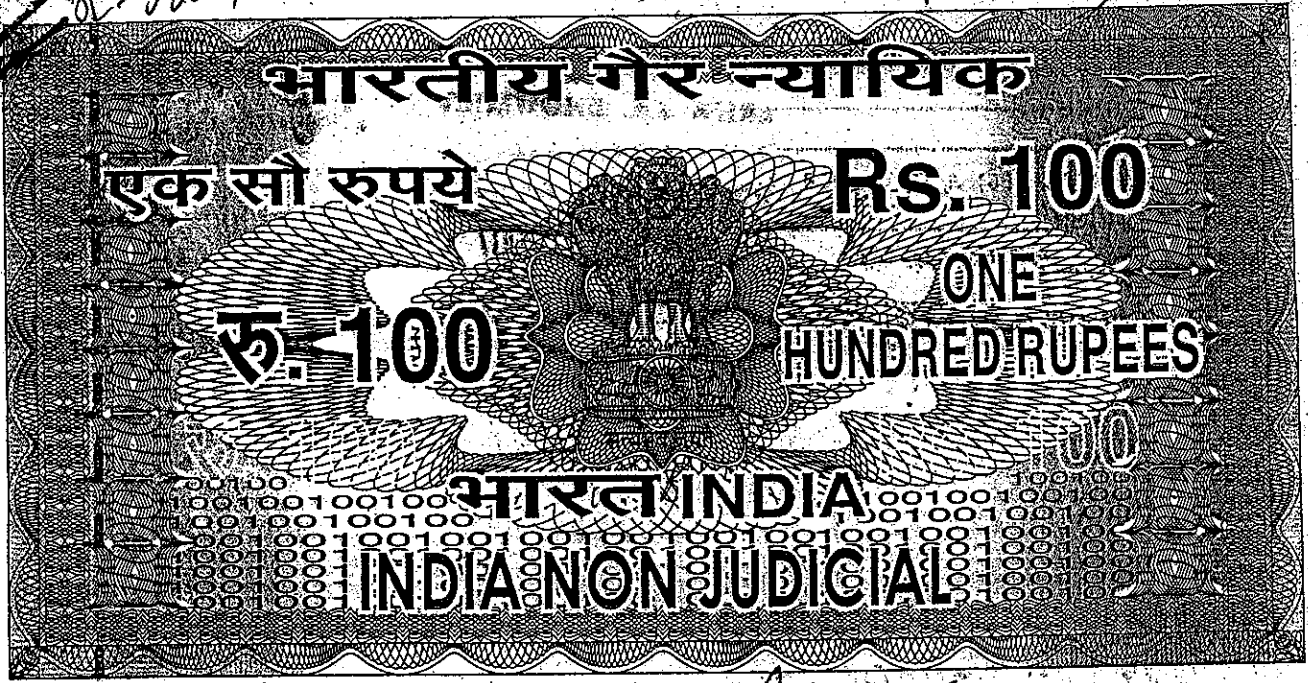


Mil
6/4



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 06/6/07 C 229963

19/7

Subregal District Eng. Dept.
Maharajah (Sak Lak Case)

Convey/16658

CONVEYANCE

19 MAR 2008

25 MAR 2008

THIS INDENTURE made on this 12th day of March
Two Thousand and Eight BETWEEN (1) NUR MOHAMMAD MOLLA, (2)
JAN MOHAMMAD MOLLA, (3) DIN ISLAM MOLLA, (4) NUR ISLAM
MOLLA, (5) NUR HAQUE MOLLA, all sons of Late Sahab Ali Mondal
alias Molla, (6) MANNAN GAZI son of Late Khalek Gazi, (7) JAHIRUDDIN
AHMMED alias JAHIRUDDIN MONDAL son of Abu Bakkar Mondal, all
are by faith - Muslim, by occupation - Cultivation, all residing at
Mohammadpur, Police Station - Rajarhat, in the District of 24-Parganas
(North), all are Indian Citizen, hereinafter called the VENDORS, (which
expression shall unless excluded by or repugnant to the context be
deemed to mean and include their heirs, executors, administrators,
representatives and assigns) of the FIRST PART

M.C. Camar - 12/10 at 19/8/08
3304

COUS RAM

AND

HARU GAZI son of Late Talebar Gazi, by faith - Muslim, by occupation - Business, residing at Mohammadpur, Police Station - Rajarhat, in the District of 24-Parganas (North), hereinafter called the **PURCHASER**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **SECOND PART**.

WHEREAS Saheb Ali Mondal alias Molla, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 28.00 Satak out of 56 Satak comprised in R.S. Dag No. 1617, under L.R. Khatian No. 1336, at Mouza - Mohammadpur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS after the death of Saheb Ali Mondal alias Molla, his five sons viz; Nur Mohammad Molla, Jan Mohammad Molla, Din Islam Molla, Nur Islam Molla & Nur Haque Molla and four daughters and only wife became the joint owners of the aforesaid land by virtue of succession.

AND WHEREAS Nur Mohammad Molla, Jan Mohammad Molla, Din Islam Molla, Nur Islam Molla & Nur Haque Molla, the Vendor Nos. 1 to 5 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 17.50 Satak out of 56 Satak comprised in R.S. Dag No. 1617, under L.R. Khatian No. 1336, at Mouza - Mohammadpur, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Mannan Gazi and Jahiruddin Ahmmed alias Jahiruddin Mondal, the Vendor Nos. 6 and 7 herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 05.25 Satak out of 56 Satak comprised in R.S. Dag No. 1617, under L.R. Khatian No. 1937, 1972, at Mouza - Mohammadpur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of records of right.

AND WHEREAS Nur Mohammad Molla, Jan Mohammad Molla, Din Islam Molla, Nur Islam Molla & Nur Haque Molla, the Vendor Nos. 1 to 5 herein, have agreed to sell measuring an area 06.75 Satak out of 56 Satak comprised in R.S. Dag No. 1617, under L.R. Khatian No. 1336, and Mannan Gazi and Jahiruddin Ahmmed alias Jahiruddin Mondal, the Vendor Nos. 6 and 7 herein, have agreed to sell measuring an

area **05.25 Satak** out of 56 Satak comprised in R.S. Dag No. **1617**, under L.R. Khatian No. **1937, 1972**, being total area **12.00 Satak** at Mouza - Mohammadpur, Police Station - Rajarhat, in the District of 24-Parganas (North), more fully and particularly described in the schedule hereunder written and record of rights 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 Vendors have agreed to sell and the Purchaser has agreed to purchase the "Sali" land measuring an area **12.00 Satak** out of 56 Satak comprised in R.S. Dag No. **1617**, under L.R. Khatian No. **1336, 1937, 1972**, Mouza - Mohammadpur, Police Station - Rajarhat, in the District of 24-Parganas (North), 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. 3,64,000/-** (Rupees Three Lac Sixty Four Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT:

I. In pursuance of the said agreement and in consideration of the said sum of **Rs. 3,64,000/-** (Rupees Three Lacs Sixty Four Thousand) only paid by the Purchaser to the Vendors at or before the execution of these presents (receipts whereof the Vendors 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 Vendors doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of "Sali" land measuring an area **12.00 Satak** out of 56 Satak comprised in R.S. Dag No. **1617**, under L.R. Khatian No. **1336, 1937, 1972**, at Mouza - Mohammadpur, Police Station - Rajarhat, in the District of 24-Parganas (North), 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 are or 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 Vendors 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 Vendors or any person or persons from whom the Vendors 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, trusts, liens, lispendens, charges, attachments, claimants, bargadars (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

II. THE VENDORS DO TH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendors are 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 Vendors now have 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 each of them are now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispendens, uses, debutters or trusts made or suffered by the Vendors 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 Vendors;

- iv) AND THAT the Vendors have, 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 Vendors 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 Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendors;
- 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 Vendors, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendors or any of their predecessors-in-title or any person lawfully or equitably claiming as aforesaid;
- vii) AND THAT the Vendors 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 Vendors or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;
- viii) AND ALSO THAT the Vendors 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 Vendors 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 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 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 "Sali" land measuring an area 12.00 Satak out of 56 Satak comprised in R.S. Dag No. 1617, under L.R. Khatian No. 1336, 1937, 1972, at Mouza - Mohammadpur, P.S. Rajarhat, within the limit of Panchayet, Addl. Dist. Sub-Registrar Office Bidhannagar, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No. 32, in the District of 24-Parganas (North).

<u>R.S. DAG NO.</u>	<u>TOTAL LAND AREA</u>	<u>SOLD AREA</u>
1617	56 Satak	12.00 Satak

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

ON THE NORTH	: Part of other Dag.
ON THE SOUTH	: Part of other Dag.
ON THE EAST	: Part of other Dag.
ON THE WEST	: Part of other Dag.

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

SIGNED SEALED AND DELIVERED

by the VENDORS At Kolkata in presence of: -

1. *Juhangir Hossien*
Vill- Mohammadpur

2. Md Sabir Hossien
Vill- Mohammadpur

ডেপুটি ডায়েরি
৩৩/০৮ - ডেপুটি ডায়েরি
কালিকাতা

নূর হুসেন মোল্লা

নূর হক মোল্লা

দীন ইসলাম মোল্লা

নূর হুসেন মোল্লা

SIGNATURE OF THE VENDORS














আন মাহমুদ মোল্লা
মুহাম্মাদ হোসেন













RE OF THE
 /AGENT/
 /AGENT/SELLER/
 /ER/GAIMENT
 WITH PHOTO


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

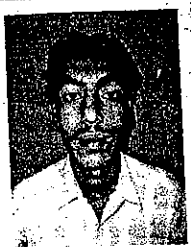










N. B. - LH BOX - SMALL TO THUMB PRINTS
 R.H. BOX - THUMB TO SMALL PRINTS

 মুহম্মদ হুমায়ুন কবীর	LH.					
	RH.					

ATTESTED: মুহম্মদ হুমায়ুন কবীর

 	LH.					
	RH.					

ATTESTED:  ডাঃ হুমায়ুন কবীর
 সাক্ষাৎকারী












 দীন ইসলাম মন্সুর	LH.					
	RH.					

ATTESTED: দীন ইসলাম মন্সুর












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

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












N. B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 27/20/2015	LH.					
	RH.					

ATTESTED: 27/20/2015

 30/10- 2015 30/10- 2015	LH.					
	RH.					

ATTESTED: 30/10- 2015

 20/10/2015	LH.					
	RH.					












ATTESTED: 20/10/2015

ATURE OF THE
RESENTANT/
UTANT/SELLER/
YER/CAIMENT
WITH PHOTO










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

N. B. - LH BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS

 মুহি আমমালা	LH.					
	RH.					

ATTESTED: মুহি আমমালা

 মুহ মুকমালা	LH.				
	RH.				

ATTESTED: মুহ মুকমালা

PHOTO	LH.					
	RH.					

ATTESTED:

MEMO OF CONSIDERATION

Paid by

Rs. 3,64,000/-

Rs. 3,64,000/-

(Rupees Three Lacs Sixty Four Thousand) only.

Witness: -

1. *Jahangiruddin Ahmed*

2. Md Sabir Hossien

নূরুজ্জামান মোল্লা

*ডেপুটি ডায়নি অফিসে
ওয়েল- ডেপুটি ডায়নি অফিসে
সম্মানসহ*

নূরুজ্জামান মোল্লা

নূর হক মোল্লা

দীন ইসলাম মোল্লা

SIGNATURE OF THE VENDORS

Drafted by: -

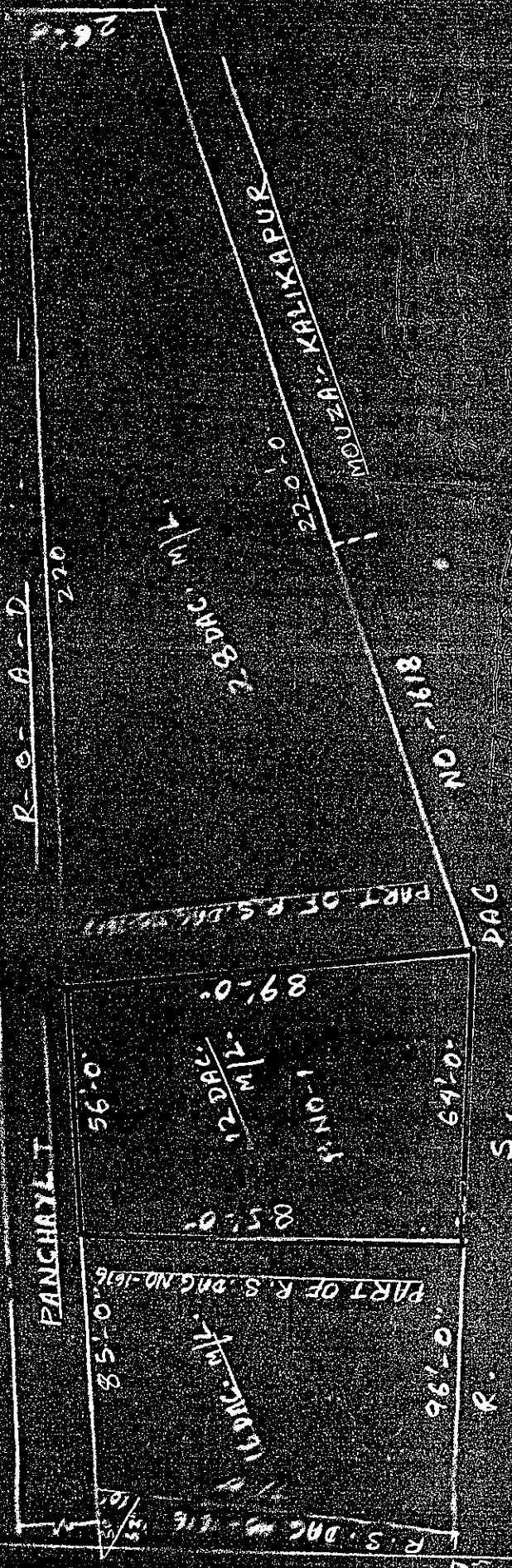
Arun Kumar Bhaumik

ARUN KUMAR BHAUMIK (Advocate)
Calcutta High Court
Registration No.905/1983
63/21, Dum Dum Road, Kol-74
Surer Math, Dial 2529-2531.



*ডেপুটি ডায়নি অফিসে
সম্মানসহ*

SITE PLAN PART OF R.S. DAG NO. 1617 L.R. KH. NO. 1
 MOUZA: MAHAMMADPUR, D.L. NO. 32, P.S. RAJARHAT : DIST. 1
 NORTH 29 PARGANAS; AREA OF RED BORDAR : SCALE: 1" = 30' = 1"
 SOLD TO: - P. NO. - 1 E
 AREA: 12 DAG. M/L.



SIGNATURE OF VENDOR

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-04049 of :2008
(Serial No. 03304, 2008)

On 19/03/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 18.00 on :19/03/2008, at the Private residence by Jahir Uddin Ahmed, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on :19/03/2008 by

1. Jahir Uddin Ahmed, son of Abubakkar Mondal, Mohammad Pur, Thana Rajarhat, Pin ., By caste Muslim, by Profession :Cultivation
2. Mannan Gazi, son of Lt. Khalek Gazi, Mohammad Pur, Thana Rajarhat, Pin ., By caste Muslim, by Profession :Cultivation
3. Nur Islam Molla, son of Lt. Saheb Ali Mondal, Mohammad Pur, Thana Rajarhat, Pin ., By caste Muslim, by Profession :Cultivation
4. Nur Haque Molla, son of Lt. Saheb Ali Mondal, Mohammad Pur, Thana Rajarhat, Pin ., By caste Muslim, by Profession :Cultivation
5. Din Islam Molla, son of Lt. Saheb Ali Mondal, Mohammad Pur, Thana Rajarhat, Pin ., By caste Muslim, by Profession :Cultivation
6. Nur Mohammad Molla, son of Lt. Saheb Ali Mondal, Mohammad Pur, Thana Rajarhat, Pin ., By caste Muslim, by Profession :Cultivation
7. Jani Mohammad Molla, son of Lt. Saheb Ali Mondal, Mohammad Pur, Thana Rajarhat, Pin ., By caste Muslim, by Profession :Cultivation

Identified By Jahangir Uddin Ahmed, son of Jalal Uddin Ahmed Mohammadpur N-24-pgs Thana: Rajarhat, by caste Muslim, By Profession :Business.

Name of the Registering officer :**Nurul Amin Khan**
Designation :**ADDITIONAL DISTRICT SUB-REGISTRAR**

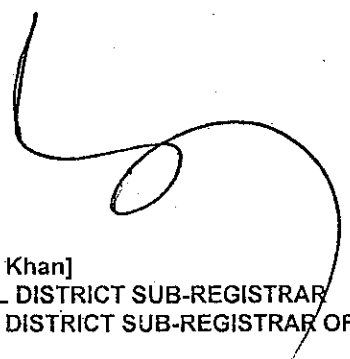
On 26/03/2008

Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :23 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) = 6666/- on:26/03/2008


[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR
Govt. of West Bengal

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-04049 of :2008
(Serial No. 03304, 2008)

Certificate of Market Value(WB PUVI rules 1999)


Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs- 606160/-

Certified that the required stamp duty of this document is Rs 30308 /- and the Stamp duty paid as: Impresive Rs- 100

Deficit stamp duty

Deficit stamp duty : Rs 30220/- is paid by the draft no. :307463, Draft date:25/03/2008, Bank name:STATE BANK OF INDIA, Dum Dum, recieved on :26/03/2008.

Name of the Registering officer :Nurul Amin Khan
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR


[Nurul Amin Khan]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal
