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2-13169/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 854629

29.12.17
 2-01/1790011

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

Additional District Sub-Registrar
 Rajerhat, New Town, North 24-Pgs

29 DEC 2017

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the 29th day of December, Two Thousand Seventeen;

BETWEEN



ABDUL RAJJAK MOLLA, son of Late Mujibur Molla (a Mujibur Mondal, residing at Village- Mobarakpur, P.O.- Lauhati, P.S. Rajarhat, District- North 24 Parganas, Kokata- 700135, West Bengal, by nationality- Indian, by religion- Islam, by occupation- Cultivation, hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

AND

JAMAL UDDIN MOLLA, PAN - AIYPM1133K, son of Mojumbari Molla by faith - Muslim, by occupation Business, by Nationality - Indian, residing at Village and Post Office - Lauhati, Police Station - Rajarhat, District - North 24-Parganas, Kolkata - 700135, hereinafter called and referred to as the **"PURCHASER"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS one Mujibur Molla (a Mujibur Rahman, since deceased was the recorder owner and possessor of L.R. Khatian No. 2701, under Mouza- Mariagachha, J.L. No. - 187, Touzi No.- 146,

Pargana – Anwarpur within the Police Station – Rajarhat, formerly Barasat, District – North 24 Parganas within the local limit of Kirtipur-II Gram Panchayat under the Dag Nos. as follows :-

L.R. Khatian	L.R. Dag	Total Land In Satak	Nature of Land	Owner's Share in the land
2701	5107	4.70	Shali	2.35
2701	5115	5.89	Shali	2.94
2701	5116	1.01	Shali	0.50
2701	5127	0.08	Shali	0.04
2701	5175	3.22	Shali	1.61
2701	5179	1.33	Shali	0.67
2701	5182	3.33	Shali	1.66
2701	5175/5229	0.25	Shali	0.13

Total- 9.9 Satak

AND WHEREAS while seized and possessed of the aforesaid plots of land by the said Mujibur Molla @ Mujibur Rahman, died intestate leaving behind his one son namely Abdul Rajjak Molla and two daughters namely Rushia Begum and Khadija Bibi as his legal heirs and successors to his estate and they become the joint owners of the aforesaid plots of land in terms of the Muslim Forage and in terms of the said Forage the predecessor in interest of the vendor herein has become the owners of 9.9 sataks of lands in different plots mentioned herein above in the aforesaid Khatians.

AND WHEREAS by a Deed of Conveyance registered in the office of Additional District Sub-registrar of Barasat, in Book no. I, CD Volume No.19, Pages from 161 to 175, Being no. 02845 for the year 2015. The Vendor herein has transferred **25.88 Satak** of Land in favor of this purchaser. After being sale of the land it was found that the vendor herein said Abdul Rajjak Molla is the owner of 50% of the said sold out land i.e. **12.94 Sataks** but in the said Deed of Conveyance the vendor herein has received a total consideration of Rs.18,11,600/- (Eighteen lakhs eleven thousand six hundred only) as the total value of said **25.88 Sataks** of land.

AND WHEREAS after purchased the said of land of **25.88 Sataks**, the two sisters of said Abdul Rajjak Molla claimed that they are the 50% owner of the aforesaid land. Found no other alternative the purchaser herein has filed a criminal complaint being Rajarhat Police Station case no.- 265 of 2017 dated 29th October, 2017 under section 467 and 420 of the Indian Penal Code. After initiation of the said criminal case the matter was settled between the parties out of court and the vendor herein said Abdul Rajjak Molla agreed to sell **9.9 Sataks** of Sali land in the said mouza instead of 50% land as he was inadvertently registered in favor of the purchaser in the said Deed of Conveyance Being No.- 02845 of 2015 without any consideration.

AND WHEREAS now the Vendor herein by way of compensate against the amount taken for the land of **25.88 Sataks** in which he was the owner of only **12.94 Sataks** and in consideration of settlement as arrived between the parties out of court has agreed to Sale out the said **9.9 Sataks** of land free from all encumbrances and the Purchaser herein has agreed to take the said land as full and final settlement of his claim in terms of Rajarhat Police Station case no.- 265 of 2017 dated 29th October, 2017 under section 467 and 420 of the Indian Penal Code which assessed as set forth market value of Rs.9,05,800/- (Rupees nine lakhs five thousand eight hundred only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said consideration of settlement out of court the Vendor doth hereby acquit, release, sold, assure and assign unto the said Purchaser **ALL THAT** piece and parcel of Sali Land measuring about **9.9 Sataks**, lying and situated at **Mouza- Matiagachha**, J.L. No. - 187, Touzi No.- 146, Pargana - Anwarpur within the Police Station - Rajarhat, formerly Barasat, District - North 24 Parganas within the local limit of Kirtipur-II Gram Panchayat morefully described in the Schedule hereunder written or howsoever otherwise the said land and hereditaments now is or are or heretofore was or were situated, butted, bounded, called, known, numbered, described, or distinguished **TOGETHER WITH** all paths, easements, described or distinguished right to user in common

passages, ways, sewers, drains, ditches, hedges, bushes, shrubs, water, water-courses and all other former and ancient rights, lights, liberties, benefits, privileges, easements and appurtenances whatsoever to the said land belonging to or in anywise appertaining thereto or usually held, used, enjoyed and occupied therewith or reputed to belong or be appurtenant thereto and the reversion or reversions and remainder or remainders and the rents, issues and profits, thereof and all the estate, right, title, interest, claim and demand whatsoever both at law and in equity of the Vendor late or upon the said land and every part thereof and all the deeds, paths, ammonites, writings, evidence of title whatsoever relating to the concerning the said land and every part thereof which now are or may hereinafter be in the custody, power, control or possession of the

Vendor or any person or person from whom the said Vendor may procure the same without any lawful action or suit **TO HAVE AND TO HOLD** the said land and hereditaments so far as to be unto the said Purchaser absolutely so to be unto the said Purchaser absolutely forever free from all encumbrances and the Vendors do hereby covenant with the Purchaser that notwithstanding any act, things, deed, matter whatsoever made, done and executed or knowingly suffered to the Vendors now have good right, full power, absolute authority and indefeasible title to grant, transfer, convey or sell the said land hereby sold, transferred and conveyed or

expressed or intended so to be unto and to the use of the said Purchaser in manner aforesaid and deliver vacant and peaceful possession of the said land to the Purchaser and the Purchaser shall and may at all times hereafter peaceably and quietly hold, possess of and enjoy the said land or every part thereof and pay the rents to the Collector, 24-Parganas (North) for the State of West Bengal upon getting the name of the Purchaser mutated with the B.L. & L.R.O. concerned and received the rents, issues and profits thereof without any lawful eviction, interruption, claim and demand whatsoever or any person or persons lawfully or equitably claiming from under or in trust for the Vendors or any of their predecessors-in-title and that free and clear and freely and clearly and clearly and absolutely acquitted, exonerated, discharged, saved, harmless and keep the Purchaser indemnified from or against all charges, encumbrances created by the Vendors or any of their predecessors-in-title and that free from all encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid, further that the Vendors and all persons having lawfully or equitably claiming any estate or interest upon the said land or any part thereof from under or in trust from the Vendors shall and will from time to time and at all times hereafter at the costs and requests of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things and matters whatsoever for further better and more perfectly

assuring and conveying the said land to and unto the said Purchaser as shall or may be reasonably required.

The Vendors further declare that the land hereby sold has not been previously leased, mortgaged, sold or anyway transferred. There is no charge, lien, lispendens or attachments in respect of the said land. No case, suit or proceeding is pending before any Court of Law against the said land hereby sold. The Vendors sold the said land morefully described in the Schedule hereunder written having good and marketable title and free from all encumbrances and delivered vacant and khas possession of the said land to the Purchaser.

The Vendors also undertake to execute and register any Supplementary Deed or Deeds or Rectification in favour of the Purchaser at the cost of the Purchaser, if any error or omission is transpired in this Deed in future.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali Land without having no road measuring about **9.9 Sataks** under L.R. Khasian No. 2701, under **Mouza- Matiagachha**, J.L. No. -, 187, Touzi No.- 146, Pargana - Anwarpur within the Police Station - Rajarhat, formerly Barasat, District - North 24 Parganas within the local limit of Kirtipur-II

Gram Panchayat under the Dag Nos. with all easement rights thereof as follows :-

L.R. Khatian	L.R. Dag	Total Land In Satak	Nature of Land	Owner's Share in the land
2701 ✓	5107 ✓	4.70	Shali	2.35
2701	5115 ✓	5.89	Shali	2.94
2701	5116 ✓	1.01	Shali	0.50
2701	5127 ✓	0.08	Shali	0.04
2701	5175 ✓	3.22	Shali	1.61
2701	5179 ✓	1.33	Shali	0.67
2701	5182 ✓	3.33	Shali	1.66
2701	5175/5229	0.25	Shali	0.13

Total- 9.9 Satak

The proportionate annual rent is payable to the Collector 24-Parganas (North) for the State of West Bengal

IN WITNESS WHEREOF the parties hereof set and subscribed their hands and seals on the day, month and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the Parties at Kolkata in presence of:

WITNESSES :

1. *Handwritten signature*
SM - *Handwritten*
Handwritten

2. Javed Jamon Biswas
Kharibari

3. *Handwritten*
Vill. Moharajpur
P.S. Rajarat

Handwritten signature
SIGNATURE OF THE VENDOR

Handwritten signature
SIGNATURE OF THE PURCHASER

Handwritten signature

Drafted by:-
Mrinal Kanti Mukherjee
Advocate
High Court At Calcutta.
WB/296/1989



SPECIMEN FORM FOR TEN FINGER PRINTS



Alison W. PPH Jones

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Markus Paul Espe' Wilson

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-014403411-1

Payment Mode Online Payment

GRN Date: 29/12/2017 11:30:09

Bank : State Bank of India

BRN : IK00KSXXK7

BRN Date: 29/12/2017 11:31:52

DEPOSITOR'S DETAILS

Id No. : 15230001790011/1/2017

[Query No./Query Year]

Name : MRINAL KANTI MUKHERJEE

Contact No. : Mobile No. : +91 9734822046

E-mail :

Address : High Court Calcutta Kolkata 700001

Applicant Name : Mr Mrinal Kanti Mukherjee

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230001790011/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	49420
2	15230001790011/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	9914
3	15230001790011/1/2017	Mutation/Conversion -Receipt	0029-00-800-028-27	391

Total

59725

In Words : Rupees Fifty Nine Thousand Seven Hundred Twenty Five only

Major Information of the Deed




Deed No :	I-1523-13169/2017	Date of Registration	29/12/2017
Query No / Year	1523-0001790011/2017	Office where deed is registered	
Query Date	29/12/2017 11:26:42 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Mrinal Kanti Mukherjee High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9734822046, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration: 2]		
Set Forth value	Market Value		
Rs. 9,05,800/-	Rs. 9,90,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 49,520/- (Article:23)	Rs. 9,914/- (Article:A(1), E)		
Remarks			

Land Details :



District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-5107	LR-2701	Bastu	Shali	2.35 Dec	2,20,000/-	2,35,000/-	
L2	LR-5115	LR-2701	Bastu	Shali	2.94 Dec	2,80,800/-	2,94,000/-	
L3	LR-5116	LR-2701	Bastu	Shali	0.5 Dec	40,000/-	50,000/-	
L4	LR-5127	LR-2701	Bastu	Shali	0.04 Dec	4,000/-	4,000/-	
L5	LR-5175	LR-2701	Bastu	Shali	1.61 Dec	1,51,000/-	1,61,000/-	
L6	LR-5179	LR-2701	Bastu	Shali	0.67 Dec	50,000/-	67,000/-	
L7	LR-5182	LR-2701	Bastu	Shali	1.66 Dec	1,50,000/-	1,66,000/-	
L8	LR-5175/5229	LR-2701	Bastu	Shali	0.13 Dec	10,000/-	13,000/-	
TOTAL :					9.9Dec	9,05,800 /-	9,90,000 /-	
Grand Total :					9.9Dec	9,05,800 /-	9,90,000 /-	


Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerpint	Signature
	Abdul Rajjak Molla (Presentant) Son of Late Mujibur Molla Executed by: Self, Date of Execution: 29/12/2017 , Admitted by: Self, Date of Admission: 29/12/2017 ,Place : Office	 29/12/2017	 LTI 29/12/2017	 29/12/2017
Village - Mobarakpur, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 29/12/2017 , Admitted by: Self, Date of Admission: 29/12/2017 ,Place : Office				

er Details :

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	Jamal Uddin Molla Son of Mojambari Molla Executed by: Self, Date of Execution: 29/12/2017 , Admitted by: Self, Date of Admission: 29/12/2017 ,Place : Office	 29/12/2017	 29/12/2017
Son of Mojambari Molla Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AIYPM1138K, Status :Individual, Executed by: Self, Date of Execution: 29/12/2017 , Admitted by: Self, Date of Admission: 29/12/2017 ,Place : Office			

Identifier Details :

Name & address	
Borhan Mondal Son of Motalab Mondal Village - Lauhati, P.O:- Lauhati, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, Identifier Of Abdul Rajjak Molla, Jamal Uddin Molla	29/12/2017
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	Abdul Rajjak Molla	Jamal Uddin Molla-2.35 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Abdul Rajjak Molla	Jamal Uddin Molla-2.94 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Abdul Rajjak Molla	Jamal Uddin Molla-0.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Abdul Rajjak Molla	Jamal Uddin Molla-0.04 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Abdul Rajjak Molla	Jamal Uddin Molla-1.61 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Abdul Rajjak Molla	Jamal Uddin Molla-0.67 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Abdul Rajjak Molla	Jamal Uddin Molla-1.66 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Abdul Rajjak Molla	Jamal Uddin Molla-0.13 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 5107(Corresponding RS Plot No:- 5107), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:শালি, Area:0.04000000 Acre, Under Mutation
L2	LR Plot No:- 5115(Corresponding RS Plot No:- 5115), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:শালি, Area:0.04000000 Acre, Under Mutation
L3	LR Plot No:- 5116(Corresponding RS Plot No:- 5116), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:শালি, Under Mutation

	LR Plot No:- 5127(Corresponding RS Plot No:- 5127), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:খাল, Under Mutation
L5	LR Plot No:- 5175(Corresponding RS Plot No:- 5175), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:শালি, Area:0.02000000 Acre, Under Mutation
L6	LR Plot No:- 5179(Corresponding RS Plot No:- 5179), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:শালি, Under Mutation
L7	LR Plot No:- 5182(Corresponding RS Plot No:- 5182), LR Khatian No:- 2701	Owner:মুজিবর রহমান, Gurdian:উজির, Address:মোবারকপুর, Classification:শালি, Area:0.03000000 Acre, Under Mutation
L8	LR Plot No:- 5175/5229(Corresponding RS Plot No:- 5175/5229), LR Khatian No:- 2701	

Endorsement For Deed Number : I - 152313169 / 2017

On 29-12-2017

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 : 2 of Indian Stamp Act 1899.

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

Presented for registration at 14.02 hrs on 29-12-2017, at the Office of the A.D.S.R. RAJARHAT by Abdul Rajjak Moll ,Executant.

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 9,90,000/-

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

Execution is admitted on 29/12/2017 by 1. Abdul Rajjak Molla, Son of Late Mujibur Molla, Village - Mobarakpur, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Professio Cultivation, 2. Jamal Uddin Molla, Son of Mojambari Molla, Village - Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 2 Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by Borhan Mondal, , , Son of Motalab Mondal, Village - Lauhati, P.O: Lauhati, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,914/- (A(1) = Rs 9,900/- ,E = Rs 14/-) an Registration Fees paid by Cash Rs 0/-, by online = Rs 9,914/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/12/2017 11:31AM with Govt. Ref. No: 192017180144034111 on 29-12-2017, Amount Rs: 9,914/-, Ban State Bank of India (SBIN0000001), Ref. No. IK00KSXXK7 on 29-12-2017, Head of Account 0030-03-104-001-16

ent of Stamp Duty

ertified that required Stamp Duty payable for this document is Rs. 49,520/- and Stamp Duty paid by Stamp Rs 100/-,
y online = Rs 49,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 102092, Amount: Rs.100/-, Date of Purchase: 28/12/2017, Vendor name:

Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/12/2017 11:31AM with Govt. Ref. No: 192017180144034111 on 29-12-2017, Amount Rs: 49,420/-,

Bank: State Bank of India (SBIN0000001), Ref. No. IK00KSXXK7 on 29-12-2017, Head of Account 0030-02-103-003-02



Debasish Dhar

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT**

North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 7623 to 7644

being No 152313169 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.01.08 12:02:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 01/08/2018 12:02:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)