

06626

I 2382/210

file no-7

183

(7)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 084474

Certified that the documents is admissible to registration. The signature sheets and the endorsement is also attached this document as a part of said documents.

Handwritten notes: 2, 2/9/10, 1498, 5-24

West Ben Registrar
A Registrar (S/7 (A))
Registration Act 1908
West Ben of Bengal
24 SEP 2010

Handwritten calculations:
J(1) 250.00
J(2) 100.00

h, 3 350.00

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

THIS INDENTURE made this 23rd day of September Two Thousand Ten

West Ben Registrar
A Registrar (S/7 (A))
Registration Act 1908
West Ben of Bengal
24 SEP 2010

3124

24 JUN 2010

Serial.....
Dt.....
Name.....
Address.....

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

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

1007

- Tahis Hossain Molla.



2091

- Tahis Hossain Molla.

As Constituted attorney of
Manick chandra Debnath.



[Handwritten signature]

Sub-Registrar
& Registrar U/S 7 (3) of
Registration Act 1908
23 SEP 2010

Atkar Rohan Molla
S/O Lt. G.N. Molla
Vill. Faridpur,
P.S. Baranipur,
Dist. S. Medinipur,
Occ. Business



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

Endorsement For Deed Number : I - 07387 of 2010
(Serial No. 06636 of 2010)

On 23/09/2010

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

Presented for registration at 17.21 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. Alaudin Molla , Manikpur, , Thana:-Sonarpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- By Caste Muslim By Profession: Business,as the constituted attorney of Manik Chandra Debnath 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) = 2013/- ,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.-183800/-

Certified that the required stamp duty of this document is Rs.- 11038 /- and the Stamp duty paid as: Impresive Rs. - 100/-

Deficit stamp duty

Deficit stamp duty Rs. 11038/- is paid, by the draft number 299276, Draft Date 20/09/2010, Bank Name State Bank of India, GOKHALE ROAD, received on 24/09/2010



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

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

BETWEEN MANIK CHANDRA DEBNATH son of **Late Dinesh Chandra Debnath**, by faith Hindu, by occupation service and residing at Manikpur, Nath Musalman Para, P.O-Harinavi, P.S-Sonarapur, 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 his respective heirs, executors, administrators legal representatives and assigns) represented by his 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 Sonarapur, District South 24 Parganas of the **ONE PART AND MANISHA AGARWAL** wife of **PAWAN KUMAR 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 Srishthidhar Biswas 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 5.36 decimal be the same a little more or less out of total 34 decimal of land comprised in RS Dag No. 483 corresponding LR Dag No.483 situate lying at Mouza Manikpur J.L. No. 77, P.S. Sonarapur, R.S. No 226, LR Khatian No.1008 in the District of South 24-Parganas.

B. By a Bengali Kobala dated 13th day of December, 2006 made between the said Srishthidhar Biswas therein referred to as the Vendor of the First Part and one Manik Chandra Debnath therein referred to as the Purchasers of the Other Part and registered at the office of the ADSR Sonarapur, 24 Parganas (South) in Book No I, Volume No. 6, Pages 137 to 142, Being No. 270 for the year 2007 the said Vendor therein for the consideration mentioned therein granted, transferred, conveyed, assigned and assured unto and in favour of the purchaser therein all that the divided and demarcated piece and parcel of land containing an area of 2.53 decimal equivalent to 1 Cottah 8 Chittaks and 23 sq ft be the same a little more or less out of the aforesaid plot of land absolutely and forever (morefully and particularly mentioned in the Schedule there under written).



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Registrar of Companies -
West Bengal, South 24 Parganas,
Registration ACT 1956
23 SEP 2010

C. Thus the said Vendor herein became the absolute owner of All that the divided and demarcated piece and parcel of land containing an area of 2.53 decimal equivalent to 1 Cottah 8 Chittaks and 23 sq ft situate lying at Mouza Manikpur J.L. No. 77, P.S. Sonarpur, R.S. No 226, LR Dag No.483 in the District of South 24-Parganas free from all encumbrances, charges, liens, lispendens, acquisitions, requisitions trusts of what so ever nature more fully and particularly described in the schedule hereunder written (hereinafter referred to as the **Said Land**).

D. The vendor herein has by a registered General Power of Attorney registered in the Office of ADSR Sonarpur and recorded in Book No.IV, Volume No.02, Pages: 133 to 136 vide Deed No.110, Dated 16.12.09 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 in respect of the Said Land for and on his behalf.

E. The Vendor has 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. 1,83,800/- (Rupees One Lac Eighty Three Thousand and Eight Hundred only)**.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 1,83,800/- (Rupees One Lac Eighty Three Thousand and Eight Hundred only)** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor 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 Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser, All That the divided and demarcated piece and parcel of land containing an area 2.53 decimals equivalent to 1 Cottah 8 Chittaks and 23 sq ft situate lying at Mouza Manikpur J.L. No. 77, P.S. Sonarpur, R.S. No 226, Dag No.483 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,



Sub Registrar-
1st Registrar U/S 7 (2)
Alipore, West 24 Parganas
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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, property, claim and demand whatsoever both at law or in equity of the Vendor 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 Vendor 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 Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his respective predecessors-in-title done or executed or knowingly suffered to the contrary the Vendor is 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 Vendor has now in himself 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 Vendor or any person or persons lawfully or equitably claiming from under or in trust for him **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 Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor 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 Vendor



[Handwritten Signature]
Registrar of Companies
South 24 Pgs. Alipore West Bengal
23 SEP 2010

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.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT the divided and demarcated piece and parcel of land containing an area 2.53 decimal equivalent to 1 Cottah 8 Chittaks and 23 sq ft (out of total 34 decimal in the entire Dag) of land together with a dwelling house admeasuring 250 sqft. more or less standing thereon comprised in L.R Dag No. 483 under L.R Khatian No.1008 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 together with a passage and the same has been shown and delineated in the map or plan annexed hereto and bordered in colour **RED** thereon and

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hand and seal the day month and year first above written.

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

Atiqur Rahman Malla
Vill. Faridpur.
P.S. Sonarpur.
Dist. South Pargana
Paschim Medinipur
(Mansabdar)
36/A Aginik
Cat-20

Tahir Hossain W/O.
As constituted attorney of
Manik Chandra Deb Nath.



[Handwritten signature]

Registrar of Companies -
South 24 Parganas
Registration Act 1956
23 SEP 2010



RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 1,83,800/- (Rupees One Lac Eighty Three Thousand and Eight Hundred 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. 1,83,800/-

(Rupees One Lac Eighty Three Thousand and Eight Hundred only)

WITNESSES :

Atish Kalamon Malla.
Aswadinagar

Tahir Hossain Molla.
As Constituted attorney of
Manik Chandra Deb Nath

Prepared and drafted by me
Kabanyo
Adv.
Alipore Police Const
Kolkata - 27

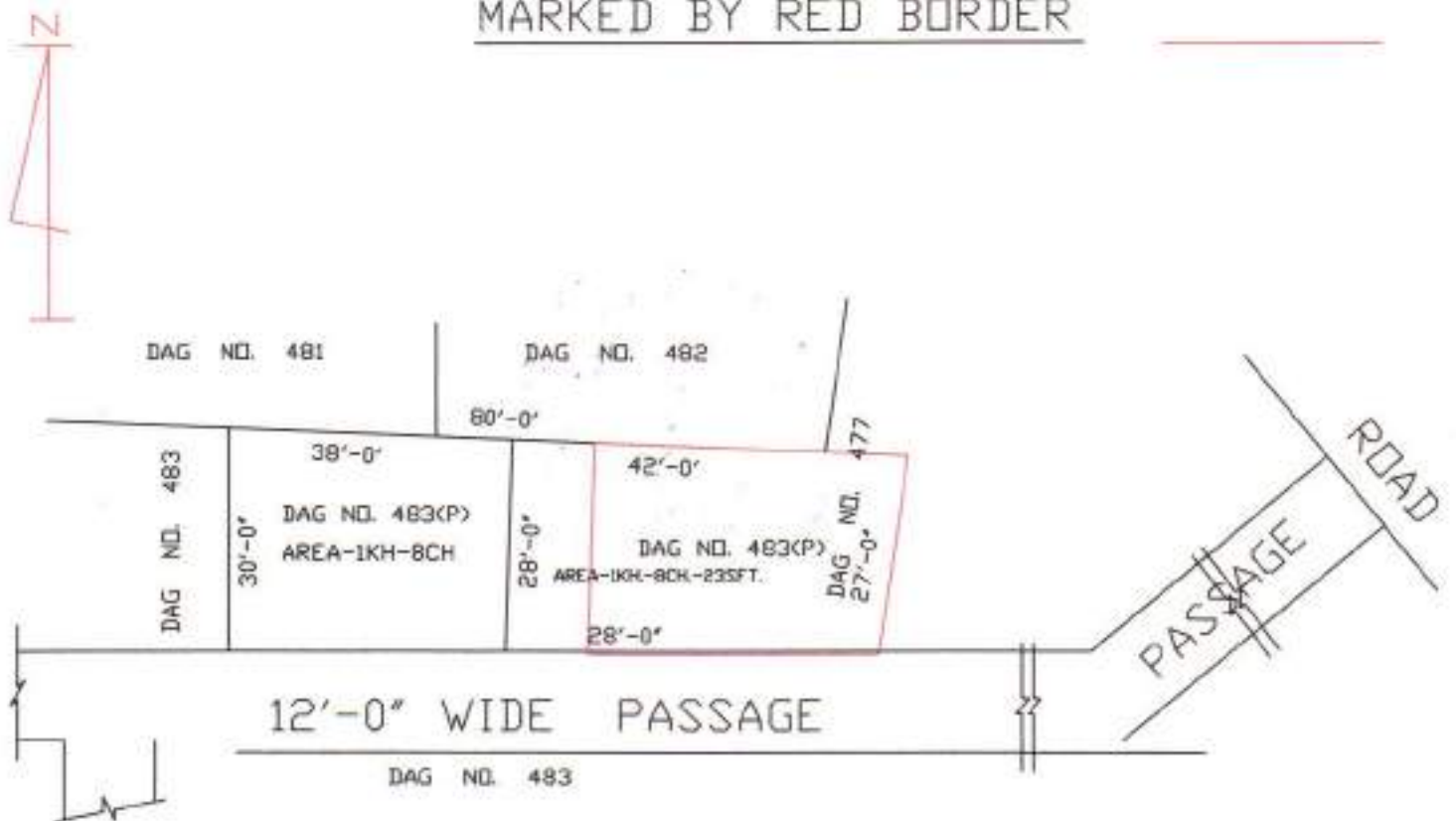


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Registrar - IV, South 24 P.O. Alipore, West Bengal
23 SEP 2010

SITE PLAN IN R.S./L.R. DAG NO.483
AT MOUZA : MANIKPUR, J.L. NO.77, P.S.-SONARPUR
DIST-24PGS(S).

Ref:- PURCHASE AREA
MARKED BY RED BORDER



Tahid Hossain Molla.

*As Constituted attorney of
Manick Chandra Deb Nath*




K

**Joint Sub Registrar -
Registrar U/S 7 (3) of
Registration Act 1908
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 4026 to 4036
being No 07387 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

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO					
	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 *Tahid Hossain Molla*



Hanisha Agnewal

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

Name.....

Signature.....



[Handwritten Signature]
Registrar - IV, South 24 PWS, Alipore, West Bengal, India
23 SEP 2010