

11/226/11

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिमवङ्ग प्रश्चिम बङ्गाल WEST BENGAL

Handwritten notes: 26/11/11, 22/9/11, 66, 22/11

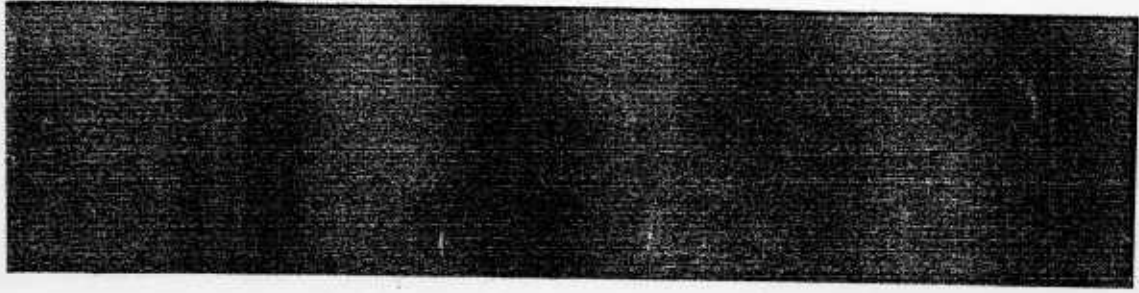
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Handwritten date: 26.09.11

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 24th day of September, Two Thousand Eleven **BETWEEN** (1) **TAHERUNNESSA**, widow of Late Abu, Mohammad Zakir Hossain, by Occupation Housewife, (2) **SAYED MD. REZAUL HOSSAIN**, (PAN NO. AKDP S04253) and (3) **SAYED MD. NAYEEM HOSSAIN**, (PAN NO. ACBP H8648A) son of Late Mr. ~~Muhammad~~ **Muhammad Zakir Hossain** both by occupation Service, all by religion Muslim, and all residing at

Sayed Md. Rezaul Hossain



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 12569 of 2011
(Serial No. 11526 of 2011)

n

ayment of Fees:

n 24/09/2011

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

Presented for registration at 15.00 hrs on 24/09/2011 at the Private residence of Shreebati K. Suleha Begum, Claimant

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

ecution is admitted on 24/09/2011 by

Taherunnissa, wife of Late Abu Naser Mohammad Zaki Hussain, 40 A, Elliot Road, K.M. Thana, Park Street, District- Kolkata, WEST BENGAL, India, P.O. - Pin - 700016, By Caste Muslim, By Profession House wife

Soyan Md. Hezrat Hussain, son of Late Abu Naser Mohammad Zaki Hussain, 40 A, Elliot Road, K.M. Thana, Park Street, District-Kolkata, WEST BENGAL, India, P.O. - Pin - 700016, By Caste Muslim, By Profession Service

Soyan Md. Nayeem Hussain, son of Late Abu Naser Mohammad Zaki Hussain, 40 A, Elliot Road, K.M. Thana, Park Street, District-Kolkata, WEST BENGAL, India, P.O. - Pin - 700016, By Caste Muslim, By Profession Service

Nasrin Yasmin, wife of Aftab Hussain, Titagarh, District-North 24 Parganas, WEST BENGAL, India, P.O. - By Caste Muslim, By Profession House wife

Shreebati K. Suleha Begum, wife of Shri P. Kader Mohindeen Gani, 36 Elliot Road, K.M. Thana, Park Street, District- Kolkata, WEST BENGAL, India, P.O. - Pin - 700016, By Caste Muslim, By Profession House wife

Admitted by: Tapas Ranjan Saha, City 1, VII, Sector 10, District- Kolkata, WEST BENGAL, India, P.O. - By Caste Hindu, By Profession Advocate

(Sudhakar Sahu)
ADDL REGISTRAR OF ASSURANCES-II

n 26/09/2011

ertificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissibility under Rule 43 of West Bengal Registration Rule 1962 has been ascertained under the said Article number 235 of Indian Stamp Act 1899.

ayment of Fees:

ount By Cash



(Sudhakar Sahu)
ADDL REGISTRAR OF ASSURANCES-II

3/09/2011 17:13:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District- Kolkata

Endorsement For Deed Number - 1 - 12569 of 2011
(Serial No. 11526 of 2011)

Rs. 0/- on 26/09/2011

Amount by Draft

Rs. 259233/- is paid by the draft number 065219 Draft Date 23/09/2011 Bank Name State Bank of India ELLIOT ROAD received on 26/09/2011

[Under Article 203, 205, 207 of the Act of 2001]

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 is Rs. 2356278/- assessed at Rs. 2356278/-

Certified that the required stamp duty of this document is Rs. - 1649650/- and the Stamp duty paid is Impresive Rs. - 5000/-

Deficit stamp duty

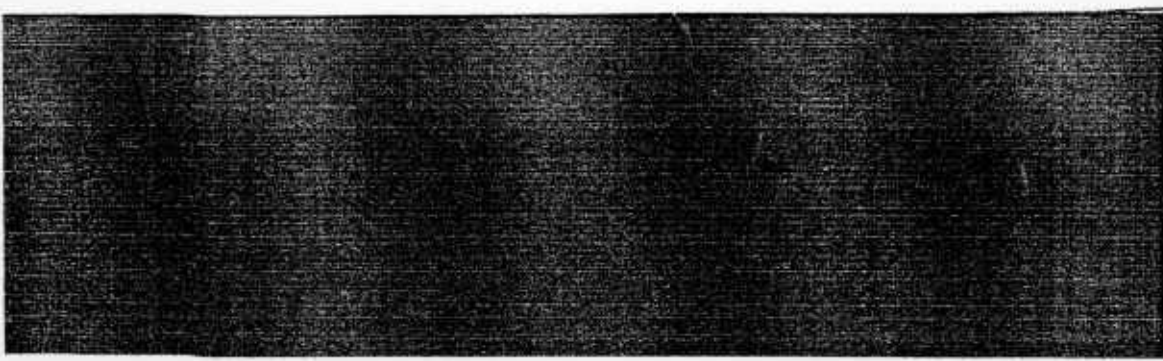
Deficit stamp duty of Rs. - 144950/- on 065219/23/09/2011 State Bank of India ELLIOT ROAD received on 26/09/2011

(Sudhakar Sahu)
ADDL REGISTRAR OF ASSURANCES II

Sudhakar Sahu

(Sudhakar Sahu)
ADDL REGISTRAR OF ASSURANCES-II
EndorsementPage 2 of 2

26/09/2011 17:13:00



premises No.40A, Elliot Road, Police Station Park Street, Kolkata-700 016, **AND (4) NASRIN YEASMIN**, wife of Abbas Hussain and married daughter of Late Abu Naser Mohammad Zakir Hossain, (PAN NO. ABZP Y9824A) by religion Muslim, by occupation Housewife, and residing at Titagarh North 24 Parganas, hereinafter referred to and collectively called as the **VENDORS** (which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, representatives and assigns) of the **ONE PART**

AND

SHREEMATI K.SULEHA BEGUM, wife of Shri P. Kader Mohindeen Gani, (PAN NO.ADDP B0207G) by religion Muslim and by occupation Housewife, residing at premises No.36, Elliot Road, Police Station Park Street, Kolkata-700016, hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS Abu Naser Mohammed Zakir Hossain, a minor, being the then represented by his father and natural guardian named Janab Mohammed Abu Zakir, became the sole and absolute owner in respect of one storied brick built building containing with appertaining Bastu land of 14 Cottahs, more or less, being locally known as premises No.40A, Elliot Road, Kolkata-700 016, within Ward No.61 of the Kolkata Municipal Corporation, Police Station Park Street, by dint of Heba Bel Awaz dated 30th day of September 1954 in the Bengali Languages and character, registered with the Sub-Registrar of Assurances Calcutta and recorded therein under Book No.1, Volume No.98, Pages 285 to 289, Being No.4468 for the year 1954. The said premises is hereinafter referred to as the Demised premises and more fully and particularly described in the Schedule given below.


WHEREAS since purchase one school named Assembly of God Church is in occupation in the said premises as tenant under the said Abu Naser Mohammad Zakir Hossain, since deceased.

WHEREAS the said Abu Naser Mohammed Zakir Hossain during his life time and after attaining the age of majority duly conveyed and transferred all of his rights titles and interests in respect of demarcated land measuring 3 Cottahs 7 Chittacks and 25 Square feet, more or less, (out of 14 Cottahs of land with one storied brick built building at its southern part of the said premises No.40A, Elliot Road, Kolkata, in favour of Bilques Begum, Anima Begum, Gulzar Begum and Shahnoor Rahaman for a valuable consideration by dint of Indenture dated 11.05.1981, registered with the Registrar of Assurances Calcutta and recorded therein under Book No. 1, Volume No.213, Pages 191 to 203, Being No.3879, For the year 1981 leaving the rest of the land namely 10 Cottahs 8 Chittacks and 20 Square feet, more or less, in tact in his custody and possession.

WHEREAS the said building has become old being tenanted and dilapidated and thus the said predecessor named Abu Naser Mohammad Zakir Hossain, were unable to use the same as their residence and thus desired to sale out the same to a bonafide purchaser.

WHEREAS the Purchaser herein is being also desire to purchase the same approached before the said predecessor of the Vendors and thereby entered into Agreement for Sale dated 26.08.1994 agreeing to make payment of the sum of Rs. 20,00,000/- (Rupees Twenty Lac) only as Consideration money towards completion of such transaction for sale.

WHEREAS the said Abu Naser Mohammed Zakir Hossain died intestate in or about 01.01.2004, leaving behind his widow (Vendor No.1), Two Sons (Vendor Nos.2 and 3) and one married daughter



(Vendor No 4) as his heirs and legal representatives and no one else. Thus the said heirs namely the Vendors herein have become the joint and absolute owners in respect of the said premises No 40A, Elliot Road, Kolkata-7000016 and since such death the Vendors herein are being seized and possessed of the same to the exclusion of others with the aforesaid tenant.

WHEREAS Vendors herein as the absolute heirs of Late Abu Naser Mohammed Zakir Hossain stepped into the said Agreement for Sale as Vendors, accepted the said agreement for sale and also agreed to sale out the same in favour of the purchaser herein as the said Agreement binds upon them under the law of inheritance.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS FOLLOWS


That in pursuance of the said Agreement and in consideration of the sum of Rs. 20,00,000/- (Rupees Twenty Lac) only paid by the purchaser to the Vendors simultaneously with the execution of these presents (the receipt whereof the Vendors hereby admit and acknowledge and do confirm the same release and discharges the purchaser and the said property the said Vendors doth hereby as and by way of receipt hereunder written admit and acknowledge the payment of the same and every part thereof doth hereby acquit release and discharge the purchaser also the said premises hereditaments, messages, buildings) the Vendors as beneficial owners do and doth hereby convey, grant, transfer assure, and assign unto and to the use of the purchaser **ALL THAT** one storied tenement dwelling house and premises being No.40A, Elliot Road, Kolkata-700 016, with appertaining land measuring about 10 Cottahs 8 Chittacks and 20 Square feet, a little more or less, more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as the "Demised Premises" or however otherwise "Demised premises or any part thereof" now are or is or at

any time or times heretofore were or was situated butted, bounded called known numbered or distinguished together with all buildings structures erections fixtures yards court yards walls, boundary walls drains sewers ways paths passages commonly water water-courses and all other former or other rights, lights, liberties privileges easements appendages and appurtenances whatsoever to the demised premises or thereunto belonging or in anywise appertaining thereto or usually held used occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and all the estate right title interest property claim or demand whatsoever of the Vendors unto and upon the same and the reversion or remainder or remainders and or the rent issues and profits thereof and or every part thereof **TO HAVE AND TO HOLD** the said demised premises or intended so to be and every part thereof unto and to the use of the purchaser herein of the other part absolutely and for ever and free from all encumbrances and liabilities whatsoever **AND** the vendors doth hereby covenant with the purchaser that notwithstanding any act deed matter or thing by Vendors done or executed or knowingly suffered to the contrary they the Vendors are seized and possessed of and/or otherwise well and sufficiently entitled to " the demised premises" No 40A, Elliot Road, in the town of Calcutta including the said premises hereinbefore granted and conveyed or otherwise expressed or intended so to be being the subject matter of this indenture for a perfect and indefeasible estate equivalent so to be fee simple in possession or an estate equivalent so to be free from all encumbrances without any manner or benefit whatsoever to alter defeat and to make void the same **AND** that notwithstanding any such act deed matter or thing whatsoever the Vendors now hath in themselves good right full power and absolute authority to grant and convey or otherwise expressed or intended so to be unto and to the use of the purchaser herein in manner aforesaid **AND** that the purchaser shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said demised premises fully and particularly mentioned and described in the Schedule hereunder written and every part thereof without any lawful eviction interruption claim or demand

whatsoever from or by the Vendors or any other persons or persons having or lawfully and equitably claiming any estate or interest from under or in trust for the Vendors or any of their ancestors-in-title **AND** that free and freely and clearly and absolutely acquitted, exonerated and saved harmless and kept indemnified the purchaser from and against all and all manner of mortgages, charges, liens, lispensens, allotment, trust, wakf, liabilities and encumbrances whatsoever **AND** further the Vendors and all persons having or lawfully or equitably claiming estate or interest in the aforesaid premises hereinbefore granted, conveyed or every part thereof from under or in trust for the Vendors or any of their ancestors-in-title shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed any acts, deeds and things matters whatsoever for further and more perfectly assuring "the demised premises" and every part thereof unto and to the use of the purchaser herein in the manner aforesaid as shall or may be reasonably required.

It is hereby recorded that the name of the Vendors are already mutated with the record of the municipality and thus the Vendors do hereby record their consent towards mutation of the name of the present Purchaser herein in place and in stead of the recorded Assessee without taking any consent from the Vendors.

It is hereby further agreed that simultancously with the execution and registration of these present, the Vendors put the purchaser in possession of the demised premises by issuing letter of attornment addressed to the tenant of the said demised premises.



SCHEDULE OF PROPERTY

ALL THAT one storied brick built tenement dwelling house messuage and hereditament together with Revenue free appertaining land measuring 10 Cottahs 8 Chittacks and 20 Square feet, more or less, whereon or on a part whereon or on a part whereof the building situates covering the total area of 5760 Square feet, being old building dilapidated in nature and constructed more than 100 years ago, and locally known as municipal premises No.40A, Elliot Road, within Police Station Park Street, Kolkata-700 016, within Ward No. 61 of the Kolkata Municipal Corporation, and recorded therein under Assessee No. 110616800385, which is butted and bounded as follows :

On The North :- By premises No.38, Elliot Road,

On the South :- By premises No.40B, Elliot Road,

On the East :- By Elliot Road, and

On The West:- Partly by premises No.42 and partly by premises No.36, Elliot Road, Kolkata.

IN WITNESS WHEREOF the parties herein have put down their respective signatures and seals on the day month and year first above written.

Signed, Sealed and delivered in
The presence of :-

1. Tapas Basak
Advocate
City Civil Court At Calcutta

Taherunnessa
(TAHERUNNESSA)

2. Ibrahim Begum
36, 2nd Road
KOL-16

Sayed Md. Nayeem Hossain
(SAYED MD REZAUL HOSSAIN)

Sayed Md. Nayeem Hossain
(SAYED MD. NAYEEM HOSSAIN)

Nasrin Yeasmin
(NASRIN YEASMIN)
(Signature of the Vendors)

K. Suleha Begum (KANSI)
(SHREEMATI K.SULEHA BEGUM)

(Signature of the Purchaser)

Drafted by :-

Tapas Basak
Tapas Basak
Advocate
City Civil Court At Calcutta

Dt. the 24th day of September 2011

(vii) By Cheque No 151833 dated 07.07.2001 drawn
Upon ABN Amro Bank, in the name of Abu Naser
Mohammed Zakar Hossain, since deceased. **Rs.1,00,000-00**

(viii) By Cheque No.034200 dated 27.03.2001 drawn
Upon BN Amro Bank, in the name of Abu Naser
Mohammed Zakar Hossain, since deceased. **Rs.1,00,000-00**

(ix) By Bank Draft No. 206594 dt. 22.09.2011 drawn upon
ICICI Bank, Chowringhee Branch. **RS.4,00,000-00**

(x) By Bank Draft No.206595 dt. 22.09.2011 drawn upon
ICICI Bank, Chowringhee Branch. **RS.4,00,000-00**

(xi) By Bank Draft No. 206778 dt.23.09.2011 drawn upon
ICICI Bank, Chowringhee Branch. **RS.4,00,000-00**

Rs.12,00,000-00

Total : Rs.20,000,00-00

(Rupees Twenty Lac) only

**Signed, Sealed and delivered in
The presence of :-**

Taherunnessa
(Taherunnessa) (Penny Co)

1. Jajee Hossain
Abanilla

Sayed Md. Rezaul Hossain
(Sayed Md. Rezaul Hossain/AXDPS04257)

Sayed Md. Nayeem Hossain
(Sayed Md. Nayeem Hossain)

2. Jh. Val. Biringadil
36.11.01 Road
K01 16.

Nasrin Yeasmin (11.07.1979A)
(Nasrin Yeasmin)

(Signature of the Vendors)

SPECIMEN FORM FOR TEN FINGERPRINT



Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name _____
Signature Jatun M. M. M.



Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name Sayed M. M.
Signature Sayed M. M.



Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name Sayed M. M.
Signature Sayed M. M.



Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name Nasrin Yasmin
Signature _____



SPECIMEN FORM FOR TEN FINGERPRINT



Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name _____
Signature H. Salena Aguirre



Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name _____
Signature _____



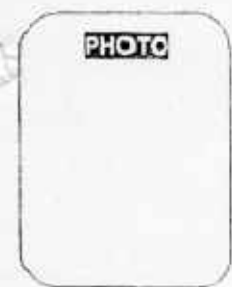
Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name _____
Signature _____



Left Hand

Little Finger	Ring Finger	Middle Finger Left Hand	Fore Finger Left Hand	Thumb

Right Hand

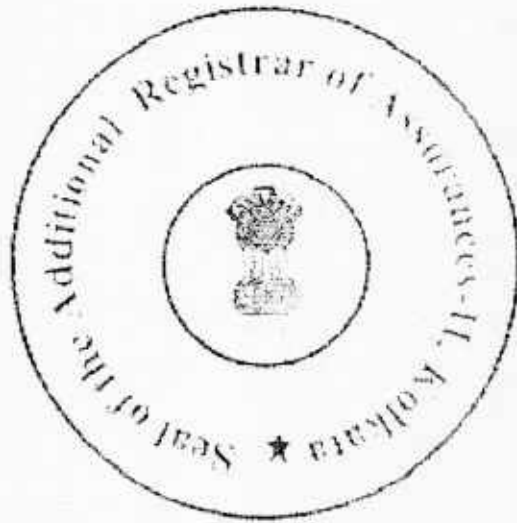
Thumb	Fore Finger	Middle Finger Right Hand	Ring Finger Right Hand	Little Finger

Name _____
Signature _____



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 47
Page from 4070 to 4085
being No 12569 for the year 2011.



Sudhakar Sahu

(Sudhakar Sahu) 30-September-2011
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal



~~REGISTRAR OF ASSURANCES-II~~

AS

~~REGISTRAR OF ASSURANCES-II~~

~~REGISTRAR~~

28/10/11