldhamim Ahmed



N.C.P. 9
7829

- Wasim Raja.



N.C.P. 9
7830

- Md. Hasibuddin



N.C.P. 9
7831

Munim Begum



N.C.P. 9
7832

- Akhter Begum.

Identified by me
Mohd. Ghayssuddin
(Advocate)
High Court, Calcutta.



ADD. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

23 OCT 2011

