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पश्चिम बंगाल WEST BENGAL

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प्रमाणित की जायेगी कि यह दस्तावेज़
 सही है। The Registrar shall
 certify that the document is
 correct. 1974-1975
 with this certificate the document
 shall be valid.

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Additional District Sub-Registrar
 Baranagar, North 24 Parganas
 10 OCT 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 10th
 day of *October*, Two Thousand Fourteen (2014).

B E T W E E N

AND WHEREAS Nasiruddin(i.e. vendor), Hasem Ali Sarkar & Alauddin Sha, is the absolute owner and possessor of a piece and parcel of land admeasuring 13 decimal (more or less), comprised in R.S. & L.R. Dag No. 5122 & 5186, Khatian No. 2836, adhin khatian - 290, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet by way of purchased deed registered at A.D.S.R. Barasat, recorded in Book No. 1, Volume No. 112, Pages from 224 to 229, Being No. 8881, dated - 06/08/1991, from Hasan Sarkar.

AND WHEREAS Nasiruddin Laskar @ Nasiruddin Ali (i.e. vendor), became the absolute owner and possessor of a piece and parcel of land admeasuring 4.34 decimal (1/3 share more or less), comprised in R.S. & L.R. Dag No. 5122 & 5186, Khatian No. 2836, adhin khatian - 290, under L.R. Khatian No. 2704, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet by way of purchased deed from said Hasan Sarkar.

AND WHEREAS said Nasiruddin Laskar @ Nasiruddin Ali (i.e. vendor), is the absolute owner and possessor and L.R. record holder of a piece and parcel of land admeasuring 1.20 decimal, comprised in R.S. & L.R. Dag No. 5184, under L.R. Khatian No. 3165, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur - II Gram Panchayet.

AND WHEREAS the present vendor is the absolute owner and possessor of 5.54 (4.34+1.20) decimal of the said plot of land, which have

now marketable title to the property which is free from all encumbrances, charges, liens, lispendences, attachments whatsoever and are now seized and possessed of and / or otherwise well and sufficiently entitled to the said property.

AND WHEREAS for personal reasons, it becoming necessary and expedient for the Vendor to sell an area of **5.54 (4.34+1.20)** decimal (more or less) comprised in R.S. & L.R. Dag No. 5122 (area of land 3.67 dec. more or less) out of 17 decimal, 5186 (area of land 0.67 dec. more or less) out of 53 decimal, Khatian No. 2836, adhin khatian - 290 & L.R. Khatian No. 2704 and R.S. & L.R. Dag No. 5184 (area of land 1.20 dec. more or less) out of 147 decimal, L.R. Khatian No. 3165, under **mouza - Matiagachha**, J.L. No. 187, Re.Sa. No. 17, Hal Touzi No. 146, Pargana - Anowarpur, P.S. - Barasat Now Sashan, A.D.S.R.O. - Barasat, District - North 24 Parganas, within the local limits of Kirtipur -II Gram Panchayet, which is fully explained in the schedule of property given hereunder, the vendor agreed to sale and the purchaser agreed to purchase the same together with all rights, privileges, easements, whatsoever thereto at a total consideration of **Rs. 4,50,126/- (Four Lakh Fifty Thousand One Hundred Twenty Six)** only.

NOW THIS DEED WITNESSETH as follows :-

That in consideration of the said sum of **Rs. 4,50,126/- (Four Lakh Fifty Thousand One Hundred Twenty Six)** only. Well and truly paid by the purchaser to the vendor the receipts whereof the Vendor do hereby admit and acknowledge, the Vendor 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 **5.54** 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 favor of the Purchaser **TOGETHER WITH** all the rights and interest there to absolutely and forever free from all encumbrances, change, liens, lispendences,

attachments whatsoever liabilities all assessments are now seized and possessed of and / or otherwise well and sufficiently entitled and enjoyment of the said property.

AND THE VENDOR do hereby covenant with the Purchaser as follows:-

THE INTEREST which the Vendor do hereby profess to transfer subsists and that the Vendor 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 without any interruption, disturbances, claims or demand whatsoever for or by the Vendor and / or any person / persons claiming through or under or in trust for them.

And FURTHER that the vendor, his heirs, executors, administrators and assignees, covenant with the purchaser, his heirs, executors, administrators or assignees to save harmless, indemnify and keep indemnified the purchaser, his heirs, administrators or assigns from or against all encumbrances, charges and equities whatsoever.

And the vendor, his heirs, administrators or assigns further covenant that they shall at the request and costs of the purchaser, their heirs, executors, administrators 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 aforesaid manner.

That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.

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That the land fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.

That the said land or any part or portion thereof or under any interest therein has not vested in and / or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.

It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the self acquired property of the Vendor and that he is not the benamder of any one.

All the taxes, land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendor and if any portion of such taxes, levies, impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendor and realizable from the Vendor.

It is hereby declared that the Vendor is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the DEBATTOR or PIROTTOR property or is not subject matter of any court case or not any litigation from any corners whatsoever.

That the Vendor have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

It is transpired that the said property hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendor shall be bound to refund to the purchaser, the full

consideration money paid hereunder together with cost of the stamp and registration charges incurred by the purchaser herein. And if any typographical mistake is discovered in later in this deed, that will be rectified by the Vendor without any claim or demand at the cost of the Purchaser herein.

AND WHEREAS the present vendor further declared that the purchaser may mutate his name in the relevant record in the said **LAND** and also mutate his name in the Panchayet record and also pay rent and taxes in his name against this **Deed Of Conveyance**.

AND the vendor herein deliver this day khas possession of the said land unto the purchaser herein.

SEHEDULE OF PROPERTY as referred to :-

ALL THAT piece and parcel of **Shali LAND** comprising in **Mouza - Matiagachha**, J.L. No. - 187, Re.Sa. No. 17, Hal Touzi No - 146, Pargana - Anowarpur. Under collector North 24 Parganas. .

The annual proportionate rent will be payable as per state government rules and regulations.

<u>R.S. & L.R. Dag No.</u>	<u>L.R. Khatian No.</u>	<u>Nature Of Land</u>	<u>Share</u>	<u>Area of Land Sold</u>	<u>Out Of Land</u>
5122	2704	Shali	0.2156	3.67 Dec.	17 Dec.
5186	2704	Shali	0.0126	0.67 Dec.	53 Dec.
5184	3165	Shali	0.0082	1.20 Dec.	147 Dec.

Total 03 (Three) Dag,

Area of Land sold = 5.54 (Five Point Five Four) Decimal. (more/less) of P.S. - Barasat now Sashan, A.D.S.R.O.- Barasat, District - North 24 Parganas within the local limits of Kirtipur - II Gram Panchayet.

IN WITNESS WHEREOF, the Vendors and the purchaser here described their hands, seals and signature on the day, month and year first above written.

WITNESS:

1. *Swamidham Sha*
H. Karamat Ali Sha
Lengol Pota
2. *Shah. Aman.*
c/o Nasiruddin Vill Dugdia. P. +
10. + R. Shasan.
I Dist (North) 24 Parganas.
3. *Fomal Ubein Mollo*

Drafted by:

Ajmer M. K. Datta

Advocate

District Judges' Court

North 24 Parganas, Barasat

Enroll No. - WB/798/1995

NASIR USAIN KASKAR
A/NASIRUDDIN ALI.

Signature of Vendor.

Composed by:

Sanaul Mostafa

A.T.M. SANAUL MOSTAFA



LAUHATI, RAJARHAT, KOL - 135

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. 08439 / 2014, Deed No. (Book - I , 07882/2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Nasiruddin Laskar Dugdia, Thana:-Barasat, P.O. :-Sashan, District:-North 24-Parganas, WEST BENGAL, India	 10/10/2014	 LTI 10/10/2014	NASIR UDDIN LASKAR NASIR UDDINALI. 10/10/2014

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

SI No	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Nasiruddin Laskar Address -Dugdia, Thana:-Barasat, P.O. :-Sashan, District:-North 24-Parganas, WEST BENGAL, India	Self	 10/10/2014	 LTI 10/10/2014	NASIR UDDIN LASKAR NASIR UDDINALI

Name of Identifier of above Person(s)

Shah Alam
 Dugdia, Thana:-Barasat, P.O. :-Sashan,
 District:-North 24-Parganas, WEST BENGAL, India

Signature of Identifier with Date

Shah Alam
 10-10-14



(Signature)
 Additional District Sub-Registrar
 Barasat, North 24 Parganas
 (Iqyjit Chanda)

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 - 07882 of 2014
(Serial No. 08439 of 2014 and Query No. 1503L000017383 of 2014)

On 10/10/2014

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 Cash

Rs 1964.00/-, on 10/10/2014

Under Article : A(1) = 4950/- ,E = 14/- on 10/10/2014)

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.-4,50,126/-

Certified that the required stamp duty of this document is Rs.- 22526 /- and the Stamp duty paid as Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 22426/- is paid , by the draft number 801510, Draft Date 27/09/2014, Bank State Bank of India, Rajarhat Township, received on 10/10/2014

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

Presented for registration at 11.20 hrs on :10/10/2014, at the Office of the A.D.S.R. BARASAT by Nasiruddin Laskar Alias Nasiruddin Ali,Executant.

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

Execution is admitted on 10/10/2014 by

- 1 Nasiruddin Laskar Alias Nasiruddin Ali, son of Late Mobarak @ Mobarek , Dugdha, Thana:-Barasat P.O. :-Sashan, District:-North 24-Parganas, WEST BENGAL, India, By Caste Muslim, By Profession: Cultivation

Identified By Shah Alam, son of Nasiruddin Laskar, Dugdha, Thana:-Barasat, P.O. :-Sashan, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.



(Joyjit Chanda)
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

(Handwritten Signature)
Additional District Sub-Registrar
Barasat (Joyjit Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT

EndorsementPage 1 of 1

10/10/2014 12:21:00

10 OCT 2014

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

(1) Name ROSHAN LAL SINGHAL

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



Roshan Lal Singhal

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

CLF PROJECTS LIMITED

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

Roshan Lal Singhal

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

(2) Name NASIRUDDIN LASKAR @ NASIRUDDIN ALI

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



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

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

NASIRUDDIN LASKAR @ NASIRUDDIN ALI

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

(3) Name

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



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

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

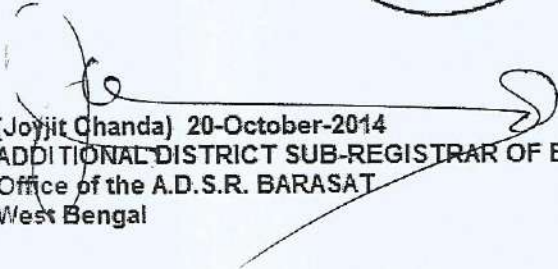
VOTER ID NO - KJM3354040

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 51
Page from 1109 to 1122
being No 07882 for the year 2014.




(Joyjit Ghanda) 20-October-2014
ADDITIONAL DISTRICT SUB-REGISTRAR OF BARASAT
Office of the A.D. S.R. BARASAT
West Bengal

10 OCT 2014