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RC 4506/2015



d पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Convey/24551

DEED OF CONVEYANCE

THIS INDENTURE made on this 2nd day of June Two Thousand and Fifteen BETWEEN SAMINA BEGUM wife of Momin Halder, by birth – Muslim, by Occupation – Housewife, residing at S/B/F-22, Patuli Masjid, Panchasavar, Kolkata – 700 094, in the District of South-24-parganas, Indian Citizen, hereinafter called the VENDOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the FIRST PART.

Certified that the document is admitted to registration. Signature sheet and the endorsement sheets attached with this document are the part of this document.

Advt. District Sub-Registrar
Baruipur, South 24 Parganas

02 JUN 2015

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ক্রমিক নং: 4609

তারিখ: 20/3/15

মূল্য: 100/-

ARUN KUMAR BHAUMIK
Advocate
Calcutta High Court

স্বাক্ষর: *Ranjita Paul*

লেখকসহ প্রাপ্ত স্ট্যাম্প ভেডার
কাশিপুর মহানগর এ.ডি.এস. অফিস
বি

ভেডারের নাম - রঞ্জিতা পাল

স্বাক্ষরকারীর নাম :- ব্যারিস্টার

টি ডি নং :-

স্ট্যাম্প প্রদানের তারিখ: 18 FEB 2015

ই টি. ডি. নং: 140000

স্ট্যাম্প প্রদান করা হয়েছে



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Addl. District Sub-Registrar
Barpukur, South 24 Parganas

02 JUN 2015

Bikash Perkait
Law Clerk
S/pt. Bodhan chandra Perkait
Sealdah A.C. Jm. Court
P.O. Sealdah, P.S. Entally,
Kal-700014.

AND

MALINATH TRADING PVT. LTD; having Income Tax Permanent Account No. (PAN) "AAECM1558L", a company incorporated under the Companies Act, 1956 having its registered office at B/13 2nd Floor, Central Plaza, 41, Bipin Behari Ganguly Street, Kolkata – 700 012, represented by its Director **SRI SANJAY KUMAR SHARDA** son of Late Kameshwar Prasad Sharda, having Income Tax Permanent Account No. (PAN) "AHWPS4375Q", by Cast – Hindu, by Occupation – Business, residing at P.O. Barajamda, in the District of Singhbhum (W), Pin – 833221, Jharkhand, Indian Citizen, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the subject or context be deemed to include its respective successors-in-interest, agents and assigns) of the OTHER PART.

WHEREAS by a Deed of Gift dated 07.09.2011, registered at the office of the Addl. District Sub-Registrar Baruiapur, copied in Book No. I, CD Volume No. 23, Pages 2558 to 2569, Being No. 7515 for the year 2011, Anar Ali Khan and Yunus Ali Khan granted, transferred and assigned to Samina Begum ALL THAT piece and parcel of land measuring an area 08 Cottahs equivalent to 13.21 Decimal comprised in R.S. Dag No. 93, under R.S. Khatian No. 127/1, at Mouza – Sultanpur, Police Staqtion – Baruiapur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of South-24-Parganas, morefully and particularly described in the schedule thereunder written.

AND WHEREAS after the said purchase Samina Begum duly mutated her name in the records of B.L. & L.R.O. under L.R. Khatian No. 1220 in respect of land measuring an area 13 Decimal out of 53 Decimal comprised in R.S. Dag No. 93.

SRI SANJAY KUMAR SHARDA

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Addl. District Sub-Registrar,
Baruipur, South 24 Parganas

02 JUN 2015

AND WHEREAS Samina Begum, the Vendor herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the "SHALI" land measuring an area 13 Decimal out of 53 Decimal comprised in R.S. Dag No. 93, under L.R. Khatian No. 127/1 now L.R. Khatian No. 1220, at Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of South-24-Parganas, more fully and particularly described in the schedule hereunder written and enjoying the same with good right absolute power of ownership and have every right to transfer the same to anybody in anyway.

AND WHEREAS the Vendor herein, have agreed to sell and the Purchaser has agreed to purchase the said plot of "SHALI" land measuring an area 13 Decimal out of 53 Decimal comprised in R.S. Dag No. 93, under L.R. Khatian No. 127/1 now L.R. Khatian No. 1220, at Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of South-24-Parganas, more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto and bordered RED thereon at or for the price of Rs. 7,86,500/- (Rupees Seven Lac Eighty Six Thousand Five Hundred) only.

NOW THIS INDENTURE WITNESSETH THAT :-

I. In pursuance of the said agreement and in consideration of the said sum of Rs. 7,86,500/- (Rupees Seven Lac Eighty Six Thousand Five Hundred) only paid by the Purchaser to the Vendor at or before the execution of these presents (receipts whereof the Vendor doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendor doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said

SHALI 13 DECIMALS

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Addl. District Sub-Registrar,
Baruipur, South 24 Parganas

02 JUN 2015

SHALI

plot of land i.e. ALL THAT the piece or parcel of "SHALI" land measuring an area 13 Decimal out of 53 Decimal comprised in R.S. Dag No. 93, under R.S. Khatian No. 127/1 now L.R. Khatian No. 1220, at Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of South-24-Parganas, morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "RED" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances,

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Addl. District Sub-Registrar,
Baruipur, South 24 Parganas.

02 JUN 2015

trusts, liens, lispendens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

II. THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of its predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;

ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;

iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and it is now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispendens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendor;

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Addl. District Sub-Registrar,
Baruipur, South 24 Parganas

02 JUN 2015



iv) AND THAT the Vendor has, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendor have no claim of any nature whatsoever against the Purchaser;

v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be, unto and to the Purchaser, without any lawful hindrance, eviction, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendor, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendor or any of her predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispensens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

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Addl. District Sub-Registrar,
Baruipur, South 24 Parganas.

02 JUN 2015

viii) AND ALSO THAT the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendor have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "SHALI" land measuring an area 13 Decimal out of 53 Decimal comprised in R.S. Dag No. 93, under R.S. Khatian No. 127/1 now L.R. Khatian No. 1220, at Mouza – Sultanpur, Police Station – Baruipur, within the limits of Mallikpur Gram Panchayet, Addl. District Sub-Registrar Office Baruipur, and according to the settlement Record of rights finally published the plot is comprised at J.L. No. 16, R.S. No. 47, Touzi No. 250, in the District of South-24-Parganas.

R.S. Dag No.	L.R. Khatian No.	Total Area	Share	Sold Area	Nature
93	1220	53.00 Decimal	0.2378	13.00 Decimal	SHALI

58/18/2018/1220

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Addl. District Sub-Registrar,
Baruipur, South 24 Parganas

02 JUN 2015

The said plot of land is butted and bounded as follows: -

ON THE NORTH : Part of R.S. Dag No. 93.
ON THE SOUTH : Part of R.S. Dag No. 143.
ON THE EAST : Part of R.S. Dag No. 94.
ON THE WEST : Part of R.S. Dag No. 92.

IN WITNESS WHEREOF, the parties have executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the parties at Kolkata in presence of: -

1. Bishwanath Perbait
Law Clerk
Sealdah A.C. gm. Court
Kolkata

2. *[Handwritten signature]*
S.P. Sengupta
Lawyer
27/11/2014

[Handwritten signature]
SIGNATURE OF THE VENDOR

[Handwritten signature]



Addl. District Sub-Registrar,
Baruipur, South 24 Parganas.

02 JUN 2015

MEMO OF CONSIDERATION

সামিনা বেগম

H.D. FC R-52015060263930661,

- 1) Paid by RTGS dated 2.6.2015 through Meridien Developers Pvt. Ltd., in favour of Samina Begum.

Rs. 7,86,500.00

Total :

Rs. 7,86,500.00

(Rupees Seven Lac Eighty Six Thousand Five Hundred) only.

Witness: -


1. Bikash Punbait-

2. মোকব্বর হোসেন

সামিনা বেগম

SIGNATURE OF THE VENDOR

Drafted by: -


Mr. Arun Kumar Bhaumik (Advocate)
Calcutta High Court
Registration No. 905/1983
63/21, Dum-Dum Road, Surer Math,
Kolkata - 700 074, ☎ : No. 2560-2531.

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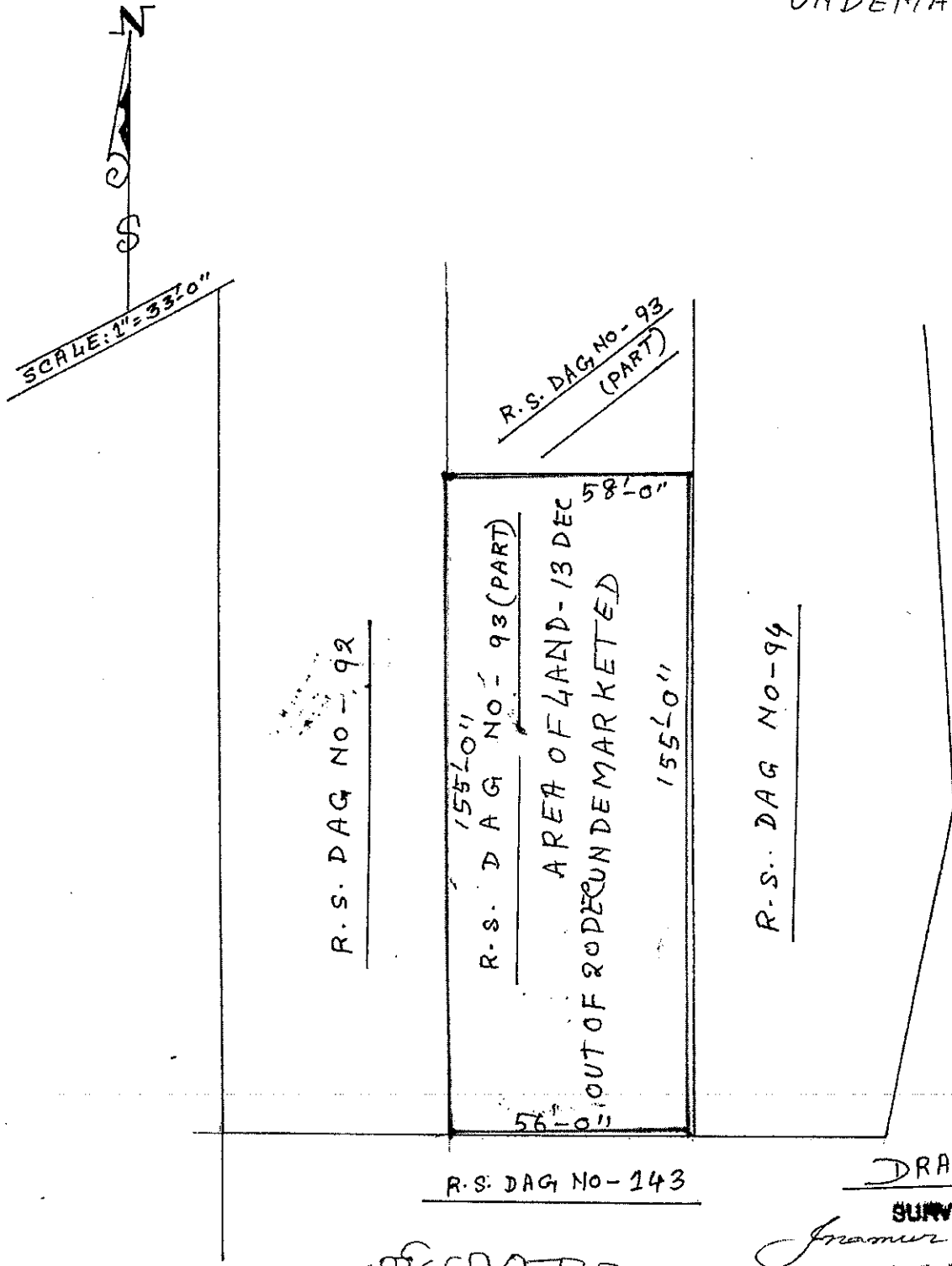
Adl. District Sub-Registrar,
Baruipur, South 24 Parganas.

02 JUN 2015



PLAN OF A PART OF R.S. DAG NO-93 AT MOUZA-
 SULTAN PUR, T.H NO-16, P.S- BARUIPUR, DIST-
 24 PGS (S). UNDER MALHICKPUR GRAM PANCHAYET
 AREA OF LAND - 13 DEC SHOWN IN RED
 PHOTNO - 93 AREA - 13 DEC, OUT OF 20 DEC

UNDEMARKETED



সিটিসি

DRAWN BY

SURVEYOR

Inamur Rahman

INAMUR RAHAMAN
 Vill. + P.O. - Madarat
 P.S. - Baruiপুর, Kol. - 144
 Licence No. - 518 / 08

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Addl. District Sub-Registrar
Barupur, South 24 Parganas

02 JUN 2015

Presentant ,Executant Thumb finger 1st finger Middle finger Ring finger Small finger



left
finger

Right
finger

Name Sanyoj Kumar Sharda Signature Jarjan



left
finger

Right
finger

Name समिपती दास Signature समिपती दास

left
finger

Right
finger

Name _____ Signature _____





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Addl. District Sub-Registrar,
Barupur, South 24 Parganas

02 JUN 2015

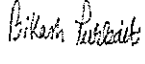
Seller, Buyer and Property Details

A. Seller & Buyer Details

Seller Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mrs Samina Brgum Wife of Mr Momin Halder S/B/F- 22 Patuli Masjid, P.O:- Patuli, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 02/06/2015 Date of Admission : 02/06/2015 Place of Admission of Execution : Office</p>	 6/2/2015 4:53:25 PM hrs	 LTI 6/2/2015 4:53:32 PM hrs
	<p>সমিা বর্গুম</p> <p>6/2/2015 4:53:54 PM hrs</p>		

Buyer Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Malinath Trading Pvt. Ltd. B/13 2nd Floor, Central Plaza, 41 Bipin Bihari Gan, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 Status : Organization Not Executed	Photo	Finger Print
		Signature	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Bikash Purkait Son of Late Bodhan Chandra Purkait Sultanpur, P.O:- Sealdah, P.S:- Entaly, Kolkata, District:-Kolkata, West Bengal, India. PIN - 700014 Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Mrs Samina Brgum	 6/2/2015 4:54:15 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Sultanpur	RS Plot No:- 93 , RS Khatian No:- 1220	13 Decimal	7,86,500/-	7,86,500/-	Proposed Use: Industrial Purpose, ROR: Shali

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Bikash Purkait
Address	Baruipur, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL
applicant's Status	Buyer/Claimant

Office of the A.D.S.R. BARUIPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 161104506 / 2015

Query No/Year	16111000060739/2015	Serial no/Year	1611004965 / 2015
Deed No/Year	I - 161104506 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mrs Samina Brgum	Presented At	Office
Date of Execution	02-06-2015	Date of Presentation	02-06-2015

Remarks

On 02/06/2015

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.

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

Presented for registration at 11:12 hrs on : 02/06/2015, at the Office of the A.D.S.R. BARUIPUR by Mrs Samina Brgum ,Executant.

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

Execution is admitted on 02/06/2015 by

Mrs Samina Brgum, Wife of Mr Momin Halder, S/B/F- 22 Patuli Masjid, P.O: Patuli, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700094, By caste Muslim, By Profession House wife

Indetified by Mr Bikash Purkait, Son of Late Bodhan Chandra Purkait, Sultanpur, P.O: Sealdah, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, By caste Hindu, By Profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,653/- (A(1) = Rs 8,646/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 8,653/-

Description of Draft

1. Rs 8,653/- is paid, by the Draft(8554) No: 795356000403, Date: 14/05/2015, Bank: STATE BANK OF INDIA (SBI), NAGERBAZAR DUM DUM.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 39,335/- and Stamp Duty paid by Draft Rs 39,235/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 4609, Purchased on 20/05/2015, Vendor named R Pal.

Description of Draft

1. Rs 39,235/- is paid, by the Draft(8554) No: 795355000403, Date: 14/05/2015, Bank: STATE BANK OF INDIA (SBI), NAGERBAZAR DUM DUM.



(Debajyoti Bandyopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 13/05/2015

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 7,86,500/-



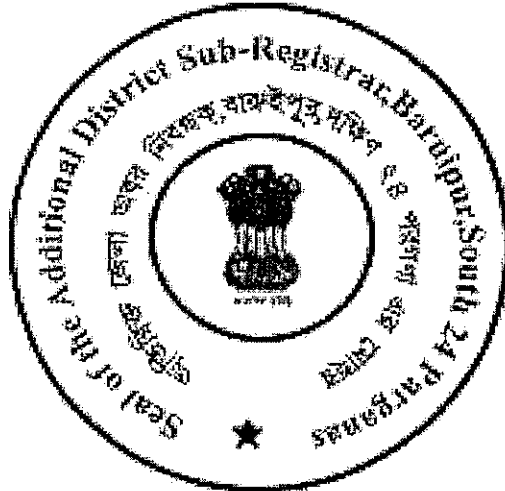
(Debajyoti Bandyopadhyay)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2015, Page from 16826 to 16842

being No 161104506 for the year 2015.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2015.06.19 18:05:48 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 19/06/2015 18:05:48

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BARUIPUR

West Bengal.

(This document is digitally signed.)
