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1-08192/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 427486

Handwritten notes:
 1708.14
 6-8/1097378

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.

Handwritten signature

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

17 AUG 2017

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE made on this the 17th day of August
 Two Thousand Seventeen (2017) **BETWEEN** (1) **MD. CHHADEM ALI**
MOLLA, (2) **MOBAREK MOLLA**, (3) **MOSIUDDIN MOLLA**, (4) **BABLU**
MOLLA all sons of Late Mather Box Molla, alias Mather Ali all
 residing at Patharghata, P.O. Patharghata, P.S. New Town, Kolkata -
 700135, District - North 24-Parganas, (5) **RUKUNUDDIN MOLLA**, (6)
JHANTU Alias SAHIDUL MOLLA, and (7) **SANTU MOLLA** all sons of

Contd.....p/2

1622

নং
জেতার নাম
স্ট্যাম্প ভেডার নাম
বিধান নগর (সেন্টেলের সিটি) এ. ডি. এম. ফারুক
সেট স্ট্যাম্প ক্রয় তার
চালান নং
ঢাকার বারাকপুর ভেডার মিতা দত্ত

তারিখ 8/8/2017 নং 1000/1

Mohammad Imran

AA-85, AA-1, New Town, K-1-70015t,

18 JUL 2017

614000



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

17 AUG 2017

Late Samsur Rahaman, all residing at Patharghata, P.O. Patharghata, P.S. New Town, Kolkata - 700135, District - North 24-Parganas, West Bengal, all by religion Islam, all by Nationality Indian, all by occupation Cultivations, hereinafter collectively called the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs executors administrators representatives and assigns) of the **ONE PART** ;

AND

MOHAMMAD IMRAN, son of Mahfuzul Rahaman, residing at Plot No. AA-85, Premises No. 05-0068, Action Area - I, New Town, P.O. New Town, P.S. New Town, Kolkata 700156, West Bengal, by religion Islam, Nationality Indian by occupation Business, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators representatives and assigns) of the **OTHER PART** ;

WHEREAS :

- A. One Mather Box Molla Alias Mather Ali was well absolutely seized and possessed of and or otherwise well and sufficiently entitled to the property by virtue of in L.R. Settlement records of right Land measuring an area of 2.30 Decimals (Share 0.1000), out of 23 Decimals comprised in R.S/L.R. Dag No. 169 under L.R.. Khatian No. 505, of Mouza Chhapna, J.L. No. 35, R.S. No. 162, Touzi No. at present 10 under Rajarhat at present New Town Police Station in the district of North 24-Parganas.
- B. The said Mather Box Molla Alias Mather Ali died intestate leaving behind him surviving, his five sons namely Md. Chhadem Ali Molla, Mobarek Molla, Mosiuddin Molla, Bablu Molla, the Vendor Nos. 1 to 4 herein and Samsur Rahaman, four daughters namely Motilal Bibi alias Motila Bibi, Johara Bibi, Angura Bibi alias Anura Gazi and Anowara Bibi, as his legal heirs and successors under the Mohamadan Law.

Contd.....p/3

- C. the said Md. Chhadem Ali Molla, Mobarek Molla, Mosiuddin Molla, Bablu Molla and Samsur Rahaman were absolutely seized and possessed by virtue of inheritance land measuring an area of 01.64 Decimals out 2.30 Decimals arising out of 23 Decimals comprised in R.S/L.R. Dag No. 169 under L.R. Khatian No. 505, of Mouza Chhapna, J.L. No. 35, R.S. No. 162, Touzi No. at present 10 under Rajarhat at present New Town Police Station in the district of North 24-Parganas.
- D. The said Samsur Rahaman died intestate leaving behind him surviving, his three sons namely Rukunuddin Molla, Jhantu Alias Sahidul Molla and Santu Molla, the Vendor Nos. 5 to 7 herein, as his legal heirs and successors under the Mohamadan Law.
- E. Thus the said Md. Chhadem Ali Molla, Mobarek Molla, Mosiuddin Molla, Bablu Molla, Rukunuddin Molla, Jhantu Alias Sahidul Molla and Santu Molla, the Vendors herein are became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property an absolute estate of inheritance in fee simple possession to the said land measuring an area of 01.64 Decimals out 2.30 Decimals arising out of 23 Decimals comprised in R.S/L.R. Dag No. 169 under L.R. Khatian No. 505, of Mouza Chhapna, J.L. No. 35, R.S. No. 162, Touzi No. at present 10 within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub-Registration Office, Rajarhat, New Town, under Rajarhat at present New Town Police Station in the district of North 24-Parganas fully described in the Schedule hereunder written and (hereinafter for the sake of brevity referred to as the said Property').

Contd.....p/4

- F. The Vendors have agreed to sale and the Purchaser has agreed to purchase for absolute sale to their the said land 01.64 Decimals out 2.30 Decimals arising out of 23 Decimals comprised in R.S/L.R. Dag No. 169 under L.R. Khatian No. 505, of Mouza Chhapna, J.L. No. 35, R.S. No. 162, Touzi No. at present 10, under Rajarhat at present New Town Police Station in the district of North 24-Parganas and legal inheritance thereon in fee simple in possession at or for the sum of Rs. 5,00,000/- (Rupees Five lacs only) free from all encumbrances whatsoever.
- G. At or before the execution of the Indenture the Vendors have assured and represented to the Purchaser as follows :
- i) That the Vendors alone are the sole and absolute owners of the said land/property.
 - ii) That the said Land/Property are free from all encumbrances charges liens lispdens attachments trusts whatsoever or howsoever.
 - iii) That the Vendors have a marketable title in respect of the said land/property.
 - iv) That the said land is not being cultivated and/or the Vendors have not been cultivating the said land.
 - v) That there is no bargadar or bhag-chassi into or upon the said land.
 - vi) That the Vendors are liable and has paid all Panchayet rates taxes and other outgoings including Khazana payable in respect of the said Land upto the date of execution of this Indenture.

Contd.....p/5

- vii) That there is no legal bar or impediment on the part of the Vendors in selling and/or transferring the said land.
- viii) That the said land is not subject to any notice of acquisition and/or requisition.
- ix) That the Vendors have not entered into any agreement for sale transfer and/or lease not have created any interest of any third party into or upon the said land or any part or portion thereof.
- x) That the Vendors are in khas possession of the entirety of the said land.
- xi) That no person excepting the Vendors have any right of easement or any other right whatsoever or howsoever over in respect of the said land.

NOW THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

- 1) That in consideration of the said Agreement and in further consideration of the said sum of **Rs. 5,00,000/- (Rupees Five lacs only)** of the lawful money of Union of India in hand well and truly paid by the Purchaser to the Vendors at or the execution of these presents (the receipt whereof the Vendors do each of them doth hereby as well as the receipt hereunder written admit and acknowledge and of and from the same and every part thereof the Vendors doth hereby acquit, release and forever discharge the said property as well as the Purchaser) they the Vendors doth hereby absolutely and indefeasible grant, convey, sell, transfer, assign and assure unto the Purchaser **ALL THAT** piece or parcel of land measuring an area of 01.64 Decimals out 2.30 Decimals arising out of 23 Decimals comprised in R.S/L.R. Dag No. 169 under L.R. Khatian No. 505, of Mouza Chhapna, J.L. No. 35, R.S. No. 162, Touzi No. at present

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10 within the jurisdiction of Patharghata Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat at present New Town Police Station in the district of North 24-Parganas fully described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the said property OR HOWSOEVER OTHERWISE the said property or any part thereof heretofore were or was situate butted, bounded called known numbered described in or distinguished AND all and all manner of former and other lights liberties and advantages easement privileges emoluments and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining or which with the same or any part thereof with which the same now are or is or at any time or times heretofore were or was held used, occupied enjoyed reputed to belong or be appurtenant thereto AND ALL the reversion or reversions remainder or remainders AND the rents issues and profits thereof and every part thereof AND all the legal incidence and inheritance thereof AND all the estate right title interest use possession property claim and demand whatsoever of the Vendors both at law and in equity of the Vendors into and upon the said property or any part thereof TOGETHER WITH he And every part of his rights, liberties and appurtenances whatsoever unto and to the Purchaser TOGETHER WITH all easements or quasi-easements and other stipulations and provisions in connection with beneficial use and enjoyment of the said property TO HAVE AND TO HOLD the said property and all other rights hereby granted, sold, transferred, conveyed assigned and assured and every part or parts hereof unto the Purchaser absolutely and for ever free from all encumbrances whatsoever.

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II. THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASER as follows :-

- (a) That the Vendors are the absolute and lawful owners of and well and sufficiently seized and possessed of and entitled to the said LAND and every part thereof free from all encumbrances charges and liabilities of whatsoever nature.
- (b) That the Vendors have not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing hereby or by reason whereof the said LAND hereby granted, sold, conveyed, transferred, assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said land or any part thereof in the manner as aforesaid.
- (c) **AND THAT NOTWITHSTANDING** any act deed or things done or executed or knowingly suffered to the contrary the Vendors at the time of execution of these presents is the absolutely and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said land hereby granted, sold, granted, transferred, conveyed, assigned, assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition use trust or others thing whatsoever to alter defeat encumber or make void the same.
- (d) **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendors now have in themselves self Good right full and absolute power to grant sell convey transfer assure and assign the said land hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner and on the conditions aforesaid.

Contd.....p/8

- (c) **AND THAT** the Purchaser shall and may at all times hereafter at her own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take 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 the Vendors.
- (f) **AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended and dept harmless and indemnified of from and against all and all manner of former or others estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements and lispensens whatsoever suffered or made or liabilities created in respect of the said lands by the Vendors or by and person or persons lawfully and equitably claiming from under or in trust for the Vendors as aforesaid or otherwise.
- (g) **AND THAT** all rents taxes and other impositions and/or outgoings including khazana and revenue payable in respect of the said lands upto the date of execution of these presents as and when assessed by the authorities concerned and shall be payable by the Vendors and those relating to the period subsequent to the date of execution of these presents shall be payable by the Purchaser.
- (h) **AND THAT** the Vendors never held and does not hold any excess vacant lands within the meaning of the Urban Lands(Ceiling & Regulation) Act, 1976 and the said Land/Property or any part or portion thereof has not been affected or vested under the Urban Lands Ceiling & Regulations Act, 1976 **AND THAT** no certificate

Contd.....p/9

proceedings and/or notice of attachment is subsisting under the Income Tax Act, 1961 AND THAT no notice, which is or may be subsisting has been served on the Vendors for the acquisition of the said LAND or any part thereof under the lands Acquisition Act, 1984 or under any other law or Acts and/or rules made or framed there under and the Vendors has no knowledge of issue of any of such notice or notices for the time being subsisting under the above Acts and/or Rules for the time being in force affecting the said property/land or any part there of AND THAT no suit and/or proceeding is pending in any Court of law affecting the said property and/or the said Land or any part or portion thereof nor the same has been lying attached under any writ or attachment of any Court or revenue Authority AND FURTHER THAT the Vendors and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever into or upon or over the said Land or any part thereof from through under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such further and lawful acts deeds matters and things whatsoever for further better and ore perfectly and effectually granting and assuring the said lands and every part thereof unto and to the use of the Purchaser as shall or may be reasonably required.

- i) AND THIS DEED FURTHER WITNESSETH that the Vendors have put the Purchaser in complete vacant possession of the said land and that the Purchaser shall be entitled to hold possess and enjoy the same as the absolute owners thereof absolutely and forever.

III. AND THIS DEED FURTHER WITNESSETH The Vendors hereby agreed and declared as follows :

Contd.....p/10

(i) The Vendors hereby declare if the Vendors are suppressed any fact and/or any of owner of the said plot the Vendors are liable to pay all costs, incidental charges of the Vendors' own and also own risks and peril and the Purchaser would not be liable for that.

(ii) That there was no Bargadar, Dakhaldar, claimant, beneficiaries, heirs, successors and/or otherwise in connection with the said properties and the said property is sold, transferred and delivered unto and to the said Purchaser solely, exclusively by the Vendors since the Vendors are the only sole owners, occupiers and possessors and have all right, title, interest at or upon the same in exclusion of everyone else.

(iii) That the consideration received by the Vendors are the best fetch market value and the Vendors are totally satisfied with the said consideration and having no claim and demand and shall not demand and claim whatsoever in future against the said Purchaser.

(iv) That any claim demand or otherwise that may be asked and/or shall come in future, the same shall be treated as null and void and the Vendors shall be liable and responsible for meeting up and by mitigating the same at the Vendors' own costs and charges without holding the said Purchaser and her heirs, executors, administrators, representatives and assigns for the same in any manner whatsoever.

(v) The Vendors further declare and undertake that at the time of any commission, trial litigation and otherwise the Vendors shall be proceeding and/or take proper steps to submit or cause to submit any document under the Vendors' custody with the said property for all time and time for all the request of the said Purchaser.

(vi) The Vendors do hereby handover peaceful possession of the Schedule referred property in favour of the Purchaser on the day of execution and registration of these presents.

Contd.....p/11

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece or parcel of **Shali** land measuring an area of **01.64 Decimals** out 2.30 Decimals arising out of 23 Decimals comprised in **R.S./L.R. Dag No. 169** under **L.R. Khatian No. 505**, of **Mouza Chhapna**, J.L. No. 35, R.S. No. 162, Touzi No. at present 10, within the local limits of Patharghata Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town under Rajarhat at present New Town Police Station in the district of North 24-Parganas.

The details of Land is shown as hereunder:

| Saleable land area | Out of total land area | R.S./L.R. Dag No. | L.R. Khatian No. | Nature of Land |
|--------------------|------------------------|-------------------|------------------|----------------|
| 01.64 Decimals | 23 Decimals | 169 | 505 | Shali |

The said property is butted and bounded as follows :-

ON THE NORTH : By Panchayet Road.

ON THE SOUTH : By Part of R.S. Dag No 169.

ON THE EAST : By Panchayet Road

ON THE WEST : By Purchaser Land.

Contd.....p/12

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands the day month and year first above written.

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

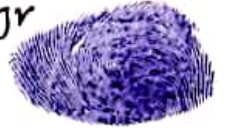
WITNESSES :

1. শ্রীমান (মাল্য)
সি: - কুমার, মো: - নাথারাম
স্বাম: নিউকোল
২০নং জা- ৭০০০৬৫,
2. Milan Islam
Bhatenda (East)
P.O. + P.S. - Rajarhat
North 24 Parganas.

শ্রী. Chhadam Ali Molla
কুমার, মো: কুমার,
Masiveeldin Molla
Bablu molla

কুমার, মো: কুমার
শ্রী. কুমার (মাল্য)
২: শ্রীমান (মাল্য)

শ্রী. কুমার



SIGNATURE OF THE VENDORS

SIGNATURE OF THE PURCHASER

Drafted by me: -

Bhabendra Krishna Roy

Bhabendra Krishna Roy

Advocate.

High Court, Calcutta

E. No. F-563/547/1989.

Contd.....p/13

RECEIVED of and from within named Purchaser the within mentioned sum of **Rs. 5,00,000/- (Rupees Five lacs only)** in full and final consideration money under these presents as per Memo given hereunder :-

MEMO OF CONSIDERATION

By cheque no - 003618 dt 17/8/17 of HDFC Bank Rajaurhat Gopalpur Branch for the Amount of Rs 5,00,000/- (Rupees Five Lac) only.

WITNESSES:

1. *शुभ्रम (भारत)*

2. Milan Islam

- *शुभ्रम श्री मल्ल*
शुभ्रम (भारत)
Masuddin Molla

Bablu malla

शुभ्रम श्री मल्ल
शुभ्रम (भारत)
शुभ्रम (भारत)

शुभ्रम श्री मल्ल

SIGNATURE OF THE VENDORS

(Signature)

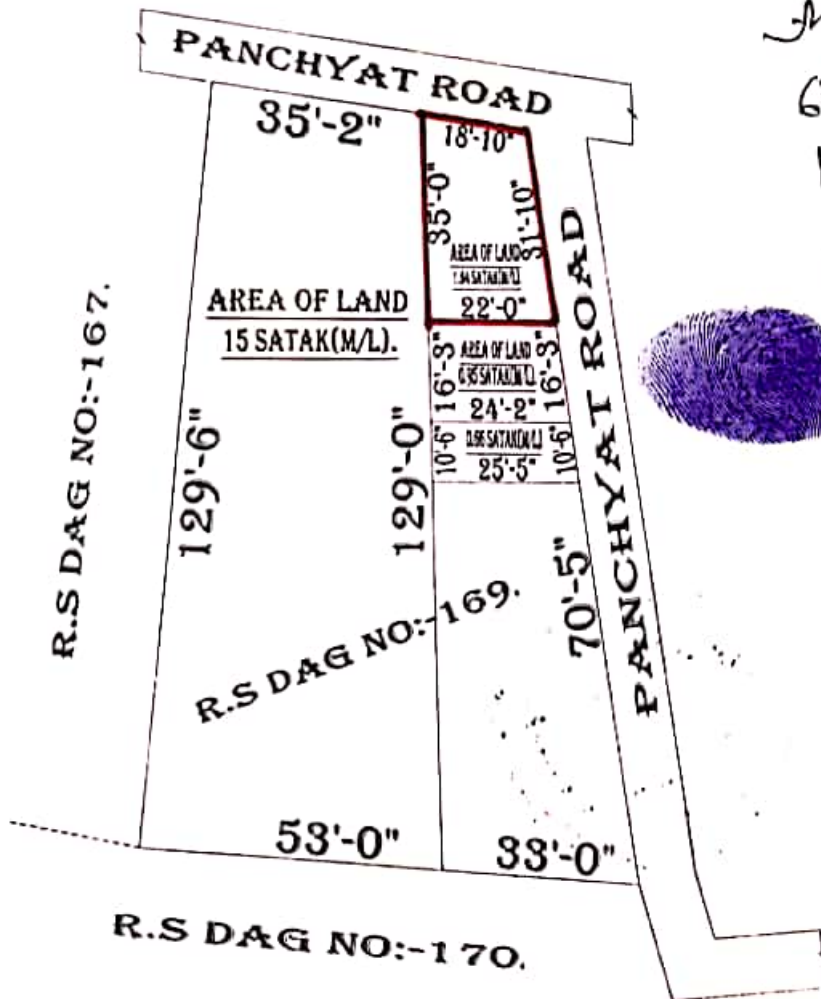
**SITE PLAN PART OF R.S DAG NO:-169. IN L.R KHATIAN NO:-505. AT
 MOUZA:- CHHAPNA. J.L NO:-35. R.S NO:-162. TOUZI NO10. P.S:-NEW
 TOWN. DIST(N):-24 PGS. UNDER:-PATHARGHATAGRAM PANCHYET.**

SCALE:-40'-0"=1 INCH.

**VENDEE:-
MD. IMRAN**

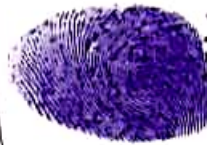
**AREA OF LAND
1.64 SATAK(M/L).**

**VENDOR'S:-
BABLU MOLLAH & OTHERS.**



*Mr. Chhabem Shi Mulla
 (Babu) (Babu) ✓
 Mosiuddin Mulla*

Bablu Molla



*2/2/2019 2/2/2019
 Bablu Molla (Babu)
 Bablu Molla (Babu)*

श्रीनेकपाला



SIGNATURE

[Handwritten signature]

**COPYIED BY:
 C. MONDAL
 PATHARGHATA**



NAME OF THE
AGENT/
BUYER/SELLER/
DONOR/CAJMENT
WITH PHOTO

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

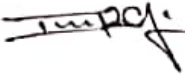
LH BOX-SMALL TO THUMB PRINTS

N.B.-


R.H. BOX. -THUMB TO SMALL PRINTS

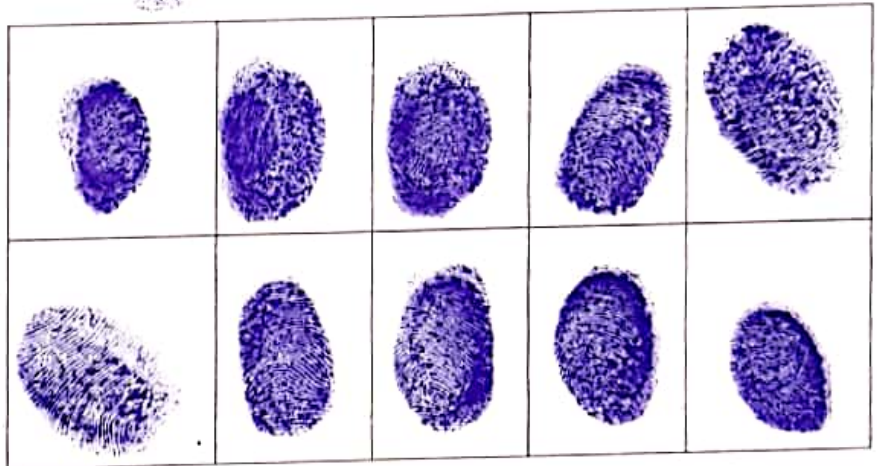
| | |
|--|---------|
|   | L H. |
| | R H. |



ATTESTED :- 

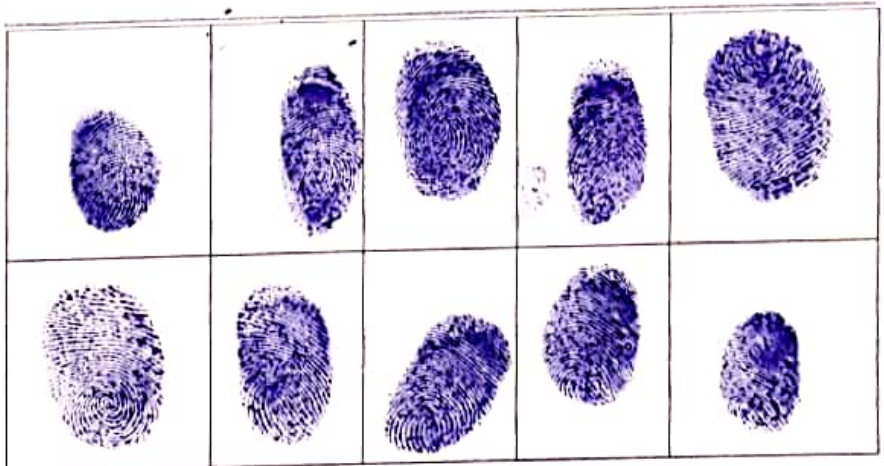


| | |
|--|---------|
|  MR. CHHABEM SHI MALLY | L H. |
| | R H. |



ATTESTED :- MR. CHHABEM SHI MALLY

| | |
|--|---------|
|  MR. B. S. (S) | L H. |
| | R H. |



ATTESTED :- MR. B. S. (S)




...E OF THE
...AGENT/
...TANT/SELLER/
...YER/CAIMENT
WITH PHOTO

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


LH BOX-SMALL TO THUMB PRINTS

N.B.-




R.H. BOX. -THUMB TO SMALL PRINTS

| | | | | | | |
|--|---------|---|---|--|---|---|
|  <i>Masiduddin Molla</i> | L H. |  |  |  |  |  |
| | R H. |  |  |  |  |  |

ATTESTED :- *Masiduddin Molla*

| | | | | | | |
|--|---------|---|---|--|---|---|
|  <i>Bablu molla</i> | L H. |  |  |  |  |  |
| | R H. |  |  |  |  |  |

ATTESTED :- *Bablu molla*

| | | | | | | |
|--|---------|---|---|--|---|---|
|  <i>ಕೆ.ಕೆ.ನ.ಸೆ.ಸೆ.ಸೆ.ಸೆ.</i> | L H. |  |  |  |  |  |
| | R H. |  |  |  |  |  |

ATTESTED :- *ಕೆ.ಕೆ.ನ.ಸೆ.ಸೆ.ಸೆ.ಸೆ.*

OF THE
AGENT/
AGENT/SELLER/
BUYER/CAJMENT
WITH PHOTO

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

L.H. BOX-SMALL TO THUMB PRINTS


N.B.-

R.H. BOX. -THUMB TO SMALL PRINTS

| | |
|--|---------|
|  Handwritten signature in Odia: ଅନୁ ଉତ୍ତର ଅମିତ କୁମାର ଅ: ଅପ୍ପାଭୂଷଣ କୁମାର | L H. |
| | R H. |

| | | | | |
|---|---|--|---|---|
|  |  |  |  |  |
|  |  |  |  |  |

ATTESTED:- ଅନୁ ଉତ୍ତର ଅମିତ କୁମାର (ଆକାଶ)
ଅ: ଅପ୍ପାଭୂଷଣ କୁମାର

| | |
|---|---------|
|  Handwritten signature in Odia: ଅନୁ ଉତ୍ତର | L H. |
| | R H. |

| | | | | |
|---|---|--|---|---|
|  |  |  |  |  |
|  |  |  |  |  |

ATTESTED:- ଅନୁ ଉତ୍ତର

| | |
|-------|---------|
| PHOTO | L H. |
| | R H. |

| | | | | |
|--|--|--|--|--|
| | | | | |
| | | | | |

ATTESTED :-

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

GRN: 19-201718-005887444-1

Payment Mode Online Payment

GRN Date: 17/08/2017 11:52:42

Bank : State Bank of India

BRN : CKD3084414

BRN Date: 17/08/2017 11:53:56

DEPOSITOR'S DETAILS

Name : MOHAMMAD IMRAN
Contact No. : Mobile No. : +91 9830152456
E-mail :
Address : AA 85 NEWTOWN
Applicant Name : Md Ansar Ali
Office Name :
Office Address :
Status of Depositor : Buyer/Claimants
Purpose of payment / Remarks : Sale, Sale Document Payment No 4

Id No. : 15230001097378/5/2017
(Query No./Query Year)

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount [₹] |
|---------|-----------------------|--|--------------------|--------------|
| 1 | 15230001097378/5/2017 | Property Registration- Stamp duty | 0030-02-103-003-02 | 46170 |
| 2 | 15230001097378/5/2017 | Property Registration- Registration Fees | 0030-03-104-001-18 | 9444 |

In Words : Rupees Fifty Five Thousand Six Hundred Fourteen only
Total 55614

Major Information of the Deed



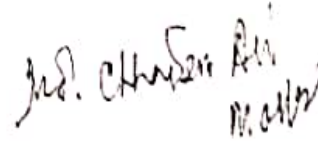
| | | | |
|---|---|--|------------|
| Deed No : | I-1523-08197/2017 | Date of Registration | 17/08/2017 |
| Query No / Year | 1523-0001097378/2017 | Office where deed is registered | |
| Query Date | 29/07/2017 10:14:37 AM | A.D.S.R. RAJARHAT, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | Ansar Ali Chhapna, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9830152456, Status : Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0101] Sale, Sale Document | [4305] Other than Immovable Property. Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 5,00,000/- | Rs. 9,42,999/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 47,170/- (Article:23) | Rs. 9,444/- (Article:A(1), E) | | |
| Remarks | | | |

Land Details :



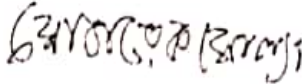


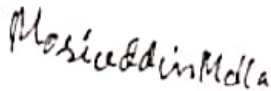





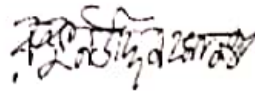
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chhapna



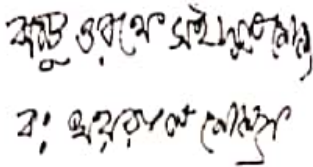



| Sch No | Plot Number | Khatlan Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|---------|--------------|-------------------------|-----------------------|---|
| L1 | LR-169 | LR-505 | Bastu | Shali | 1.64 Dec | 5,00,000/- | 9,42,999/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road. |
| Grand Total : | | | | | 1.64Dec | 5,00,000 /- | 9,42,999 /- | |

Seller Details :



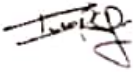
| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|--|
| | Name | Photo | Fingerprint | Signature |
| 1 | Chhadem Ali Molla (Presentant) Son of Late Madar Box Molla Alias Madar Ali Executed by: Self, Date of Execution: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office |  17/08/2017 |  LTI 17/08/2017 |  17/08/2017 |
| Patharghata, P.O:- Patharghata, P.S:- New Town, 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: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office | | | | |

28/08/2017 Query No:-15230001097378 / 2017 Deed No :I - 152308197 / 2017, Document is digitally signed.

| | Name | Photo | Fingerprint | Signature |
|---|---|---|--|---|
| | Mobarek Molla Son of Late Madar Box Molla Alias Madar Ali Executed by: Self, Date of Execution: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office |  17/08/2017 |  LTI 17/08/2017 |  17/08/2017 |
| | Patharghata, P.O:- Patharghata, P.S:- New Town, 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: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office | | | |
| 3 | Mosiuddin Molla Son of Late Madar Box Molla Alias Madar Ali Executed by: Self, Date of Execution: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office |  17/08/2017 |  LTI 17/08/2017 |  17/08/2017 |
| | Patharghata, P.O:- Patharghata, P.S:- New Town, 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: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office | | | |
| 4 | Bablu Molla Son of Late Madar Box Molla Alias Madar Ali Executed by: Self, Date of Execution: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office |  17/08/2017 |  LTI 17/08/2017 |  17/08/2017 |
| | Patharghata, P.O:- Patharghata, P.S:- New Town, 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: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office | | | |
| 5 | Rukunuddin Molla Son of Late Samsur Rahaman Executed by: Self, Date of Execution: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office |  17/08/2017 |  LTI 17/08/2017 |  17/08/2017 |
| | Patharghata, P.O:- Patharghata, P.S:- New Town, 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: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office | | | |

| Name | Photo | Fingerprint | Signature |
|--|---|--|--|
| Jhantu , (Alias: Sahidul Molla) Son of Late Samsur Rahaman Executed by: Self, Date of Execution: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office |  17/08/2017 |  LTI 17/08/2017 |  17/08/2017 |
| Patharghata, P.O:- Patharghata, P.S:- New Town, 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: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office | | | |
| Name | Photo | Fingerprint | Signature |
| Santu Molla Son of Late Samsur Rahaman Executed by: Self, Date of Execution: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office |  17/08/2017 |  LTI 17/08/2017 |  17/08/2017 |
| Patharghata, P.O:- Patharghata, P.S:- New Town, 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: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office | | | |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mohammad Imran Son of Mahfuzul Rahaman Executed by: Self, Date of Execution: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office |  17/08/2017 |  LTI 17/08/2017 |  17/08/2017 |
| Son of Mahfuzul Rahaman Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 17/08/2017 , Admitted by: Self, Date of Admission: 17/08/2017 ,Place : Office | | | | |

Identifier Details :

| Name & address |
|---|
| Khairul Molla Son of Late Keramot Ali Molla Chhapna, P.O:- Patharghata, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700135, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , Identifier Of Chhadem Ali Molla, Mobarek Molla, Mosiuddin Molla, Bablu Molla, Rukunuddin Molla, Jhantu , Santu Molla, Mohammad Imran |

28/08/2017 Query No:-15230001097378 / 2017 Deed No :I - 152308197 / 2017, Document is digitally signed.

17/08/2017

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---------------------------|
| 1 | Chhadem Ali Molla | Mohammad Imran-0.328 Dec |
| 2 | Mobarek Molla | Mohammad Imran-0.328 Dec |
| 3 | Mosiuddin Molla | Mohammad Imran-0.328 Dec |
| 4 | Bablu Molla | Mohammad Imran-0.328 Dec |
| 5 | Rukunuddin Molla | Mohammad Imran-0.1094 Dec |
| 6 | Jhantu | Mohammad Imran-0.1093 Dec |
| 7 | Santu Molla | Mohammad Imran-0.1093 Dec |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chhapna

| Sch No | Plot & Khatian Number | Details Of Land |
|--------|---|---|
| L1 | LR Plot No:- 169(Corresponding RS Plot No:- 169), LR Khatian No:- 505 | Owner: সাদার বঙ্গ মোল্লা, Gurdian: এসমাইল মোল্লা, Address: পাথরঘাটা, Classification: শাদি, Area: 0.02000000 Acre, |

Endorsement For Deed Number : I - 152308197 / 2017

On 31-07-2017

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 9,42,999/-



Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 17-08-2017

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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:42 hrs on 17-08-2017, at the Office of the A.D.S.R. RAJARHAT by Chhadem Ali Molla, one of the Executants.

28/08/2017 Query No:-15230001097378 / 2017 Deed No :I - 152308197 / 2017, Document is digitally signed.

Page 25 of 27

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

Execution is admitted on 17/08/2017 by 1. Chhadem Ali Molla, Son of Late Madar Box Molla Alias Madar Ali, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 2. Mobarek Molla, Son of Late Madar Box Molla Alias Madar Ali, Patharghata, P.O Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 3. Mosiuddin Molla, Son of Late Madar Box Molla Alias Madar Ali, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 4. Bablu Molla, Son of Late Madar Box Molla Alias Madar Ali, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 5. Rukunuddin Molla, Son of Late Samsur Rahaman, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 6. Jhantu, Alias Sahidul Molla, Son of Late Samsur Rahaman, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 7. Santu Molla, Son of Late Samsur Rahaman, Patharghata, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Cultivation, 8. Mohammad Imran, Son of Mahfuzul Rahaman, Plot No AA-85, Action Area-1 New Town, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Muslim, by Profession Business

Indetified by Khairul Molla, , Son of Late Keramol Ali Molla, Chhapna, P.O: Patharghata, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,444/- (A(1) = Rs 9,430/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 9,444/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2017 11:53AM with Govt. Ref. No. 192017180058874441 on 17-08-2017, Amount Rs: 9,444/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKD3084414 on 17-08-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 47,170/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 46,170/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 1622, Amount: Rs.1,000/-, Date of Purchase: 08/08/2017, Vendor name: M Dutta
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/08/2017 11:53AM with Govt. Ref. No. 192017180058874441 on 17-08-2017, Amount Rs: 46,170/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKD3084414 on 17-08-2017, 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

Date of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2017, Page from 238979 to 239005
being No 152308197 for the year 2017.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2017.08.28 14:42:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 28-08-2017 14:42:19
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

28/08/2017 Query No:-15230001097378 / 2017 Deed No.:1 - 152308197 / 2017, Document is digitally signed.

Page 27 of 27

DEED OF CONVEYANCE

DATE THIS 17 TH DAY OF August 2017.

BETWEEN

MD CHHADEM ALI MOLLA & OTHERS

VENDORS

AND

MOHAMMADIMRAN

PURCHASERS