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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Verified that the document is registered as per the provisions of the Registration Act, 1908 and the amendments made thereto and in accordance with the provisions of the Act of 1956.

Additional District Sub-Registrar
Barasat, North 24 Parganas.

25 SEP 2013

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 25th day of September Two Thousand Thirteen.

BETWEEN

1. ABDAR MOLLA 2. ABDUL MOLLA both sons of Late Babur Ali Mondal @ Babulal Molla, Vill & P.O.- Hatishala, P.S. - K.L.C., Dist. - South 24 Parganas 3. ACHIYA BIBI W/O - Rohim Boksh Molla, Vill - Jagadishpur, P.O. & P.S. : Rajarhat, Dist. : North 24 Parganas, Kolkata - 700 135 4. RAFIKUL ISLAM 5. SOFIKUL ISLAM 6. NOOR ISLAM 7. SOHIDUL ISLAM 8. SORIFUL ISLAM 9. SAIFUL ISLAM all son's of Late Moslem Molla, all of Vill - Nayabad, P.O. : Polerhat, P.S. : Kashipur, Dist. : South 24 Parganas, 10. MAMTAZ BIBI W/O - Maznu Gharami Vill - Ghataker Brhiya , P.O. : Kanthaliya, P.S. : Bhanghar, Dist. : South 24 Parganas by Nationality - Indian, by faith -Muslim, by occupation - Cultivation, House Hold Work. Represented by their registered consutituted Attorney JAMALUDDIN MOLLA (Pan No. AIYPM 1138K) Son of Mojambari Molla, Village and Post - Lauhati, P.S.- Rajarhat, District - North 24 Parganas, Kolkata-700 135, By Nationality - Indian, by faith -Muslim, by occupation - Business. Vide General Power of Attorney being No. 00842, Book No. IV, CD Vol.No. 1 , Pages from 9598 to 9618, dated 16.09.2013, Registered at A.D.S.R.O. Rajarhat, North 24 Parganas. Hereinafter being referred to as the "VENDORS" (which expression shall unless exclude by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

INDONEXT REALTY LLP (Pan No. AAEF12933A), a Limited Liability Partnership, registered under Limited Liability Partnership Act 2008. Its registered office at 1/1 A, Biplabi Anukul Chandra Street, Elcetronic Centre - 4th Floor, Room No. 4A, Kolkata - 700072, West Bengal, India.

represented by its Partner POONAM BHANDARI, Wife of Ankur Bhandari, residing at 1/1 A, Biplabi Anukul Chandra Street, Elcetronic Centre - 4th Floor, Room No. 4A, Kolkata - 700072, West Bengal, India by Nationality - Indian, by faith - Hindu, by occupation - Business, hereinafter called and referred to as the "PURCHASER" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its legal heirs, executors, administrators, successors in office for the time being in force and assigns) of the OTHER PART.

WHEREAS Kalo Bibi W/O - Late Babur Ali Mondal @ Babulal Molla was the absolute owner, possessor and R.S. & L.R. Record holder vide R.S. Khatian No. 2103, 2119 & 2135 and vide L.R. Khatian No. 3155 of a piece and parcel of land admeasuring 13.43 decimal (more or less) comprised in R.S. & L.R. Dag No 5103 (Area of Land 5.68 Decimal out of 546 Decimal), 5107 (Area of Land 2.09 Decimal out of 201 Decimal), 5115 (Area of Land 2.94 Decimal out of 283 Decimal), 5116 (Area of Land 0.45 Decimal out of 43 Decimal), 5175 (Area of Land 1.61 Decimal out of 155 Decimal), 5179 (Area of Land 0.66 Decimal out of 64 Decimal). Total Area of Land 13.43 Decimal.

And L.R. Khatian No. 3017 of a piece and parcel of land admeasuring 0.17 decimal (more or less) comprised in R.S. & L.R. Dag No 5127 (Area of Land 0.04 Decimal out of 04 Decimal) & 5175/5229

(Area of Land 0.13 Decimal out of 12 Decimal). Total Area of Land 0.17 Decimal. Total Area of Land in Eight Dags (13.43 + 0.17) = 13.60 Decimal (more or less), under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat at Present Sashan, A.D.S.R.O. - Barasat, Dist - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet.

AND WHEREAS said Kalo Bibi died intestate leaving behind her two sons Abdar Molla & Abdul Molla (i.e. vendors No. 1 & 2), Two Daughters Achiya Bibi (i.e. vendors No. 3) & Akiya Bibi as her legal heirs and successors as per Mohammadan Law of Succession .

AND WHEREAS said Akiya Bibi W/O. Late Moslem Molla died intestate leaving behind her Six Sons Ro'fikul Islam, Sofikul Islam, Noor Islam, Soriful Islam, Saiful Islam (i.e. vendors No. 4 to 9) & One daughter Mantaz Bibi i.e. vendors Nos. 10 as her legal heirs and successor as per Mohammadan Law of Succession .

AND WHEREAS said by the aforesaid way the present Vendors Nos. 1 to 10 became the absolute jointly owner and possessor of a piece and parcel of land admeasuring 13.60 decimal (more or less) comprised in L.R. Khatian No. 3155 of a piece and parcel of land admeasuring 13.43 decimal (more or less) comprised in R.S. & L.R. Dag

No 5103 (Area of Land 5.68 Decimal out of 546 Decimal), 5107 (Area of Land 2.09 Decimal out of 201 Decimal), 5115 (Area of Land 2.94 Decimal out of 283 Decimal), 5116 (Area of Land 0.45 Decimal out of 43 Decimal), 5175 (Area of Land 1.61 Decimal out of 155 Decimal), 5179 (Area of Land 0.66 Decimal out of 64 Decimal). Total Area of Land 13.43 Decimal.

And L.R. Khatian No. 3017 of a piece and parcel of land ad-measuring 0.17 decimal (more or less) comprised in R.S. & L.R. Dag No 5127 (Area of Land 0.04 Decimal out of 04 Decimal) & 5175/5229 (Area of Land 0.13 Decimal out of 12 Decimal). Total Area of Land 0.17 Decimal. Total Area of Land in Eight Dags 13.60 Decimal (more or less), under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P. S. Barasat at Present Sashan, A.D.S.R.O. - Barasat, Dist - North 24 Parganas, within the local limits of Kiritipur -II Gram Panchayet.

ANDWHEREAS the present Vendors becoming absolute joint owners and possessors of the said plot of land in the way as explained herein before have now marketable title to the property which is free from all encumbrances, charges, liens, lispences, attachments whatsoever and are now seized and possessed of and /or otherwise well and sufficently entitled to the said property.

AND WHEREAS for personal reasons , it becoming necessary and expedient for the Vendors to sale an area of 13.60 decimal(more or less) comprised in L.R. Khatian No. 3155 of a piece and parcel of land admeasuring 13.43 decimal (more or less) comprised in R.S. & L.R. Dag No 5103 (Area of Land 5.68 Decimal out of 546 Decimal), 5107 (Area of Land 2.09 Decimal out of 201 Decimal), 5115 (Area of Land 2.94 Decimal out of 283 Decimal), 5116 (Area of Land 0.45 Decimal out of 43 Decimal), 5175 (Area of Land 1.61 Decimal out of 155 Decimal), 5179 (Area of Land 0.66 Decimal out of 64 Decimal). Total Area of Land 13.43 Decimal.

And L.R. Khatian No. 3017 of a piece and parcel of land admeasuring 0.17 decimal (more or less) comprised in R.S. & L.R. Dag No 5127 (Area of Land 0.04 Decimal out of 04 Decimal) & 5175/5229 (Area of Land 0.13 Decimal out of 12 Decimal). Total Area of Land 0.17 Decimal. Total Area of Land in Eight Dags 13.60 Decimal (more or less), under Mouza - Matiagachha, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, which is fully explained in the Schedule of property given hereunder, the Vendors agreed to sale and the Purchaser agreed to purchase the same together with all rights, privileges assessments, whatsoever thereto at a total consideration of Rs. 9,89,090 (Rupees Nine Lakhs Eighty Nine Thousand Ninety) only.

NOW THIS DEED WITNESSETH as follows:

That in consideration of the said sum of 9,89,090 (Rupees Nine Lakhs Eighty Nine Thousand Ninety) only. well and truly paid by the purchasre to the vendors the receipts whererof the Vendors do hereby admit and acknowledge, the Vendors out of own free will, in a sound mind and without any pressure whatsoever hereby sell, grant, convey, transfer, assign and assure unto the Purchaser ALL THAT the said piece and parcel of 13.60 Decimal (more / less) of land described in the Schedule of property given hereunder TO HAVE AND TO HOLD THE SAME absolutely and forever unto an in favore of the Purchaser TOGETHER WITH all the rights and interest there to absolutely and for ever free from all encumbrances, change , liens, lispendencies, attachments whatsoever liabilities all assessmants are now seziad and possessed of and / or otherwise well and sufficiently entitled and enjoyment of the said property.

AND THE VENDORS do hereby convenient with the Purchaser as follows :-

THE interest which the Vendors do hereby profess to transfer subsists and that the Vendors have good right, full power and absolute authority to grant , convey, transfer, assign assure and confirm the property hereby

granted, conveyed, transferred, assigned and assured unto the purchaser in the manner as aforesaid and delivered the vacant possession of the said property to the purchaser simultaneously with the execution of these presents and the purchaser shall hereafter peaceably and quietly held, possess and enjoy the said property in khash with out any interruption , disturbances, claims or demand whatsoever for or by the Vendors and / or any person / persons claiming through or under or in trust for them. And farther that the vendors there heirs, executors, administrators and assignees , covenant, with the purchaser their heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the purchaser her heirs, administrators or assigns from or against all encumbrances, charges and euqities whatsoever. And the vendors , their heirs, administrators or assigns further covenant that they shall at the request and costs of the purchaser, their heirs , executors, administartors or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner as aforesaid.

SEHEDULE OF PROPERTY as referred to :-

**ALL THAT piece and parcel of LAND comprising in Mouza -
Matiagachha, J.L. No. - 187 , Re.Sa. No. 17, Hal Touzi No - 146, Pargana
- Anowarpur.**

R. S. Khatian No. 2103,2119 & 2135.					
<u>R.S.& L.R.</u>	<u>L.R.</u>	<u>Nature</u>	<u>Share</u>	<u>Area of</u>	<u>Out of</u>
<u>DAG No.</u>	<u>Khatian No.</u>	<u>of Land</u>		<u>Land</u>	<u>Land</u>
5103	3155	shali	104	5.68 Dec	546 Dec.
5107	3155	Shali	104	2.09 Dec	201 Dec.
5115	3155	shali	104	2.94 Dec	283 Dec.
5116	3155	shali	104	0.45 Dec.	43 Dec.
5175	3155	shali	104	1.61 Dec	155 Dec.
5179	3155	shali	104	0.66 Dec.	64 Dec.
5127	3017	Khal	105	0.04 Dec.	04 Dec.
5175/ 5229	3017	khal	105	0.13 Dec	12 Dec.

Total Dag No. = 8 (Eight)

**Total Area of Land = 13.60 (Thirteen Point Sixty) Decimal. (more/less)
of P. S. : Barasat at Present Sashan, A.D.S.R.O.- Barasat, Dist - North
24 Parganas, within the local limits of Kiritipur -II Gram Panchayet.**

IN WITNESS WHERE OF ,the Vendors and the purchaser here de-
scribed their hands, seals and signature on the day, month and year
first above written.

WITNESS :

1. *Sk Sahana wazuddin Ahmed.*
Shebandpur, Rajerhat
Kolkata - 700135

2. *Mamul Baidya*
vill-Lauhati
P.S - Rajerhat
Dist - 24 Parganas (N)

Drafted by :

A.T.M. Sanaul Mostafa
Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - *WB/798/1995*

Composed by :

A.T.M. Sanaul Mostafa
A.T.M.SANAUL MOSTAFA

LAUHATI, RAJARHAT, KOL - 135

1. ABDAR MOLLA

2. ABDUL MOLLA

3. ACHIYA BIBI

4. RAFIKUL ISLAM

5. SOFIKUL ISLAM

6. NOOR ISLAM

7. SOHIDUL ISLAM

8. SORIFUL ISLAM

9. SAIFUL ISLAM

10. MAMTAZ BIBI

*All Vendor's are represented by their
registered constituted Attorney*

Lamal Uddin Molla
(Signature of Vendor's Attorney)

MEMO OF CONSIDERATION

Received from a sum of Rs. 9,89,090 (Rupees Nine Lakhs Eighty Nine Thousand Ninety) only. Towards Consideration Money from the Purchaser here in above.

By Chaque - Vide No. 279933 - issued by Corporation Bank, C.R. Avenue Branch, Kolkata - 700 072

Total 9,89,090/-

(Rupees Nine Lakhs Eighty Nine Thousand Ninety Only)

WITNESS :

1. *Sh. Sahawaruddin Ahmed*
Chandpur, Rajshahi
Kolkata - 700135.
2. *Nazmul Baidya*
P.S - Rajshahi
Dist - 24 Parganas (N)
Vill - Lauhati

1. ABDAR MOLLA
2. ABDUL MOLLA
3. ACHIYA BIBI
4. RAFIKUL ISLAM
5. SOFIKUL ISLAM
6. NOOR ISLAM
7. SOHIDUL ISLAM
8. SORIFUL ISLAM
9. SAIFUL ISLAM
10. MAMTAZ BIBI

*All Vendor's are represented by their
registered constituted Attorney*

Lama Uddin Molla

(Signature of Vendor's Attorney)

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. BARASAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 05721 / 2013, Deed No. (Book - I , 06167/2013)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Jamaluddin Molla Lauhati, Kolkata, Thana: Rajarhat, District: North 24-Parganas, WEST BENGAL, India, Pin 700135	 25/09/2013	 LTI 25/09/2013	<i>Jamaluddin Molla</i> 25/09/13

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Jamaluddin Molla Address -Lauhati, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin 700135	Attorney	 25/09/2013	 LTI 25/09/2013	<i>Jamaluddin Molla</i>

Name of Identifier of above Person(s)

Saharawazuddin Ahmed
Chancupur Thana:-Rajarhat, District:-North
24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date

S. Saharawazuddin Ahmed.
25.09.2013

CPM

Additional District Sub-Registrar
Barasat, North 24 Parganas.

(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT



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

Endorsement For Deed Number : I - 06167 of 2013
(Serial No. 05721 of 2013 and Query No. 1503L000011877 of 2013)

On 25/09/2013

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, 4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

- Rs. 5520/- is paid , by the draft number 652475, Draft Date 25/09/2013, Bank Name State Bank of India, Narayanpur, received on 25/09/2013
- Rs. 5385/- is paid , by the draft number 966862, Draft Date 22/08/2013, Bank Name State Bank of India, LAUHATI, received on 25/09/2013

Under Article : A(1) = 10879/- ,E = 14/- ,Excess amount = 12/- on 25/09/2013)

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.-9,89,090/-

Certified that the required stamp duty of this document is Rs.- 49474 /- and the Stamp duty paid as: Repressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 49000/- is paid , by the draft number 966860, Draft Date 22/08/2013, Bank : State Bank of India, LAUHATI, received on 25/09/2013

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

Presented for registration at 12.22 hrs on :25/09/2013, at the Office of the A.D.S.R. BARASAT by Jamaluddin Molla ,Executant.

Executed by Attorney

Execution by

Jamaluddin Molla, son of Mojambari Molla , Lauhati, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 By Caste Muslim By Profession: Business,as the constituted attorney of 1. Abdar Molla 2. Mamtaz Bibi 3. Abdul Molla 4. Achiya Bibi 5. Rafikul Islam 6. Sofikul Islam 7. Noor Islam 8. Sohidul Islam 9. Soriful Islam 10. Saiful Islam is admitted by him.

Identified By Sahanawazuddin Ahmed, son of Late Sk. Mahatabuddin Ahmed, Chandpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Business.

(Gautam Ghosh)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

Jamaluddin Molla

Ghosh
Additional District Sub-Registrar
Barasat, North 24 Parganas
(Gautam Ghosh)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

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

(1) Name POONAM BHANDARI

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					












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

Poonam Bhandari

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

(2) Name JAMAL UDDIN MOLLA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	THUMB	FORE	MIDDLE	RING	LITTLE	
	R.H.					

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

Jamal Uddin Molla

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

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator ()

<div style="border: 1px solid black; width: 100px; height: 100px; margin: auto;"> <p style="text-align: center; margin: 0;">PHOTO</p> </div>	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

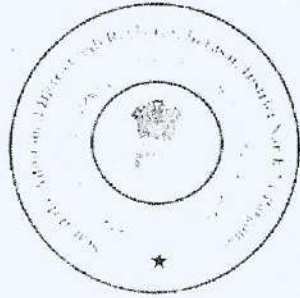
All the above fingerprints are of the abovenamed person and attested by the said person

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

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 26
Page from 2401 to 2416
being No 06167 for the year 2013.



Gautam Ghosh

(Gautam Ghosh) 26-September-2013
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D.S.R. BARASAT
West Bengal