

204718

(7)

11

1-04370



पश्चिम बंगाल WEST BENGAL

L 589190

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

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

09 APR 2012

DEED OF CONVEYANCE

THIS INDENTURE made this 9th day of April, Two thousand Twelve BETWEEN
(1) AHAD ALI GAZI, son of Late Lalmia Gazi, (2) ARJINA BIBI, wife of
Late Samda Gazi, (3) SAMIUN PARVIN, (4) SABIKUL NAHAR and (5) MINHAZ
ALI GAZI, all daughters and son of Late Samad Gazi, all are residing at
Chandpur Champagachi, P.O. Chandpur, P.S. Rajarhatm Dist. North 24-
Parganas, all are by religion - Muslim, by Nationality - Indian, by
occupation - Landholders, hereinafter jointly called the "VENDORS"
(which expression shall unless excluded by or repugnant to the context
be deemed to mean and include their respective heirs, executors, admini-
strators, representatives and assigns) of the ONE PART ;

AND

1288

00-4-1200

Haradhi Agamwar

8A/1B Pipri Rd

UPM-AB

জেতার নাম

সং

চান্স ডেভার

বিশাল নগর (স্টেটলেক সিটি) এ. ডি. এ. আর ও

মোট স্টাম্প জর

চালান নং মোট কত টাকা

19 MAR 2012

উজারী বাবাকপুর ডেভার মিতা দত্ত

780000



Biswasjit Biswas

H Rajit Biswas

Tatula Newterson

Kol-156

Business

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

09 APR 2012

-: (2) :-

A N D

SALTEE BUILDCON PRIVATE LIMITED, having its Hitech Chamber 84/1B, Topsia Road, (South), 2nd floor, Suite No. 2A, Kolkata-700 046, represented by its Director AWADH AGARWAL, son of Late S.S. Agarwal, by faith Hindu, by occupation - Business, residing at 84/1B, Topsia Road (South) 2nd floor, Suit No. 2A, Kolkata - 700 046, hereinafter called the "PURCHASER" (which expression shall unless excluded by or repugnant to its successor, successor-in-office and assigns) of the OTHER PART ;

WHEREAS One Lalmia Gazi, son of Late Jamat Ali was the absolute and recorded Owner of Sali land measuring an area 05 decimals of Mouza - Chandpur Champagachi, comprised in R.S. Dag No. 1333 under Khatian No. 1743, J.L. No. 48, within the jurisdiction of Chandpur Gram Panchayer, Additional District Sub-Registration Office at Bidhannagar, (Salt Lake City) under Rajarhat Police Station in the District of North 24 Parganas.

AND WHEREAS the said Lalmia gazi died intestate leaving behind him surviving his three sons namely Samad Gazi, Ahad Gazi, and Rahaman Gazi and four daughters namely Rahila Bibi, Tahura Bibi, Nasera Bibi, and Manira Bibi as his legal heirs & heiresses under the Muslim Fareyez Act, 1956 .

AND WHEREAS thus the said Samad Gazi, Ahad Gazi, Rahaman Gazi, Rahila Bibi, Tahura Bibi, Nasera Bibi and Manira Bibi are the absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the property and absolute estate of

inheritance

[illegible]

02 APR 2012

-: (3) :-

inheritance in fee simple in possession of the said land containing an area of 5 (five) decimals be the same a little more or less comprised in R.S. Dag No. 1333 under R.S. Khatian No. 1783 of Mouza - Chandpur Champagachi, J.L. No. 48 under Rajarhat Police Station in the District of North 24 Parganas free from encumbrances.

AND WHEREAS by a Deed of Danpatra dated the 20th day of October 2011 made between Rahila Bibi, Tahura Bibi, Nasera Bibi and Manira Bibi therein called the Donor of the One Part and Rahaman Gazi therein called the Donee of the Other Part and registered at the office of the Additional District Sub-Registrar, Bidhan Nagar, (Salt Lake City) in Book No. 1, CD Volume No. 20, pages from 7888 to 7903, Being No. 12108 for the year 2011, the said Rahila Bibi, Tahura Bibi, Nasera Bibi and Manira Bibi for the consideration therein mentioned granted, transferred of love and affection and conveyed to Rahaman Gazi ALL THAT piece or parcel of Salt land measuring an area $\frac{4}{10}$ th share of 5 decimals i.e. 2 (two) Decimals comprised in R.S. Dag No. 1333 under R.S. Khatian No. 1783 of Mouza Chandpur Champagachi, J.L. No. 48 under Rajarhat Police Station in the district of North 24 Parganas fully described in the schedule thereunder written absolutely and forever.

AND WHEREAS by a Deed of Danpatra dated the 14th day of November, 2011 made between Manira Bibi therein called the Donor of the One Part and Rahaman Gazi therein called the Donee of the Other Part and registered at the office of the Additional District Sub-Registrar Bidhannagar (Salt Lake City) in Book No. 1, CD Volume No. 21, pages

from



Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

09 APR 2017

-: (4) :-

from 5795 to 5805, Being No. 12777 for the year 2011, the said Manira Bibi for the consideration therein love and affection mentioned, granted transferred and conveyed unto the said Rahaman Gazi ALL THAT piece or parcel of salī land measuring 1/10th share of 5 decimals i.e. 01.15 decimals comprised in R.S. Dag No. 1333 under R.S. Khatian No. 1783 of Mouza Chandpur Champagachi, J.L. No. 48 under Rajarhat Police Station in the district of North 24 Parganas fully described in the Schedule thereunder written absolutely and forever.

AND WHEREAS the said Rahaman Gazi the absolute owner of land measuring 4/10th share of land measuring 2 Decimals and 1/10th share of land measuring 01.15 decimals thus total 3.15 decimals more or less of Mouza - Chandpur Champagachi, comprised in R.S. Dag No. 1333 under R.S. Khatian No. 1783, J.L. No. 48, R.S. No. 145 at present 10 under Rajarhat Police Station in the District of North 24 Parganas, to sell the said land to other party.

AND WHEREAS thereafter the Samad Gazi died intestate leaving behind him surviving his only wife Arjina Bibi, daughters Samiul Parveen, Sabikul Nahar and son Minhaz Ali Gazi as his legal heirs under the Muslim Farayez Act, 1956 ;

AND WHEREAS thus the said Ahad Gazi, Arjina Bibi, Samiul Parveen, Sabikul Nahar and Minhaz Ali Gazi are the Vendors herein absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the land and absolute estate of inheritance in fee simple in possession to the said land hereditaments containing

an



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

09 APR 2017

-: (5) :-

an area of more or less 2(two) decimals out of 5 decimals comprised in R.S. Dag No. 1333 under R.S. Khatian No. 1783, J.L. No. 48, R.S. No. 145 at present 10 of Mouza Chandpur Champagachi Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) within the local limits of Chandpur Gram Panchayet under Rajarhat 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.

AND WHEREAS the Vendors have agree to sell and the Purchaser has agreed to purchase the said land measuring an area more or less 2 (two) decimals out of 5 decimals and legal inheritance in fee simple in possession at or for the total consideration of Rs. 3,03,030/- (Rupees Three lacs three thousand and thirty only) free from all encumbrances whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of Rs. 3,03,030/- (Rupees Three Lacs three thousand and thirty only) in lawful money of Union of India in hand well and truly paid by the Purchaser to the Vendors (the receipt whereof the Vendors doth hereby as well as by the receipt hereunder written admit and acknowledge and of and from the payment of the same and every part thereof doth hereby acquit release and for ever discharge the Purchaser as well as the said lands messuage hereditaments and premises and every part thereof) they the Vendors doth hereby grant transfer and convey unto the Purchaser ALL THAT the piece and parcel of land hereditaments and premises more particularly described in the Schedule hereunder written OR HOWSOEVER OTHERWISE the said lands hereditaments and

premises



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

09 APR 2012

-: (6) :-

premises now are or is or heretofore were or was situate butted and bounded called known numbered described and distinguished together with all buildings structures yards court-yards areas sewers drains water, water-courses lights, liberties easements privileges appendages and appurtenances whatsoever to the said premises messuage lands hereditaments and premises belonging or in anywise appertaining to or with the same or any part thereof usually held used occupied or enjoyed or reputed to belong or be appurtenant thereto and the rents issues and profits thereof and the estate right title interest claim and demand whatsoever both in equity and at law of the Vendors into and upon the said lands messuage tenements or dwelling house building hereditaments and premises or any or every part thereof and all deeds pattahs muniments writings and evidences of title which exclusively relate to or concern the said land premises or any part or parcel thereof and which now are in or hereafter may be in the custody power or possession or control of the Vendors or any person or persons from whom they can or may procure the same without action or suit at law or in equity TO HAVE AND TO HOLD the said messuage tenement or dwelling house land building hereditaments and premises hereby granted transferred and conveyed or expressed and intended so to be unto and to the use of the Purchaser absolutely and forever free from all encumbrances and the said Vendors doth hereby covenant with the Purchaser that notwithstanding any act deed matter or thing whatsoever by the Vendor done or executed or knowingly suffered to the contrary the Vendor are now lawfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said messuage tenement or dwelling house land building hereditaments and premises hereby granted transferred and conveyed or expressed or intended so to be and every part thereof for a

perfect



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

09 APR 2017

-: (7) :-

perfect and indefeasible and absolute title as and for any estate equivalent to an estate in fee simple in possession free from all encumbrances in the said messuage tenement or dwelling house land hereditaments and premises hereby granted transferred and conveyed or expressed so to be and has good right full power and lawful authority in transfer the same in manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said messuage tenements or dwelling house land building hereditaments and premises and receive 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 them or any of their successors and that free from all encumbrances whatsoever, made or suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid or the predecessor-in-title of the Vendors and further that the the Vendors and person or persons having or lawfully or equitably claiming may estate or interest whatsoever in the said messuage tenement or dwelling house land hereditaments and premises or any part thereof from under or in trust for them 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 lands messuage tenements or dwelling house building hereditaments and premises and every part thereof unto the Purchaser in manner aforesaid as shall or may be reasonably required.

THE



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

09 APR 2017

-: (8) :-

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of Sali land measuring an area 2 (two) Decimals be the same a little more or less out of 5 Decimals comprised in R.S. Dag No. 1933 under R.S. Khatian No. 1783 of Mouza - Chandpur Champagachi, J.L. No. 48, R.S. No. 145 at present 10 within the local limits of Chandpur Gram Panchayet, Additional District Sub-Registration Office at Bidhannagar (Salt Lake City) under Rajarhat Police Station in the District of North 24 Parganas.

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

SIGNED AND DELIVERED by
the VENDORS at Kolkata:
in the presence of

1. Md. Jafar Ali
Machibhanga

2. *এমদুল হক*

1. *আবুল কালাম*

2. *আবুল কালাম*

3. *আবুল কালাম*

4. Sabikul Nahar

5. *আবুল কালাম*

SIGNATURE OF THE VENDORS.

Draft prepared by me :

Bhabendra Kishna Roy
Advocate
H Bh Gost, Calcutta.

Typed by :

K.S. Mondal of Typists' Association,
Bikash Bhawan, Salt Lake, Kol-91.

RECEIVED



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

09 APR 2017

-: (9) :-

RECEIVED of and from within named Purchaser the within mentioned sum of Rs. 3,03,030/- (Rupees three lacs three thousand and thirty only) in full payment of total consideration as per memo below :

MEMO OF CONSIDERATION

Paid by Cheque No. 883110	dt. 7.4.2012	Rs. 1,51,515=00
Paid by Cheque No. 883111	d.t.7.4.2012	Rs. 30,303=00
Paid by cheque No. 883112	dt. 7.4.2012	Rs. 30,303=00
Paid by Cheque No. 883113	dt. 7.4.2012	Rs. 30,303=00
Paid by Cheque No. 883114	dt. 7.4.2012	Rs. 60,606=00
All drawn on HDFC Bank Ltd., Salt Lake Br.		Rs. 3,03,030=00

Total : Rs. 3,03,030=00

(Rupees three lacs three thousand and thirty only).

WITNESSES :

1. Md. Jabbar Ali
Machibhanga

2. अमरपाल ६५५५

1. उमरजीबाई
2. अमरपाल ६५५५
3. अमरपाल ६५५५
4. Sabikul Nahar
5. अमरपाल ६५५५

SIGNATURE OF THE VENDORS.

For Saltee Buildcon Pvt. Ltd.
Awarth Agarwal
Director

Asadhi Agawri
Korati S.S. Agawri
Geophy - Koushik



A.141. District Sub-Registrar
Bidhannagar, (Salt Lake City)
09 APR 2012



Government Of West Bengal
Office Of the A. D. S. R. BIDHAN NAGAR
District:-North 24-Parganas

Endorsement For Deed Number : I - 04370 of 2012
(Serial No. 04718 of 2012)

On

Payment of Fees:

On 09/04/2012

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:

Amount By Cash

Rs. 3347.00/-, on 09/04/2012

(Under Article : A(1) = 3333/- ,E = 14/- on 09/04/2012)

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.-3,03,030/-

Certified that the required stamp duty of this document is Rs.- 15172 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 15172/- is paid, by the draft number 858645, Draft Date 05/04/2012, Bank Name State Bank of India, S B India- Salt Lake, Kolkata, received on 09/04/2012

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

Presented for registration at 13.03 hrs on :09/04/2012, at the Office of the A. D. S. R. BIDHAN NAGAR by Awadh Agarwal ,Claimant.

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

Execution is admitted on 09/04/2012 by

1. Ahad Ali Gazi, son of Lt. Lalmia Gazi , Chandpur Champagachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Chandpur , By Caste Muslim, By Profession : Others
2. Arjina Bibi, wife of Lt. Samad Gazi , Chandpur Champagachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Chandpur , By Caste Muslim, By Profession : Others
3. Samiun Parvin, daughter of Lt. Samad Gazi , Chandpur Champagachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Chandpur , By Caste Muslim, By Profession : Others
4. Sabikul Nahar, daughter of Lt. Samad Gazi , Chandpur Champagachi, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Chandpur , By Caste Muslim, By Profession : Others

Addl. District Sub-Registrar
Bidhanagar, Salt Lake City

09 APR 2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

09/04/2012 13:59:00

EndorsementPage 1 of 2