

15611

14317/2014



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

19.12.14  
6.50

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document. **K/15981**



*[Signature]*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Pgs.

26 DEC 2014

1. Date: 19<sup>th</sup> December 2014
2. Place: Kolkata
3. Parties:

3.1 **Monoyara Bibi**, wife of Darab Mallick, by faith Muslim, by occupation - House wife, residing at Panapukur, Post Office Chandpur, Police Station Rajarhat, District North 24 Parganas, represented by her constituted attorney: **Sajeda Bibi**, wife of Lal Mohhamad Alias Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammodpur, Police Station Rajarhat, District North 24 Parganas, by registered Power of Attorney, dated 9<sup>th</sup> December, 2014, registered in the office of the Addl. District Sub registrar Rajarhat, copied in Book No. IV, CD Volume No. 2, Pages from 3118 to 3126, Being No. 01267 for the year 2014.  
(Vendor, include successors-in-interest) [PAN FPYPS8388B]

*[Signature]*  
As Constituted Attorney of  
Manoyara Bibi



3383 16-12-14 1000/.

ক্রমিক নং \_\_\_\_\_  
সংখ্যা \_\_\_\_\_  
স্থান ভেদার নাম \_\_\_\_\_  
বিধান নগর (সফটলেক সিটি) এ ডি. এস. জায় \_\_\_\_\_  
যদি স্থানীয় ক্রয় তাহ \_\_\_\_\_  
নাম নং \_\_\_\_\_ কোট কত টাকা খরিদ \_\_\_\_\_

Sulagna De-  
Advocate  
H.C. eno

03 DEC 2014

টাকারি ব্যবসায় ভেদার মিতা দত্ত 710000

স্বাক্ষর বিধি



6018

স্বাক্ষর বিধি



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

19 DEC 2014

অধিষ্ठात-इसका-संयुक्त  
मिशन-श्री-मान-सहकार-संघ  
एक-सहकार-संघ  
शान-व्यवस्था-संघ  
विकास-संघ-सहकार-संघ  
कोष-संघ

And

Dr. J. M. F. F.  
As Consultant  
Attorney of  
Mahayana Bibi

- 3.2 **Wahidul Islam Mondal alias Md. Wahidul Islam**, son of Lal Mohhamad *alias* Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammodpur, Police Station Rajarhat, District North 24 Parganas. [PAN AALPI5195H]
- 3.3 **Usman Mondal alias Usman Ali alias Ochman Molla**, son of Lal Mohhamad *alias* Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammodpur, Police Station Rajarhat, District North 24 Parganas. [PAN CNEPM4968G]
- 3.4 **Sahajahan Mondal alias Sahajahan Islam Molla**, son of Lal Mohhamad *alias* Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammodpur, Police Station Rajarhat, District North 24 Parganas. [PAN BNSPM7550H]
- 3.5 **Safikul Islam Mondal alias Safikul Islam Molla**, son of Lal Mohhamad *alias* Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammodpur, Police Station Rajarhat, District North 24 Parganas. [PAN CNEPM5054K]
- 3.6 **Salim Mondal alias Salim Molla**, son of Lal Mohhamad *alias* Hazi Lal Mohammad Molla, by faith Muslim, by occupation - Business residing at Mahammodpur, Police Station Rajarhat, District North 24 Parganas. [PAN APMPM7222H]

(collectively **Purchasers**, includes successors-in-interest)

Vendor and Purchasers collectively **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Undivided *bastu* land measuring 4 (four) decimal, more or less, togetherwith 100 square feet RTS shed standing thereon, out of 87 (eighty seven) decimal, comprised in R.S./L.R. *Dag* No. 1587, recorded in L.R. *Khatian* No. 994, *Mouza* Mahammadpur, J. L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registration Rajarhat (formally Bidhannagar Salt Lake City), District North 24 Parganas, more fully described in the **Schedule** below and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon (**Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.



Additional District Sub-Registrar  
Rajahat, New Town, Keru 24 Pgs.

19 DEC 2014



স্বাক্ষরিত  
As Constituted  
Attorney of  
Manoyara  
Bibi

5. **Background, Representations, Warranties and Covenants**

5.1 **Representations and Warranties Regarding Title:** The Vendor represent, warrant and covenant regarding title as follows:

5.1.1 **Ownership of Manoyara Bibi alias Monohara Bibi:** Manoyara Bibi *alias* Monohara Bibi is the recorded owner of the (1) *bastu* land measuring 7.25 (seven point seven five) decimal, more or less, out of 87 (eighty seven) decimal, comprised in R.S/L.R. *Dag* No. 1587, together with various plots of land, in the records of Land Revenue Settlement vide L.R. *Khatian* No. 994 both are in *Mouza* Mahammadpur, J. L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registration Rajarhat (formally Bidhannagar Salt Lake City), District North 24 Parganas (**Monoyara's Property**).

5.1.2 **Absolute Ownership of Vendor:** In the abovementioned circumstances the Vendor is become the owner Manoyara's Property. The Said Property is the part of Monoyara's Property, which is the subject matter of sale.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represent, warrant and covenant regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.

5.2.2 **No Excess Land:** The Vendor do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchasers.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.



Additional District Sub-Registrar  
Rajahmundry, North 24 Pgs.

19 DEC 2014

SM/2017/11/11  
As Constituted  
After nay of  
Manayana Bisib

- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever has/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor' predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.
- 5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

**6. Basic Understanding**

6.1 **Agreement to Sell and Purchasers:** The basic understanding between the Parties is that the Vendor will sell the Said Property to the Purchasers free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchasers will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

**7. Transfer**

7.1 **Hereby Made:** The Vendor hereby sell, convey and transfer to the Purchasers the entirety of the Vendor' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being undivided *bastu* land measuring 4 (four) decimal, more or less, togetherwith 100 square feet RTS shed standing thereon, out of 87 (eighty seven) decimal, comprised in R.S/L.R. *Dag* No. 1587, recorded in L.R. *Khatian* No. 994, *Mouza* Mahammadpur, J. L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registration Rajarhat (formally Bidhannagar Salt Lake



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

19 DEC 2014



Sri G. S. K. Pillai  
As Constituted  
Attorney of  
Manojam Bibi

City), District North 24 Parganas, **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 3,00,000/- (Rupees three lac) only paid by the Purchasers to the Vendor receipt of which the Vendor hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

**8. Terms of Transfer**

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor' predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchasers on such express indemnification by the Vendor, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenant that the Vendor or any person claiming under the Vendor in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchasers and/or the Purchasers' successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses,



Additional District Superintendent  
Rajahmundry, New Town, North 24-P&S.

19 DEC 2014

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As Constituted  
Attorney of  
Manayana Bibi

which may be suffered by the Purchasers and/or the Purchasers' successors-in-interest and assigns by reason of the aforesaid.

- 8.2.2 **Transfer of Property Act:** all obligations and duties of Vendor and Purchasers as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendor to the Purchasers.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchasers fully and comprehensively saved, harmless and indemnified.
- 8.5 **Holding Possession:** The Vendor hereby covenant that the Purchasers and the Purchasers' successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive 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 Purchasers, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendor declare that the Purchasers shall be fully entitled to mutate the Purchasers' names in all public and statutory records and the Vendor hereby expressly (1) consent to the same and (2) appoint the Purchasers as the constituted attorney of the Vendor and empower and authorize the Purchasers to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertake to cooperate with the Purchasers in all respect to cause mutation of the Said Property in the name of the Purchasers and in this regard shall sign all documents and papers as required by the Purchasers.
- 8.7 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under the Vendor, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchasers and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.





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

19 DEC 2014

**Schedule  
(Said Property)**

Undivided *bastu* land measuring 4 (four) decimal, more or less, togetherwith 100 square feet RTS shed standing thereon, out of 87 (eighty seven) decimal, comprised in R.S/L.R. *Dag* No. 1587, recorded in L.R. *Khatian* No. 994, *Mouza* Mahammadpur, J. L. No. 32, Police Station Rajarhat, within the limits of Rajarhat Bishnupur No. 2 *Gram Panchayat*, Additional District Sub-Registration Rajarhat (formally Bidhannagar Salt Lake City), District North 24 Parganas, demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and butted and bounded as follows:

**Boundary of Dag No. 1587**

**On the North** : Dag No. 1586, Mouza Kalikapur.  
**On the East** : Dag No. 1589, 1588.  
**On the South** : Road 34  
**On the West** : Dag No. 1582, 1583.

**Together with** all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property is tabulated below:

<i>Mouza</i>	R.S. <i>Dag</i> No.	L.R.* <i>Khatian</i> Nos.	Total Area of <i>Dag</i> (in decimal)	Total Area sold (in decimal)	Name of the Owners
Mahammadpur	1587	994	87	4.00	Manoyara Bibi
<b>Total</b>				<b>4.00</b>	



Additional District Sub-Registrar  
Rajarnat, New Town, North 24-Pgs.

19 DEC 2014



9. Execution and Delivery

9.1 In Witness Whereof the Parties has executed and delivered this Conveyance on the date mentioned above.

श्रीमती फोफा

Read over and explained by me.  
As Constituted attorney

Sulagna De

(Manoyara Bibi)

[Vendor]

Witnesses:

- 1) श्रीमती सुलगा दे
- 2) श्रीमती फोफा

Minli Paul

Tophoia Main Rd, Kol - 157

Drafted by

Sulagna De

Advocate, High Court

Receipt And Memo of Consideration



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

19 DEC 2014

Received from the within named Purchasers the within mentioned sum of 3,00,000/- (Rupees three lac) only towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cash	19.12.2014		3,00,000/-

श्री (बिना) बिबा  
As Constituted Attorney of  
Manoyara Bibi

श्री (बिना) बिबा

Read over and explained by me,

As Constituted attorney

Sulagna B.

(Manoyara Bibi)

[Vendor]

Witnesses:

1) श्री (बिना) बिबा

2) Minu Paul





Additional District Sub-Registrar  
Rajamal, New Town, North 24 Parganas.

19 DEC 2014

## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
	 					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

19 DEC 2014



## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<p style="text-align: right;">Handwritten signature in Devanagari script.</p>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<p style="text-align: right;">Handwritten signature in Devanagari script.</p>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<p style="text-align: right;">Handwritten signature in Devanagari script.</p>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little



Additional District Sub-Registrar  
Rajarat, New Town, North 24 Pgs.

19 DEC 2014

SITE PLAN OF A LAND SITUATED AT PART OF RS DAG NO. 1587,  
MOUZA: MAHAMMAD PUR, JL NO: 32, LR KHATIAN NO: 994, PS:  
RAJARHAT, DIST: NORTH 24 PARGANAS.

UNDIVIDED SHARE OUT OF 87 DECIMAL,  
COMPRISING 4 DECIMAL OF PLOT NO. 1587



R.S. DAG  
NO. -1586

MOUZA KALIKA PUR

R.S. DAG  
NO. -1583

R.S. DAG NO. 1589

R.S. DAG  
NO. -1582

1588



*Signature of Vendor*

As Constituted Attorney of Mahayana Bibi

SIGNATURE OF VENDORS



Additional District Sub-Registrar  
Rajarat, New Town, North 24 Pgs.

19 DEC 2014





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

Endorsement For Deed Number : I - 14317 of 2014  
(Serial No. 15611 of 2014 and Query No. 1523L000026607 of 2014)

On 19/12/2014

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

Presented for registration at 18.50 hrs on :19/12/2014, at the Private residence by Sajeda Bibi ,Executant.

**Executed by Attorney**

Execution by

1. Sajeda Bibi, wife of Lal Mohhamad Alias Hazi Lal Mohammad Molla , Mahammadpur, Thana:-Rajarhat, P.O. :-Kadampukur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700135 By Caste Muslim By Profession: Business,as the constituted attorney of Monoyara Bibi is admitted by him.

Identified By Sahidul Islam Mondal, son of Haji Lal Mahammad Molla, Mohammadpur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Cultivation.

( Debasish Dhar )  
Additional District Sub-Registrar

On 23/12/2014

**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.-24,54,244/-

Certified that the required stamp duty of this document is Rs.- 122732 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

( Debasish Dhar )  
Additional District Sub-Registrar

On 26/12/2014

**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. 27008/- is paid , by the draft number 802427, Draft Date 24/12/2014, Bank Name State Bank of India, Rajarhat Township, received on 26/12/2014

( Under Article : A(1) = 26994/- ,E = 14/- on 26/12/2014 )

**Deficit stamp duty**

Deficit stamp duty

  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

26 DEC 2014

( Debasish Dhar )  
Additional District Sub-Registrar

EndorsementPage 1 of 2





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

Endorsement For Deed Number : I - 14317 of 2014  
(Serial No. 15611 of 2014 and Query No. 1523L000026607 of 2014)

1. Rs. 23750/- is paid , by the draft number 802429, Draft Date 24/12/2014, Bank : State Bank of India, Rajarhat Township, received on 26/12/2014
2. Rs. 49000/- is paid , by the draft number 802422, Draft Date 24/12/2014, Bank : State Bank of India, Rajarhat Township, received on 26/12/2014
3. Rs. 49000/- is paid , by the draft number 802421, Draft Date 24/12/2014, Bank : State Bank of India, Rajarhat Township, received on 26/12/2014

( Debasish Dhar )  
Additional District Sub-Registrar

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

26 DEC 2014

( Debasish Dhar )  
Additional District Sub-Registrar

EndorsementPage 2 of 2






Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 23  
Page from 11251 to 11266  
being No 14317 for the year 2014.



  
(Debasish Dhar) 26-December-2014  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal