

06637

I 7385/2010

Page - 7

520



2

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

H 053130

Certified that the documents is admitted to registration. The signature sheets and the endorsement sheets attached to this document are part of this documents.

J(1)	250.00
J(2)	100.00
<hr/>	
A.	350.00

Realized on 23/9/10  
24/9/10

West Bengal Registrar,  
The Registrar U/S 7 (2) of  
Registration Act 1908  
24 SEP 2010

THIS INDENTURE made this 23<sup>rd</sup> day of September Two Thousand Ten

West Bengal Registrar-  
The Registrar U/S 7 (2) of  
Registration Act 1908  
24 SEP 2010

2/12/10  
14/9/10  
5.23

839  
Serial.....  
Dt. 26/8/2010  
Name.....  
Address.....

A. K. Purkayastha (Stamp Vendor)  
Alipore Police Court, Koi-27

S. C. MAJUMDER  
Advocate  
Alipore Police Court  
Kolkata - 27

109  
- Tahir Hossain Molla

209

Tahir Hossain Molla

As Constituted Attorney of

1. Rahim Mistry
2. Karim Mistry
3. Hamid Mistry
4. Chhamed Mistry
5. Bapi Mistry
6. Putal Bibi
7. Rahida Bibi
8. Majida Bibi
9. Banu Bibi



Alias Ralamon Molla,  
S/O Lt. G. N. Molla,  
Vill. Faridpur,  
P.S. Barasat,  
Dist. S. M. Bengal.  
Occu. Business

Stamp Registrar  
10/67 (2) CA  
Registration ACT 1956  
23 SEP 2010



Government Of West Bengal  
Office Of the D.S.R.-IV SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 07385 of 2010  
(Serial No. 06637 of 2010)

On 23/09/2010

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

Presented for registration at 17.23 hrs on :23/09/2010, at the Private residence by Tahir Hossain Molla ,Executant.

**Executed by Attorney**

Execution by

1. Tahir Hossain Molla, son of Lt. Alauddin Molla , Manikpur, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Muslim By Profession: Business,as the constituted attorney of 1. Rahim Mistry 2. Karim Mistry 3. Hamid Mistry 4. Chhamed Mistry 5. Bapi Mistry 6. Putul Bibi 7. Rahida Bibi 8. Majida Bibi 9. Banu Bibi is admitted by him,

Identified By Atiar Rahaman Molla, son of Lt. G.n Molla, Faridpur, Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Business.

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

On 24/09/2010

**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:**

Fee Paid in rupees under article : A(1) = 4686/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 24/09/2010

**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.-426318/-

Certified that the required stamp duty of this document is Rs.- 25589 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 21790/- is paid, by the draft number 299274, Draft Date 20/09/2010, Bank Name State Bank of India, GOKHALE ROAD, received on 24/09/2010
2. Rs. 3800/- is paid, by the draft number 482043, Draft Date 24/09/2010, Bank Name State Bank of India, ALIPORE COURT TREASURY BR, received on 24/09/2010



( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV

( Dulal Chandra Saha )  
DISTRICT SUB-REGISTRAR-IV  
EndorsementPage 1 of 1

**BETWEEN 1) RAHIM MISTRY 2) KARIM MISTRY 3) HAMID MISTRY 4) CHHAMED MISTRY 5) BAPI MISTRY** all sons of Late Kalo Mistry  
**6) PUTUL BIBI** wife of Akbar Ali Sk. **7) RAHIDA BIBI** wife of Naimuddin Sk. **8) MAJIDA BIBI** wife of Jambu Sk. **9) BANU BIBI** wife of Bhola Molla all by faith Muslim, by occupation cultivation, business and house-wife respectively and all residing at Manikpur, P.O-Harinavi, P.S-Sonarpur, District-South 24 Parganas hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators legal representatives and assigns) represented by their constituted attorney namely **Tahir Hossain Molla** son of Late Allauddin Molla by faith Muslim by occupation Business residing at Village Manikpur, PO Harinavi, P.S Sonarpur, District South 24 Parganas of the **ONE PART AND KIRAN AGARWAL** wife of Shyam Sunder Agarwal by faith Hindu residing at 135G, S.P Mukherjee Road, Kolkata-26, P.S-Tollygunge, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators legal representatives and assigns) of the **OTHER PART:**

**WHEREAS:-**

A. One Kalo Mistry was absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the piece and parcel of land containing an area of 6.5 decimal be the same a little more or less out of total 13 decimal of land comprised in RS/LR Dag No.520 situate lying at Mouza Manikpur J.L. No. 77, P.S. Sonarpur, R.S. No 226, LR Khatian No.159 in the District of South 24-Parganas.

B. The said Kalo Mistry while being seized and possessed of the aforesaid land died intestate leaving him surviving his five sons namely Rahim Mistry, Karim Mistry, Hamid Mistry, Chhamed Mistry and Bapi Mistry and five daughters namely Putul Bibi, Rahida Bibi, Majida Bibi, Banu Bibi and Sahida Bibi as his only legal heirs out of whom all the heirs except Sahida Bibi are the vendors herein.

C. Thus all the said Vendors herein became the absolute owners of All that the piece and parcel containing an area 6 decimal be the same a little more or less situate lying at Mouza Manikpur J.L. No. 77, P.S. Sonarpur, R.S. No 226, LR Dag No.520 in the District of South 24-



*[Handwritten signature]*  
Registrar - IV, South 24 P.O. Mysore  
Registrar U/S of  
Registration Act 1908  
South 24 P.O. Mysore  
23 SEP 2010

Parganas free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions trusts of what so ever nature.

D. All the vendors herein jointly have by a registered General Power of Attorney registered in the Office of ADSR Sonarpur recorded in Book No.IV, Volume No.11, Pages: 277 to 282 vide Deed No.944 Dated 16.08.07 appointed Tahir Hossain Molla son of Late Allauddin Molla residing at Village Manikpur, PO Harinavi, P.S Sonarpur, District South 24 Parganas as his constituted Attorney to perform all acts and deeds on his behalf in respect of land measuring 6 decimal comprised in LR Dag No.520 situate lying at Mouza Manikpur J.L. No. 77, P.S. Sonarpur, R.S. No 226 in the District of South 24-Parganas more fully and particularly mentioned in the Schedule hereunder written (hereinafter referred to as the **Said Land**).

E. The Vendors have agreed to sell and the Purchaser has agreed to Purchase the said land free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions, attachments, trusts of whatsoever nature at or for a consideration of **Rs.3,63,000/- (Rupees Three Lac Sixty Three Thousand only)**.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs.3,63,000/- (Rupees Three Lac Sixty Three Thousand only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendors at or before the execution of these presents (the receipt whereof the Vendors do and each of them doth hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the said land) the Vendors do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser, All That the piece and parcel of land containing an area 06 decimal situate lying at Mouza Manikpur J.L. No. 77, P.S. Sonarpur, R.S. No 226, LR Dag No.520 under L.R Khatian No.159 in the District of South 24-Parganas more fully and particularly described in the Schedule hereunder written and the entire Dag has been shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon **OR HOWSOEVER OTHERWISE** the said land or any part thereof now is or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished Together With all areas sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest,



  
Registrar of Companies  
South 24 P.W. District  
West Bengal, India  
23 SEP 2010

property, claim and demand whatsoever both at law or in equity of the Vendors into and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendors or any other person or persons from whom it may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby sold granted, conveyed, transferred assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendors do and each of them doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendors or their respective predecessors-in-title done or executed or knowingly suffered to the contrary the Vendors are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendors have now in themselves good right, full power and absolute authority to grant, transfer and convey the "said land" hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming from under or in trust for it **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for it the Vendors shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.





*[Handwritten signature]*

Registrar of Companies -  
Registrar W/S 7 (2)  
Registration ACT 1956  
South 24 P.W. District  
23 SEP 2010

**THE SCHEDULE ABOVE REFERRED TO :**

**All That** the piece and parcel containing an area 6 decimal (out of total 13 decimal of land in the entire Dag) together with a dwelling house admeasuring 290 sqft. more or less standing thereon comprised in L.R Dag No. 520 under L.R Khatian No.159 situate lying at Mouza Manikpur J.L. No. 77, P.S. Sonarpur, R.S. No 226 under Rajpur-Sonarpur Municipality in the District of South 24-Parganas and the entire Dag has been shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon .

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

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

1. Atiar Kalamon Molla
2. Howsingh Mondal  
(Abul Sina Molla)  
30/1A, Agaria Rd.  
Cal-20

- Tahid Hossain Molla,  
As constituted attorney of
1. Rahim Mistry
  2. Karim Mistry
  3. Hamid Mistry
  4. Chhamed Mistry
  5. Bapi Mistry
  6. putul Bibi
  7. Rahida Bibi
  8. Majida Bibi.
  9. Banu Bibi



*[Handwritten signature]*  
Deputy Sub Registrar  
of Registrar W/37 (2) of  
Registration ACT 1956  
Dist. South 24 Parganas  
23 SEP 2010

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of **Rs.3,63,000/- (Rupees Three Lac Sixty Three Thousand only)** being the full consideration money as per Memo below:-

**MEMO OF CONSIDERATION**

<u>Date</u>	<u>Mode of payment</u>	<u>Amount</u>
	Cash	Rs.3,63,000/-

**(Rupees Three Lac Sixty Three Thousand only)**

**WITNESSES :**

1. Atiur Rahman Malla  
Vill- Paschpur.  
P.S. Barui pur.  
Dist. S. M. Pargana.
2. Anandi Khande  
MUN. SHIKHARNA  
36/A, Elexin Road  
Cal-20

- Tahis Hossain Molla  
As Constituted attorney of
1. Rahim Mistry
  2. Karim Mistry
  3. Hamid Mistry
  4. Chhamed Mistry
  5. Bapi Mistry
  6. Fatul Bibi
  7. Rakida Bibi
  8. Majida Bibi
  9. Banu Bibi

Prepared and drafted by  
me.

Kabir  
Ramon  
Adv  
Alipore Police Court  
kol-27



*[Handwritten signature]*  
Assistant Sub Registrar  
i.e. Registrar W/ST (2,  
Registration Act 1956  
South 24 Parganas  
23 SEP 2010

SPECIMEN FORM FOR TEN FINGER PRINTS

<b>PHOTO</b>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name.....

Signature.....



Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name.....

Signature... *Talib Hossain Noko*



*Kivan Ayanli*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Name.....

Signature.....



*[Handwritten signature]*  
Registrar of Companies  
Registration U/87 (2)  
South 24 Parganas  
23 SEP 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 25  
Page from 4048 to 4058  
being No 07385 for the year 2010.




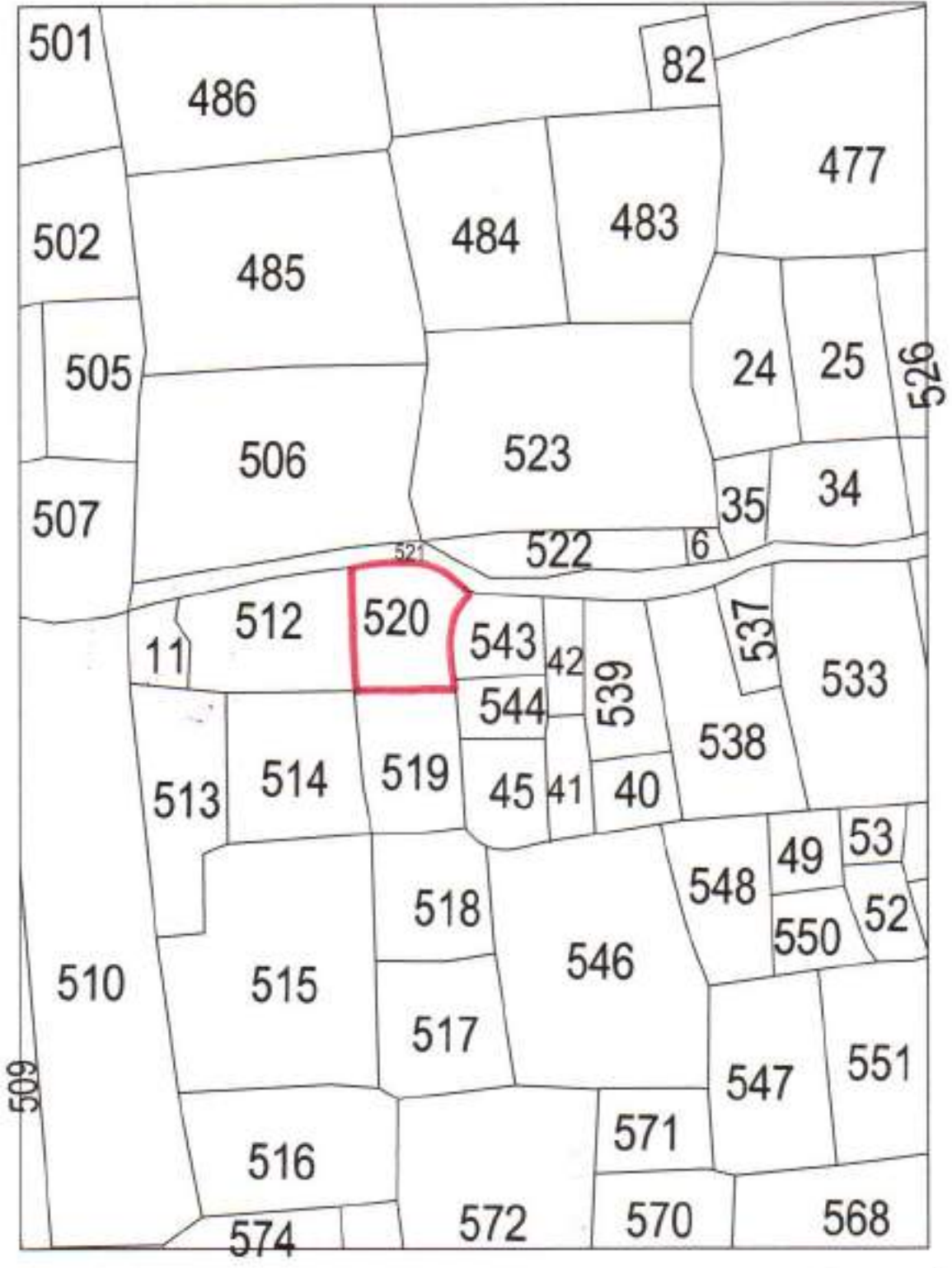
(Dulal Chandra Saha) 28-September-2010  
DISTRICT SUB-REGISTRAR-IV  
Office of the D.S.R.-IV SOUTH 24-PARGANAS  
West Bengal





DEED PLAN OF THE L.R. PLOT-520, MOUZA MANIKPUR, J.L. NO-77  
POLICE STATION -SONARPUR, DIST-24 PARGANAS(SOUTH)

THE ENTIRE DAG IS  
SHOWN IN RED BORDER 



Tahid Hossain 100/02  
As Constituted attorney of  
1. Rahim Mistry 2. Karim Mistry  
3. Hammad Mistry 4. Chhamed  
Mistry 5. Bapi Mistry  
6. Purnj Bibi 7. Rakida Bibi  
8. Majida Bibi 9. Banu Bibi



  
Registrar of Companies,  
South CA P95 (3) of  
Ahmedabad  
23 SEP 2010