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Additional District Sub-Registrar
 Chhatral, New Tota, North 24 Parganas

16 JUL 2013

THIS INDENTURE made this the 15th day of July, 2013
BETWEEN (1) MOSIUR RAHAMAN, son of Ajjar Rahaman, residing at No. 215,
 Village Raigachi, Paschim Para, P.O. & F.S. Rajarhat, District North 24 Parganas,

15 JUL 2013

40696

09 JUL 2013

- Masir Rehman



5907

No. _____
 Date _____
 Advocate _____
 Address _____
A. BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001



- Masir Rehman



5908

- Abdul Kader Molla



5909

- সাহা মসিহ হোসেন



5910

- সোহাগ সাহা



5911

- সোহাগ সাহা



Additional District Sub-Registrar
Calcutta, New Town, North 24-Parganas

15 JUL 2013

Kolkata 700 135, (2) **MORIAM BIBI**, wife of Sk. Rashid Ali (daughter of Late Ajjar Rahaman), residing at Village Raigachi, Paschim Para, Chotopol, P.O. & P.S. Rajarhat, District North 24 Parganas, Kolkata 700 135, (3) **AISHA BIBI** alias Ayesha Bibi, wife of Abdul Mujit alias Riyazuddin Mondal (daughter of Late Ajjar Rahaman), residing at Village Hatiara, Paschim Para, P.O. Hatiara, P.S. Rajarhat, District North 24 Parganas, Kolkata 700 157, (4) **KHODEJA KHATUN**, wife of Raj Mohammad Middy, daughter of Ajjar Rahaman, residing at Gorbagan, Village South Jhaparday, P.O. & P.S. Domjur, District Howrah, (5) **MAFUZA KHATUN**, wife of Sk. Arif Ali, daughter of Ajjar Rahaman, residing at residing at Purba Rajbati, Jojra Barasat, District North 24 Parganas, Kolkata 700 135, (6) **MOMENA BIBI**, wife of Late Ajjar Rahaman, residing at Village Raigachi, Paschim Para, Chotopol, P.O. & P.S. Rajarhat, District North 24 Parganas, Kolkata 700 135, (7) **ABDUL KADER MOLLA**, son of Late Mohar Ali Molla, Village Raigachi, Paschim Para, Chotopol, P.O. & P.S. Rajarhat, District North 24 Parganas, Kolkata 700 135, ^{BGKPK 56190} (8) **JOHORA BIBI** alias Johara Bibi, wife of Sk. Keramat Ali (Daughter of Late Mohar Ali Molla), residing at Village Rajbati, P.O. Deara, P.S. Barasat, District North 24 Parganas, (9) **LAL BIBI** alias Lalman Molya, wife of Din Mohammad (daughter of Late Mohar Ali Molla, residing at Village & P.O. Machibhanga, Purba para, Tona, Bhangore, District South 24 Parganas, (10) **JAMILA BIBI**, wife of Safiuddin Molla (daughter of Late Mohar Ali Molla, residing at Village Ghuni, Molla para, P.O. Ghuni, District North 24 Parganas, (11) **SALEHA BIBI** alias Saleha Begum Hazra, wife of Abdul Kasem Hazra (daughter of Late Mohar Ali Molla, residing at Atghora, Biswas para, P.O.- R. Gopalpur, District North 24 Parganas, Pin 743 518, (12) **AJIMOM NECHA MOLLA** alias Ajimon Nesa Bibi, wife of Late Ajbahar Molla, residing at Village Raigachi, Paschim Para, Chotopol, P.O. & P.S. Rajarhat, District North 24 Parganas, Kolkata 700 135, (13) **SIRAJUDDIN MOLLA**, son of Late Ajbahar Molla, residing at Village Raigachi, Paschim Para, Chotopol, P.O. & P.S. Rajarhat, District North 24 Parganas, Kolkata 700 135, (14) **ALAUDDIN MOLLA**, Late Ajbahar Molla, residing at Village Raigachi, Paschim Para, Chotopol, P.O. & P.S. Rajarhat, District North 24 Parganas, Kolkata 700 135, (15) **SAHABUDDIN ALI MOLLA** alias Sahabuddin Molla, Late Ajbahar Molla, residing at Village Raigachi, Paschim Para, Chotopol, P.O. & P.S. Rajarhat, District North 24 Parganas, Kolkata 700 135, (16) **GIASUDDIN MOLLA**, son of Late Ajbahar Molla, residing at Village Raigachi, Paschim Para, Chotopol, P.O. & P.S. Rajarhat, District North 24 Parganas, Kolkata 700 135, (17) **SAHARA BIBI**, wife of Akbar Hossain, residing at Village Beraberi, P.O.- R. Gopalpur, District North 24 Parganas, (18) **MOTIAR RAHAMAN MOLLA**, son of Late Mujibar Rahaman, residing at Village Raigachi, Paschim Para, Chotopol, P.O. & P.S. Rajarhat, District North 24 Parganas, Kolkata 700 135, (19) **REJIEA BIBI** alias Rijia Bibi alias Rijia Khatun, wife of Md. Ali alias Md. Molla (daughter of Late Mujibar Rahaman), residing at Village Goyalpota, Uttar O Dakshin Shalipur, Haroa, P.O. Chauhata, District

North 24 Parganas, Pin 743 425, hereinafter jointly and/or collectively referred to as the "**VENDORS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include each of their respective heirs, successors-in-interest, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART AND** (1) **REGAL VINIMAY PRIVATE LIMITED**, PAN NO. AADCR6364C, a Company, incorporated under the Companies Act, 1956 having its registered office at VIP Enclave, Block-A, Flat No.104, VIP Road, Raghunathpur, Kolkata 700 059, (2) **VEGA COMMERCIAL PRIVATE LIMITED**, PAN NO. AACCV5218N, a Company incorporated under the Companies Act, 1956 having its registered office at VIP Enclave, Block-A, Flat No.104, VIP Road, Raghunathpur, Kolkata 700 059, (3) **SUBHAM PROMOTERS PRIVATE LIMITED**, PAN NO. AAKCS9286P, a Company, incorporated under the Companies Act, 1956 having its registered office at DC-9/28, Shastri Bagan, Deshbandhu Nagar, Kolkata 700 059, hereinafter jointly and/or collectively referred to as the "**PURCHASERS**" [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors-in-office, trustees, executors, administrators, legal representatives and/or assigns] of the **OTHER PART:**

WHEREAS:

- A. By virtue of Records of Rights one **HABUL MOLLA** son of Late Haran Molla, was well seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land measuring an area of total 47 (Forty Seven) Decimal, more or less, lying and situated at Mouza RAIGACHI, J.L. No.12, R.S. No. 194, Touzi No.169, comprised in C.S. Dag No.925, corresponding to R.S. Dag No.928, recorded under Jamidar Khatian 107, C.S. Khatian No.108, corresponding R.S. Khatian No.135, under P.S. Rajarhat, District 24-Parganas;
- B. By a Heba Bil Awuaznama, in bengali vernacular, dated the 3rd day of May, 1949, Said **HABUL MOLLA**, therein called "Daata" (Doner), gifted and transferred entirety of the aforesaid land, i.e. **ALL THAT** piece or parcel of land measuring an area of total 47 (Forty Seven) Decimal, more or less, lying and situated at Mouza RAIGACHI, J.L. No.12, comprised in C.S. Dag No.925, corresponding to R.S. Dag No.928, recorded under R.S. Khatian No.135, under P.S. Rajarhat, District 24-Parganas, unto and in favour of his four sons (1) **Abdul Latif Molla**, (2) **Abdul Malek Molla**, (3) **Mohar Ali Molla**, (4) **Kachimuddin Molla**, and his two grandsons, (5) **Ajbahar Molla**, and (6) **Mujibar Molla**, both son of Late Helaluddin Molla, therein collectively called as "Grahita" (Donee), and duly registered with the Sub

Registration Office, Cossipur, Dum-Dum, recorded in Book No.1, Being No.1809 for the year 1949, absolutely and forever;

- C. The said **Mujibar Molla** alias **Mujibar Rahaman** died intestate leaving behind his wife (1) **Joynur Begam @ Bibi**, his son (2) **Motihar Rahaman Molla** and his daughter (3) **Rijia Khatun** as his only legal heirs, who inherited all his share of land out of 47 (Forty Seven) Decimal, comprised in C.S. Dag No.925, corresponding to R.S. Dag No.928 lying and situated at Mouza RAIGACHI, J.L. No.12, , recorded under C.S. Khatian No.108, under P.S. Rajarhat, District 24-Parganas.
- D. By a Bengali Indenture of Conveyance dated the 21st day of September, 1988, the said (1) **Ajbahar Molla** son of Late Helaluddin Molla (2) **Motihar Rahaman Molla** son of Late **Mujibar Molla** (3) **Joynur Begam @ Bibi** wife of Late **Mujibar Molla**, (4) **Rijia Khatun** wife of Sk. Mohammad and daughter of Late **Mujibar Molla**, sold, transferred and conveyed **ALL THAT** piece and parcel of land measuring 6.2666 (Six point two triple six) decimal, more or less, out of their share of land comprised in C.S. Dag No. 925 (by error typed as C.S. Dag No.25), corresponding to R.S. Dag No.928, (Total Area in Dag- 47 Decimal), lying and situated at Mouza RAIGACHI, J.L. No.12, recorded under C.S. Khatian No.108, under P.S. Rajarhat, District 24-Parganas, unto and in favour of (1) **Abdul Latif Molla**, (2) **Abdul Malek Molla** both sons of Late Habul Molla, (3) **Ajijar Rahman** and (4) **Kader Ali** both sons of Late Mohar Ali Molla and (5) **Mst. Amena Khatun** wife of Late **Kachimaddin Molla** therein called the "**Purchasers**" of the Second Part, registered at the office of the Sub -Registry Office Cossipore Dum Dum, Recorded in Book No. I, Pages from 199 to 206 Being No. 8060 for the year 1988, absolutely and forever;
- E. The said **Mohar Ali Molla** died intestate leaving behind his wife (1) **Abhiran Nechha Biwi**, his two sons (2) **Ajijar Rahman Molla** and (3) **Abdul Kader Molla**, four daughters (4) **Jamila Bibi**, (5) **Johora Bibi**, (6) **Lal Bibi** and (7) **Saleha Bibi**, as his only legal heirs, who inherited all his share of land out of 47 (Forty Seven) Decimal, comprised in C.S. Dag No.925, corresponding to R.S. Dag No.928, lying and situated at Mouza RAIGACHI, J.L. No.12, recorded under C.S. Khatian No.108, under P.S. Rajarhat, District North 24-Parganas;
- F. After the aforesaid gift and sale, the then heirs of **Habul Molla**, amicably adjusted and settled among themselves the entire piece and parcel of land measuring 47 (Forty Seven) Decimal, more or less, comprised in C.S. Dag No. 925, corresponding to R.S. Dag No.928, lying and situated at Mouza

RAIGACHI, J.L. No.12, recorded under C.S. Khatian No.108, corresponding to R.S. Khatian No. 135, under P.S. Rajarhat, District North 24-Parganas, which reflects in Records of Rights vide K.B. Khatian No.77.

- G. Thus, the said (1) **Abhirannechha Biwi**, (2) **Ajjar Rahman Molla**, (3) **Abdul Kader Molla**, (4) **Jamila Bibi**, (5) **Johra Bibi**, (6) **Lal Bibi**, (7) **Saleha Bibi**, (8) **Ajbahar Molla**, (9) **Motihar Rahaman**, (10) **Jainur Bibi**, and (11) **Rijia Khatun**, at the time of L.R. Settlement recorded their respective share in L.R. Records of Rights (detailed hereunder), after proper settlement and adjustments as aforesaid, which is duly accepted by all of them and their respective legal heirs. The Vendors herein also accept and confirm all the aforesaid adjustment and settlement, made by them and/or their ancestors, in respect of the aforesaid property:

L.R. record of land measuring 47 (Forty Seven) Decimal, comprised in R.S./L.R. Dag No.928, Mouza Raigachi, J.L. No.12, P.S. Rajarhat, Dist. North 24 Parganas

Name	L.R. Khatian No.	Share	Share Area (in Decimal)
Abhiran Nechha Bibi	34/1	0.0250	1.1750
Ajjar Rahman Molla	78	0.0438	2.0586
Abdul Kader Molla	381	0.0438	2.0586
Jamila Bibi	558/1	0.0219	1.0293
Johora Bibi	614/1	0.0219	1.0293
Lal Bibi	1262/1	0.0219	1.0293
Saleha Bibi	1425/1	0.0219	1.0293
Ajbahar Molla	59	0.1000	4.7000
Motihar Rahaman	874	0.0583	2.4701
Jainur Bibi	574	0.0125	0.5875
Rijia Khatun	1214	0.0292	1.3724

- H. The said **Abhiran Nechha Bibi** died intestate leaving behind his two son (1) **Ajjar Rahman Molla**, (2) **Abdul Kader Molla**, four daughters (3) **Jamila Bibi**, (4) **Johora Bibi**, (5) **Lal Bibi** and (6) **Saleha Bibi**, as her only legal heirs towards the estates left by her, including her share in R.S. Dag No. 928, at Mouza RAIGACHI, J.L. No.12, recorded under L.R. Khatian No.34/1, under P.S. Rajarhat, District 24-Parganas;
- I. In the span of time, the said **Ajjar Rahman Molla** also died intestate leaving behind his wife (1) **Momena Bibi**, his only son (2) **Mosieur Rahaman**, and four daughters, (3) **Moriam Bibi**, (4) **Aisha Bibi**, (5) **Khodeja Khatun**, and (6) **Mafuza Khatun**, as his only legal heirs towards the estates left by her, including her share in R.S. Dag No. 928, at Mouza RAIGACHI, J.L.

No.12, recorded under L.R. Khatian No. 78, under P.S. Rajarhat, District 24-Parganas;

- J. The said **Ajbahar Molla** died intestate leaving behind his wife (1) **Ajimom Necha Bibi**, his four son (2) **Sirajuddin Molla**, (3) **Alauddin Molla**, (4) **Sahabuddin Ali Molla**, (5) **Giasuddin Molla**, and only daughter, (6) **Sahara Bibi**, as his only legal heirs towards the estates left by him, including his share in R.S. Dag No. 928, at Mouza RAIGACHI, J.L. No.12, recorded under L.R. Khatian No. 59, under P.S. Rajarhat, District 24-Parganas;
- K. Thus, (1) **Mosieur Rahaman**, (2) **Morium Bibi**, (3) **Aisha Bibi**, (4) **Khodeja Khatun**, (5) **Mafuza Khatun**, (6) **Momena Bibi**, (7) **Abdul Kader Molla**, (8) **Johora Bibi**, (9) **Lal Bibi**, (10) **Jamila Bibi**, (11) **Saleha Bibi**, (12) **Ajimom Necha Bibi**, (13) **Sirajuddin Molla**, (14) **Alauddin Molla**, (15) **Sahabuddin Ali Molla**, (16) **Giasuddin Molla**, (17) **Sahara Bibi**, (18) **Motiar Rahaman Molla**, and (19) **Rejia Bibi**, the Vendors herein, acquired good title, full power and absolute authority in the **ALL THAT** piece and parcel of land admeasuring an area of 18.8 (Eighteen point Eight) Decimal, more or less, lying and situated at Mouza RAIGACHI, J.L. No.12, comprised in R.S./L.R. Dag No. 928, recorded under L.R. Khatian No. 34/1, 78, 381, 558/1, 614/1, 1262/1, 1425/1, 59, 574, 874 and 1214, under Rajarhat Bishnupur No.1 Gram Panchayat, P.S. Rajarhat, District North 24-Parganas, hereafter called "the **SAID PROPERTY**", specifically and particularly mentioned in the Schedule, written hereunder.
- L. The Vendors due to paucity of funds and inability to administer and maintain the Said Property, have offered to sell the entirety of the Said Property and the Purchasers herein agreed to purchase the same at and for a Total Consideration of Rs.1,81,98,428/- (Rupees One Crore Eighty One Lac Ninety Eight Thousand Four Hundred Twenty Eight) only according to prevailing market price in the locality and the same has been found fair and reasonable, the Vendors have agreed to sell and transfer the Said Property to the Purchasers.

NOW THIS INDENTURE WITNESSETH as follows:

1. In pursuance of agreements and in consolidated consideration of the sum of Rs.1,81,98,428/- (Rupees One Crore Eighty One Lac Ninety Eight Thousand Four Hundred Twenty Eight) only duly paid by the Purchasers to the Vendors only at or before the execution of this instruments (the receipt 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 or every part thereof forever acquit release and discharge the Purchasers as also every portion of the demised plot of land free from the same) the Vendors doth hereby grant sell convey transfer assign and assure unto the Purchasers **ALL THAT** piece and parcel of land admeasuring an area of 18.8 (Eighteen point Eight) Decimal, more or less, lying and situated at Mouza RAIGACHI, J.L. No.12, comprised in R.S./L.R. Dag No. 928, recorded under L.R. Khatian No. 34/1, 78, 381, 558/1, 614/1, 1262/1, 1425/1, 59, 574, 874 and 1214, under Rajarhat Bishnupur No.1 Gram Panchayat, P.S. Rajarhat, District North 24-Parganas, specifically mentioned in the Schedule written hereunder and which is hereinbefore as well as hereinafter referred to as "the Said Property," **OR HOWSOEVER OTHERWISE** the Said Property and every part thereof now are or is hereto before were or was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, title, interest, easements, privileges, appurtenances and appendages whatsoever or the said property or any and every part thereof belonging to or in any way, appertaining to or usually held, used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto **AND** the reversion or reversions remainder or reminders and all rents issues and profits thereof and all and every part thereof, hereby granted sold and conveyed transferred assigned and assured or expressed or intended so to be **AND** all the estate, rights, liberties, title, interest, inheritance, use, possession, property, claim, demand and other legal incidents thereof whatsoever, of the Vendors unto and upon the said property and every part thereof and all other evidence of title whatsoever in any way relating to or concerning the said property which now are or hereafter shall or may be in possession, power of control of the Vendors or any other person or persons from the Vendors and procure the same without any action or suit either in law or in equity **TO HAVE AND TO HOLD** the Said Property, hereby granted transferred, sold, conveyed and assigned or expressed or intended so to be with the appurtenances unto the Purchasers absolutely and forever, free from all encumbrances, trust, liens, lispendends, charges, attachments, claimants, requisitions, acquisitions and alignment whatsoever.

2. **THE VENDORS DOTH HEREBY COVENANT WITH THE PURCHASERS:**

- 1) **THAT** notwithstanding any act, deed, matter or thing whatsoever by the Vendors or their predecessor in title or any of them done executed or knowingly suffered to the contrary, the Vendors is fully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Said Property hereby granted and conveyed or expressed or intended so to be for a perfect indefeasible

estate or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same; and

- II) **THAT** notwithstanding any such act, deed or thing whatsoever aforesaid, the Vendors now has good right, full lawful and absolute authority and indefeasible title to grant, convey, transfer and assign the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be with the appurtenances unto and to the use of the Purchasers in the manner aforesaid and according to the true intent and meaning of these presents; and
- III) **THAT** the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly hold occupy possess and enjoy the Said Property hereby granted, conveyed, transferred and assigned and received and take rents, issues and profits thereof for its absolute use and benefit without any lawful hindrance, interruption, disturbance or any person eviction or demand whatsoever from or by the vendors or any person or persons whatsoever; and
- IV) **THAT** free and clear, freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Vendors well and sufficiently saved defended kept harmless and other estate rights, title, claim, mortgage, charge, lien, lispence and attachments whatsoever; and
- V) **THAT** further the Vendors and all person having or lawfully or equitably claiming any estate, right, title or interest whatsoever into or upon the Said Property or any and every part thereof from, under or in trust for the Vendors and/or their and each of their respective predecessor-in-title or any of them shall and will from time to time and all times hereafter at the requests and costs of the Purchasers do and execute or cause to be executed or done all such acts, assurances and things whatsoever for further better and more perfectly assuring the Said Property hereby granted, conveyed, transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said Purchasers in the manner aforesaid as may be reasonably required; and
- VI) **THAT** the Said Property or any or every part thereof is not attached in any proceeding or under any provision of Public demand Recovery act or otherwise and no steps taken in execution of any certificate at

the instance of Income Tax and or Wealth Tax and or Estate Duty Authorities, and

- VII) **THAT** no notice issued under the Public demands recovery Act, has been served on the Vendors nor any such notice has been published; and
- VIII) **THAT** the Vendors have not yet received any notice of requisition or acquisition of the property described in the Schedule below and the Said Property has not been affected by any scheme of road alignment or for any other purposes; and
- IX) **THAT** the Purchasers and all person claiming through or under the Purchasers have undisputed and all manner of rights through or over the Said Property and all other rights of easements at law and in equity; and
- X) **THAT** the Vendors shall and will, at all times hereafter be bound to indemnify the Purchasers against any loss or damage may be suffered by the Purchasers by reason of any defect in title or possession of the Vendors or by the discovery of any charge, acquirable or otherwise mortgage or trust, lien, lispensense or any suit relating to the property any attachment either before or after decree by any occur or other legal authority affecting adversely the property hereditaments and premises hereby granted, transferred and conveyed to the Purchasers; and
- XI) **THAT** simultaneously with the execution of this deed of conveyance, the vendors have delivered peaceful and vacant possession of the Said Property, described in the Schedule below, unto the Purchasers for the absolute use and benefits of the Purchasers as full and absolute owner thereof and all rights, title, interest over the Said Property hereby vests unto the Purchasers by virtue of this deed of conveyance, absolutely and forever;
- XII) **THAT** the Vendors doth hereby declare that the Said Property is free from all sorts of encumbrances whatsoever and they have good and marketable right title and interest over the Said Property, as described in the Schedule hereto below; and
- XIII) **THAT** the Vendors shall and will make such affidavits and sign all papers and documents as may be necessary for the purpose of

effecting mutation of Purchasers' name in the Record of Rights, as well as in the records of local authority;

- XIV) **THAT** simultaneously with the execution of this deed, the Vendors have handed over all documents of title relating to the Said Property, unto the Purchasers.
- XV) THAT the Vendors hereby relinquish all their right, title, interest and claim of whatsoever nature in any part or portion of the land comprised in R.S. Dag No.928, situated in Mouza Raigachi, J.L. No.12, P.S. Rajarhat, District North 24 Parganas in favour of the Purchasers and further the Vendors hereby declare, affirm and assure that after execution of this deed the Vendors have no claim, right, title, interest of whatsoever nature in any part or portion of the land comprised in R.S. Dag No.928, Mouza Raigachi, J.L. No.12, P.S. Rajarhat, District North 24 Parganas.

THE SCHEDULE

(the Said Property)

ALL THAT piece and parcel of land measuring an area of total 18.8 (Eighteen point Eight) Decimal, more or less, recorded as Sali land, lying and situated at Mouza RAIGACHI, J.L. No.12, comprised in R.S./L.R. Dag No. 928, recorded under L.R. Khatian No. 34/1, 78, 381, 558/1, 614/1, 1262/1, 1425/1, 59, 574, 874 and 1214, under Rajarhat Bishnupur No.1 Gram Panchayat, P.S. Rajarhat, District North 24-Parganas **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto.

IN WITNESS WHEREOF the **VENDORS** set and subscribed their respective hands and seal on the day month and year, first above written.

SIGNED SEALED AND DELIVERED

by the **VENDORS** at Kolkata

In the presence of:

1. *Ziaul Hazra*
Atghm (Biswaspora) P.O. P. Gopalpur. P.S. Banguati
KOL-136.

Mosir Rahaman
Mosir Rahaman

20.12.2025

Sh. Ismail Ali

Morium Bibi

Rahman

আইশা বিবি

Aisha Bibi

খোদেজা খাতুন

Khodeja Khatun

মাফুজা খাতুন

Mafuza Khatun

মোমেনা বিবি

Momena Bibi

Abdul Kader Molla
Abdul Kader Molla (B.G.K.P.K.56.19Q)



L.T.I. of
By the Pen of Ziaul Haqza.

Johora Bibi



L.T.I. of
By the Pen of Ziaul Haqza.

Lal Bibi

জামিলা বিবি

Jamila Bibi

সালেহা বিবি

Saleha Bibi



L.T.I. of
By the Pen of
Ziaul Haqza.

Ajimom Necha Molla

Sirajuddin Molla
Sirajuddin Molla

আলাউদ্দিন মোল্লা

Alauddin Molla

সাহাবুদ্দিন আলি মোল্লা

Sahabuddin Ali Molla

Giasuddin Molla

Giasuddin Molla

স্বাক্ষরমাত্র

Sahara Bibi

Sahara Bibi

মতিয়ার রহমান মল্লা

Motiar Rahaman Molla



Rejia Bibi

L.P.T. of
By the Pen of
Zia ul Hazra.

Zia ul Hazra.

Read over and explained by me to the
Vendors who executed the document
after fully understanding the purport
meaning and contents thereof.

Zia ul Hazra

Zia ul Hazra



RECEIVED from the within named Purchasers
the within mentioned sum towards full and
final Payment of the Total Consideration of
the Said Property.....

Rs. 1,81,98,428/-

**(Rupees One Crore Eighty One Lac Ninety Eight Thousand Four Hundred
Twenty Eight.)**

MEMO OF CONSIDERATION

(At the request of all the Vendors, cheque has been issued in the following manner,
for and on behalf of all the Venders herein.)

Date	Amount (Rs.)	Cheque No.	Bank/Branch	Issued In favour of
15.07.2013	6,63,488/-	672001	Indian Overseas Bank, Baguiati Br.	Mosieur Rahaman
15.07.2013	3,31,741/-	672026	-do-	Morium Bibi
15.07.2013	3,31,741/-	672027	-do-	Aisha Bibi
15.07.2013	3,31,741/-	671976	-do-	Khodeja Khatun
15.07.2013	3,31,741/-	671977	-do-	Mafuza Khatun
15.07.2013	2,84,350/-	672002	-do-	Momena Bibi
15.07.2013	22,74,804/-	672003	-do-	Abdul Kader Molla
15.07.2013	11,37,402/-	672004	-do-	Johora Bibi
15.07.2013	11,37,402/-	672005	-do-	Lal Bibi
15.07.2013	11,37,402/-	672028	-do-	Jamila Bibi
15.07.2013	11,37,402/-	671978	-do-	Saleha Bibi
15.07.2013	5,68,701/-	672037	-do-	Ajimom Necha Molla
15.07.2013	8,84,647/-	672030	-do-	Sirajuddin Molla
15.07.2013	8,84,647/-	672031	-do-	Alauddin Molla
15.07.2013	8,84,647/-	672032	-do-	Sahabuddin Ali Molla
15.07.2013	8,84,647/-	672033	-do-	Giasuddin Molla
15.07.2013	4,42,318/-	672036	-do-	Sahara Bibi
15.07.2013	30,33,078/-	671979	-do-	Motiar Rahaman Molla
15.07.2013	10,00,000/-	671980	-do-	Rejia Bibi
15.07.2013	5,00,000/-	671983	-do-	<u>Abdul Kader Molla</u> (issued for and on behalf of <u>Rejia Bibi</u>)
15.07.2013	16,529/-	Paid in CASH to Rejia Bibi		
Total:	1,81,98,428/-	Rupees One Crore Eighty One Lac Ninety Eight Thousand Four Hundred Twenty Eight .		

Witnesses:

1. Zia ul Haqra.
Atghm (Niswanaspana) P.O.: R. Bagalpur
P.S.: Baguati Kol. 128.

Sirajuddin Molla

Mosieur Rahaman.

Abdul Kader Molla.

মোস্তাফিজ হোসেন

মোস্তাফিজ হোসেন

আব্দুল সাব্বি

আব্দুল সাব্বি

মোস্তাফিজ হোসেন

Sirajuddin Molla

— *Qiasuddin malla*
ਸਾਹਿਬਜ਼ਾਦੇ ਜੱਗ ਸਿੰਘ

Qiasuddin malla
Sahiba Bibi

ਸਾਹਿਬਜ਼ਾਦੇ ਜੱਗ ਸਿੰਘ



L.T.I. of Rijya Bibi
By the Pen of
Zia ul Hazra

Zia ul Hazra



L.T.I. of Johora Bibi
By the Pen of Zia ul Hazra

Shahjahan



L.T.I. of Lal Bibi
By the Pen of Zia ul Hazra



















— *Ajimon Neeha Bibi*
ਜੱਗ ਸਿੰਘ



L.T.I. of Ajimon Neeha Bibi
By the Pen of Zia ul Hazra

















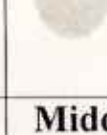
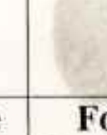
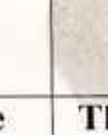








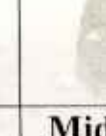
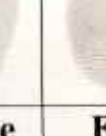

















FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	<i>Engokamho</i>					
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	<i>Mohib Rahman</i>					
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	<i>Shahida Begum</i>					
4						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	<i>Abedul Kadir Molla</i>					

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	সোমিয়া এস্টেট					
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	আরুনা বিবি					
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	সম্মত এস্টেট					
4						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	মোম্বাতি					













































FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Sirajudaini molta</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Sanjay Kumar Singh</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Sanjay Kumar Singh</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
4						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
						
	<i>Girish Kumar Singh</i>	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

1						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>sahara bibi</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
2						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>مختیار عثمان خان</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
3						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>L.T.I. of Rifiya Bibi. By the Pen of Ziaul Haqra.</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little
4						
		Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
	<i>L.T.I. of Johora Bibi By the Pen of Ziaul Haqra.</i>					
		Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

FORM FOR TEN FINGERPRINTS

1						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	L.T.I. of Lal Bibi By the Pen of Zia ul Hazra					
2						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	L.T.I. of Lal Bibi					
3						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	L.T.I. of Lal Bibi					
4						
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb	
						
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little	
	L.T.I. of Ajimom Necha Bibi By the Pen of Zia ul Hazra					



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

Endorsement For Deed Number : I - 08700 of 2013
(Serial No. 09367 of 2013 and Query No. 1523L000015438 of 2013)

On 15/07/2013

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

Presented for registration at 16.00 hrs on :15/07/2013, at the Private residence by Mosiur Rahaman ,
one of the Executants.

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

Execution is admitted on 15/07/2013 by

1. Mosiur Rahaman, son of Ajjjar Rahaman , 215, Raigachi, Paschim Para, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
2. Moriam Bibi, wife of Sk. Rashid Ali , 215, Raigachi, Paschim Para, Chotopol, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
3. Aisha Bibi Alias Ayesha Bibi, wife of Abdul Mujit , Hatiara, Paschim Para, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700157, By Caste Muslim, By Profession : Others
4. Khodeja Khatun, wife of Raj Mohammad Middya , South Jhaparday, Domjur, District:-Howrah, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
5. Mafuza Khatun, wife of Sk. Arif Ali , Purba Rajbati, Jojra Barasat, Kolkata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
6. Momena Bibi, wife of Lt. Ajjjar Rahaman , Raigachi, Paschim Para, Chotopol, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
7. Abdul Kader Molla, son of Lt. Mohar Ali Molla , Raigachi, Paschim Para, Chotopol, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
8. Johora Bibi Alias Johara Bibi, wife of Sk. Keramat Ali , Rajbati, Deara, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
9. Lal Bibi Alias Lalman Molya, wife of Din Mohammad , Machibhanga, Purba Para, Tona, Bhangore, District:-South 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
10. Jamila Bibi, wife of Safiuddin Molla , Ghuni, Molla Para, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Others
11. Saleha Bibi Alias Saleha Begum Hazra, wife of Abdul Kasem Hazra , Atghora, Biswas Para, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743518, By Caste Muslim, By Profession : Others

Additional District Sub-Registrar
Chhatral, New Town North 24-Parganas

16 JUL 2013 (Debasish Dhar)
Additional District Sub-Registrar

EndorsementPage 1 of 3

16/07/2013 11:53:00



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

Endorsement For Deed Number : I - 08700 of 2013
(Serial No. 09367 of 2013 and Query No. 1523L000015438 of 2013)

12. Ajimam Necha Molla Alias Ajimon Nesa Bibi, wife of Lt. Ajbahar Molla , Raigachi, Paschim Para, Chotopol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
13. Sirajuddin Molla, son of Lt. Ajbahar Molla , Raigachi, Paschim Para, Chotopol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
14. Alauddin Molla, son of Lt. Ajbahar Molla , Raigachi, Paschim Para, Chotopol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
15. Sahabuddin Ali Molla Alias Sahabuddin Molla, son of Lt. Ajbahar Molla , Raigachi, Paschim Para, Chotopol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
16. Giasuddin Molla, son of Lt. Ajbahar Molla , Raigachi, Paschim Para, Chotopol, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
17. Sahara Bibi, wife of Akbar Hossain , Beraberi, R. Gopalpur, District:-North 24-Parganas, WEST BENGAL, India, . By Caste Muslim, By Profession : Others
18. Motiar Rahaman Molla, son of Lt. Mujibar Rahaman , Raigachi, Paschim Para, Chotopol, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135, By Caste Muslim, By Profession : Others
19. Rejia Bibi Alias Rijia Bibi, wife of Md. Ali , Goyalpota, Uttar O Dakshin Shalipur, Haroa, Chauhata, District:-North 24-Parganas, WEST BENGAL, India, Pin :-743425, By Caste Muslim, By Profession : Others
- Identified By Ziaul Hazra, son of Abul Kashem Hazra, Atghora, Rajarhat Gopalpur, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
Additional District Sub-Registrar

On 16/07/2013

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.

Payment of Fees:

Amount by Draft

Rs. 200200/- is paid , by the draft number 087484, Draft Date 13/07/2013, Bank Name State Bank of India, TEGHORIA RAGHUNATHPUR, received on 16/07/2013


Additional District Sub-Registrar
Rajarhat, Near Town, North 24-Parganas

16 JUL 2013 (Debasish Dhar)
Additional District Sub-Registrar

16/07/2013 11:53:00

EndorsementPage 2 of 3



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

Endorsement For Deed Number : I - 08700 of 2013
(Serial No. 09367 of 2013 and Query No. 1523L000015438 of 2013)

(Under Article : A(1) = 200178/- , E = 14/- , Excess amount = 8/- on 16/07/2013)

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.-1,81,98,428/-

Certified that the required stamp duty of this document is Rs.- 1091925 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 1091850/- is paid , by the draft number 087483, Draft Date 13/07/2013, Bank : State Bank of India, TEGHORIA RAGHUNATHPUR, received on 16/07/2013

(Debasish Dhar)
Additional District Sub-Registrar





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

16 JUL 2013 (Debasish Dhar)
Additional District Sub-Registrar

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 1833 to 1859
being No 08700 for the year 2013.




(Debasish Dhar) 16-July-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal