

✓ 12644 ✓



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

admitted to use
admissible under Rule 21 & sub-rule 5 (1) of W.B.L.R. Act 1988
July Stamp under the Indian Stamp Act 1899 Subsequently amended Schedule I.A. No. 1
Stamp Paid.

C 225743

It is certified that the document is admitted to registration. The signature sheet/sheets and the documents attached with this document are a part of the document.

Registrar - II
North 24 Parganas
Barasat

North 24-Parganas
I.A. No. 11

03 OCT 2007
03 SEP 2007

Convey/15385

CONVEYANCE

THIS INDENTURE made on this ...03rd... day of October.....
Two Thousand and Seven **BETWEEN MONOHARA BIBI** wife of Darab Mullick, by faith - Muslim, by Occupation - Housewife, residing at Panapukuria, Police Station - Rajarhat, in the District of 24-Parganas (North), Indian Citizen, hereinafter called the **VENDOR**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the **FIRST PART**. The Vendor is

100
A 21100
21200

Sale
23

424000

A 4653

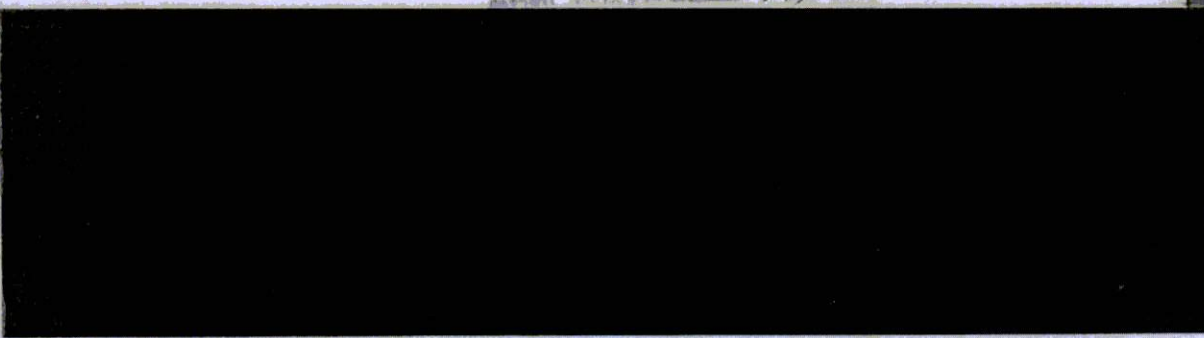
H 25
46850

46850

08510

Stamp duty of Rs 21100
has been realized on 4.10.07
per Banker's Cheque 1989270
Bank Draft No. 411070
Date 4/10/07

M/V 1273000
A 9339
175
v.r. 100-2382
4/10/07
9514/60
70=250
70=13
3131



represented by her Constituted Attorney **MD. JAKIR HOSSAIN** son of Darab Mullick, by faith - Muslim, by Occupation - Cultivation, residing at Panapukuria, Police Station - Rajarhat, in the District of 24-Parganas (North), vide Power of Attorney dated 17.02.2004, registered at the office of the Addl. District Sub-Registrar Bidhan Nagar, Salt Lake City, copied in Book No. IV, Volume No. 5, Pages 50 to 56, Being No. 123 for the year 2004.

A N D

MUNDHRA DEVELOPERS PVT. LTD; a limited company, registered under the companies Act, 1956, represented by its Director **SONALI MUNDHRA**, having its office at CF- 300, Salt Lake City, Sector - I, Kolkata - 700 064, Police Station - Bidhannagar (North), hereinafter called the **PURCHASER**, (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) of the **SECOND PART**.

WHEREAS Monohara Bibi, is well seized and possessed of or otherwise well and sufficiently entitled to the property measuring
 an area 11.00 Satak out of 142 Satak comprised in R.S. Dag No. 1586,
 an area 03.00 Satak out of 33 Satak comprised in R.S. Dag No. 1581,
 being total area **14.00** Satak under L.R. Khatian No. **994**, at Mouza - Mohammadpur, Police Station - Rajarhat, in the District of 24-Parganas (North), by virtue of record of rights.

AND WHEREAS Monohara Bibi, the Vendor herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area **14 Satak** comprised in R.S. Dag No. **1586, 1581**, under L.R. Khatian No. **994**, at Mouza - Mohammadpur, Police Station - Rajarhat, in the District of 24-Parganas (North), more fully and particularly described in the schedule hereunder written and record of rights and enjoying the same with good right absolute power of ownership and have every right to transfer the same to anybody in anyway.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase the "Sali" land measuring an area **14 Satak** comprised in R.S. Dag No. **1586, 1581**, under L.R. Khatian No. **994**, at Mouza - Mohammadpur, Police Station - Rajarhat, in the District of 24-Parganas (North), more fully and particularly described in the schedule hereunder written and delineated in the map or plan annexed hereto

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;

vi) AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by and at the costs and expenses of the Vendor, well and sufficiently entitled saved and indemnified of, from and against all charges, liens, debts, attachments and encumbrances whatsoever suffered or created by the Vendor or any of their predecessors-in-title or any person lawfully or equitably claiming as aforesaid;

vii) AND THAT the Vendor shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and kept indemnified against all encumbrances, liens, bargas, vesting, attachments, lispendens, uses, debutters, trusts, claims and demands or any and every nature whatsoever by or against the Vendor or any person lawfully or equitably or rightfully claiming as aforesaid in respect of the said plot of land or any part thereof;

viii) AND ALSO THAT the Vendor and all persons having or lawfully, rightfully or equitably claiming any estate or interest in the said plot of land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter, at the request and costs of the Purchaser, do and execute and cause to be done and executed all such acts, deeds, matters or things whatsoever for further better or more perfectly assuring the said plot of land and every part thereof and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid, as shall or may be reasonably required;

ix) AND ALSO THAT the Vendor has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing whereby the said plot of land and other benefits and rights, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be or any part thereof can or may be impeached, encumbered or affected in title;

SCHEDULE OF THE PROPERTY

(The said plot of land)

ALL THAT, piece or parcel of "Sali" land measuring an area **14 Satak** comprised in R.S. Dag No. **1586, 1581**, under L.R. Khatian No. **994**, at Mouza - Mohammadpur, P.S. Rajarhat, within the limit of Panchayet, Addl. Dist. Sub-Registrar

Office Bidhannagar, and according to the settlement Record of rights finally published the plot is comprised at Pargana - Kalikata, J.L. No. 32, in the District of 24-Parganas (North).

<u>R.S. DAG NO.</u>	<u>TOTAL LAND AREA</u>	<u>SOLD AREA</u>
1586	142 Satak	11.00 Satak
1581	33 Satak	03.00 Satak
		14.00 Satak

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

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

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

SIGNED SEALED AND DELIVERED
by the VENDOR At Kolkata in presence of: -

1. Nigam Uddin Mallick
V. Chand Das.

2. *[Handwritten signature]*
[Handwritten signature]

Md. Jakir Hossain Mallick
As constituted attorney
of Munohara bibi.

SIGNATURE OF THE VENDOR

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO


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

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

R.H. BOX - THUMB TO SMALL PRINTS

 <i>Md. Javir Hossain Mallick</i>	LH.					
	RH.					

ATTESTED: *Md. Javir Hossain Mallick*

PHOTO	LH.					
	RH.					

ATTESTED:

PHOTO	LH.					
	RH.					

ATTESTED:

Sonal Munothra
(Munothra Developers)
SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the
 Executans.



Munothra

S	R	M (Left Hand)	I	T	
T	I	M (Right Hand)	R	S	
S	R	M (Left Hand)	I	T	
T	I	M (Right Hand)	R	S	
S	R	M (Left Hand)	I	T	
T	I	M (Right Hand)	R	S	



Government Of West Bengal
Office Of the D.S.R.-II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 05837 of 2010
(Serial No. 12644 of 2007)

On 04/10/2007

Payment of Fees:

Fee Paid in rupees under article : A(1) = 4653/- ,H = 28/- ,M(b) = 4/- on 04/10/2007

Deficit stamp duty

Deficit stamp duty Rs. 21100/- is paid, by the draft number 989270, Draft Date 04/10/2007, Bank Name STATE BANK OF INDIA, Nager Bazar, received on 04/10/2007

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

Presented for registration at 16.25 hrs on :04/10/2007, at the Private residence by Jakir Hossain Mullik ,Executant.

Executed by Attorney

Execution by

1. Jakir Hossain Mullik, son of Darab Mullick , Panapukuria, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat By Caste Muslim By Profession: Cultivation,as the constituted attorney of Monohara Bibi is admitted by him.

Identified By Niganuddin Mallick, son of E Mallick, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Rajarhat , By Caste: Muslim, By Profession: Business.

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 09/10/2007

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.-1273000/-

Certified that the required stamp duty of this document is Rs.- 63650 /- and the Stamp duty paid as: Impressive Rs.- 100/-

(Girija Shankar Pandit)
DISTRICT SUB-REGISTRAR-II

On 09/06/2010

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 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs. 10/-

Deficit stamp duty

Deficit stamp duty Rs. 42470/- is paid, by the draft number 072129, Draft Date 09/06/2010, Bank Name State Bank of India, NAGERBAZAR DUM DUM, received on 09/06/2010

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II

09/06/2010 07:32:00 P

EndorsementPage 1 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 251 to 265
being No 05837 for the year 2010.



[Handwritten signature]

(Dinabandhu Roy) 14-June-2010
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R.-II NORTH 24-PARGANAS
West Bengal

CHECKED BY

[Handwritten signature]
08/12/14

Certified to be a True Copy

[Handwritten signature]
District Sub Registrar - II
North 24 Parganas, Barasat

08/12/14