

RAJA



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

82AA 286926

20847/3626
08-12-2014

FCI + F(ii) No. = 4.00
g(a) No. = 113.00
Rs. = 117.00

FEE PAID	
F(i) + (ii)	Rs. 20.00
G(a) + (b)	Rs. 113.20
Stamp	Rs. 10.00
Excess	Rs. /-
Print Fee	Rs. /-
C. Paper	Rs. /-
C. F. A.	Rs. 10.00
Total	Rs. 135.20

Copy prepared and delivered to the applicant
Memo to...

District Sub Registrar - B
North 26-Po. Jagan, Jaganat

08/12/14



1668

28/11/14

K MONDAL
Advocate
Sarasat Judges' Court

নং -
 তা -
 কে ম জি -
 তার -
 মূল্য -
 জেতার মুনসী -
 এ. ডি. এম. আর. অফিস -
 মোকাম - দেপসা, উত্তর ২৪ পরগণা
 কয়েক তারিখ -
 টি. ডি. নং -
 মোট মূল্য -
 ট্রেজারী অফিস - নগরাসাত
 অংশ - মনসী আবেদনীর ফোল্ড



✓ 12644



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

C 225743

100
5921100
21207

Stamp: This document is admitted to registration. The signature of the maker and the date of execution of the document are as stated in the document.

Notary Seal

Stamp: North 24-Parganas (L.R.E.-II) 03 OCT 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

Sale 23

421000

A 4653

H 25

was by

H 6850

at 51

Stamp: Each stamp duty of Rs 21100
has been paid by 4.10.07
per Banker's Cheque 1989270
Bank Draft No. 4/10/07
Date 4/10/07 of W. B. L. R. Act 1988

Handwritten notes: M/V 1273000, A 9339, 175, 2382, 9514/602, 705/19, 3/31



9866

21/9/07

ARUN KR. GHOSH
 ADVOCATE
 HIGH COURT, KOLKATA



16 JUL 2007
 500000
 Office of Registrar by ... of the District Registrar

M. Javier Hossain Mallick

2964

North 24-Parganas
 D. S. S.

0033034P2007

M. Javier Hossain Mallick
 As constituted attorney
 of Monohara bibi

Nigamudam Mallick
 Co. Esarath Mallick
 Via. Anaprahar
 P.S. Rajaraj Moh
 24.9.07 (N)
 Binmues -

District - North 24-Parganas
 by Court - Hindu/Muslim/Christian
 & Profane

Signature of M. Javier Hossain Mallick
 North 24-Parganas
 D. S. S.
 0033034P2007



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.

AND

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 - 1, Kolkata - 700 064, Police Station - Bidhanagar (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



and bordered RED thereon at or for the price of **Rs. 4,24,000/-** (Rupees Four Lacs Twenty Four Thousand) only.

NOW THIS INDENTURE WITNESSETH THAT:

L. In pursuance of the said agreement and in consideration of the said sum of **Rs. 4,24,000/-** (Rupees Four Lacs Twenty Four Thousand) only paid by the Purchaser to the Vendor at or before the execution of these presents (receipts whereof the Vendor doth hereby as well as by the Receipt and Memo hereunder written, admit and acknowledge and of and from the payment of the same and every part thereof forever release, discharge and acquit the Purchaser and the said plot of Land), the Vendor doth hereby grant, sale, transfer, convey, assign and assure unto the Purchaser the said plot of land i.e. **ALL THAT** the piece or parcel of Sali Land admeasuring an area of **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), morefully described in the schedule hereto and delineated and demarcated on the Map or Plan annexed hereto and bordered "**RED**" thereon and hereinbefore as well as hereafter called "the said plot of land" **OR HOWSOEVER OTHERWISE** the said plot of land now are or is or at any time hereto before were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all areas, fences, passages, sewers, drains, water, water courses, trees, bushes, hedges, fixtures, benefits, advantages and all manner of former or other rights, liberties, easements, privileges, appendages and appurtenances whatsoever belonging to the said plot of land or in anywise appertaining thereto or any part thereof, usually held, used, occupied, accepted, enjoyed, reputed or known as part or parcel or member thereof or appurtenant thereto **AND** the reversion or reversions, remainder or remainders and all rents, issues and profits thereof and all and every part thereof, hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be **AND** all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into, upon or in respect of the said plot of land or any part thereof which now are or were or hereafter shall or may be in the custody, power or possession of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit at law or in equity **TO HAVE AND TO HOLD** the said plot of land all and singular, the lands hereditaments, messuages, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, dispenders, charges,



attachments, claimants, bargainers (share-croppers), requisitions, acquisitions, vestings and alignments whatsoever;

II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

- i) That notwithstanding any act, deed, matter or thing whatsoever by the Vendor or any of their predecessors or ancestors-in-title done or executed or knowingly suffered to the contrary, the Vendor is now lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said plot of land and all other properties, benefits and rights hereby granted, sold, conveyed, transferred, assigned and assured unto and to the Purchaser in the manner aforesaid;
- ii) AND THAT notwithstanding any act, deed, matter, or thing done as aforesaid, the Vendor now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said plot of land and all properties, rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, in the manner aforesaid, according to the true intent and meaning of these presents;
- iii) AND THAT the said plot of land and all other properties, rights and benefits hereby granted, sold, conveyed, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances, demands, claims, bargas, charges, liens, attachments, vestings, leases, lispensens, uses, debutters or trusts made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest in the said plot of land from under or in trust for the Vendor;
- iv) AND THAT the Vendor has, at or before the execution of this conveyance, delivered vacant and peaceful possession of the entirety of the said plot of land to the Purchaser and the Vendor has no claim of any nature whatsoever against the Purchaser;
- v) AND THAT the Purchaser shall and may from time to time and at all times hereafter, peacefully and quietly, enter into, hold, possess, use and enjoy the said plot of land and every part thereof and receive the 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 Purchaser, without any lawful hindrance, eviction, 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;

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 Pargunn - Kalikata, J.L. No. 32, in the District of 24 Pargannas (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. *Nizam Uddin Mallik*
Ul. Chandpur

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

M. Jamin Hussain Mallik
As constituted attorney
of Monchraa bibi.

SIGNATURE OF THE VENDOR



MEMO OF CONSIDERATION

Paid by

Rs. 4,24,000/-

Rs. 4,24,000/-

(Rupees Four Lacs Twenty Four Thousand) only.

Witness: -

1. *M. Javir Hassan Mallick*

2. *ARUN KUMAR BHAUMIK*

Md. Javir Hassan Mallick
As Constituted attorney
of *Manohara bibi,*
SIGNATURE OF THE VENDOR

Drafted by: -

ARUN KUMAR BHAUMIK
ARUN KUMAR BHAUMIK (Advocate)
Calcutta High Court
Registration No.905/1983
63/21, Dum Dum Road, Kol-74
Surer Math, Dial 2529-2531.





LAND PLAN PART OF R 5 DAG NO 1581

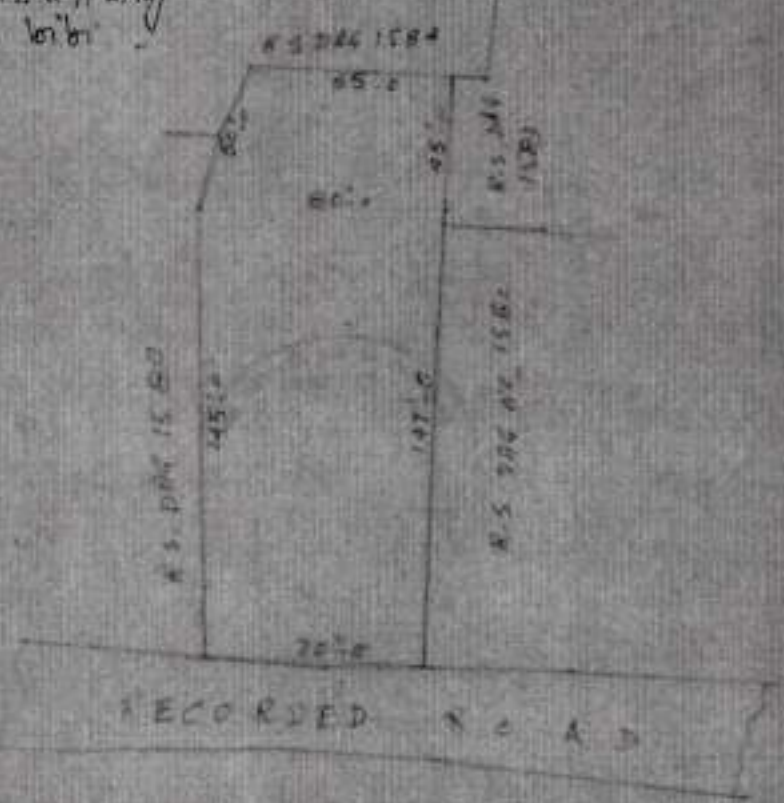
RS KHATIAN NO
NAME OF MOUZA MAHAMMAD PUR
RESA NO 82 84
LR KHATIAN NO
J L NO 32
P S RAJANVAI
DIST N 24 PARGANAS SCALE 50 1"

PL NO NAME OF VENDOR
A

NAME OF VENDEE AREA
330

Md. Fakir Hossain Mallick

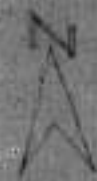
As constituted attorney
of Monhara Bibi



UNDIVIDED SHARE OUT OF 33 DECIMAL
COMPLING DECIMAL OF PLOT NO 158
SHOWN THIS

As attested by
Md. Fakir Hossain Mallick
20/12/74





LAND PL. PART OF R 5 DAG NO 1586

REGISTRATION NO. 1433
NAME OF MOUZA MAHAMMAD PUR
REL. NO. 52.54
SCALE 1:1000

PL. NO.	NAME OF VENDOR	NAME OF VENDEE	AREA
A			113

Mt. Jasin Hassen Hallee

As Constituted attorney of
Monolera bibi.



NOTE - UNDIVIDED PART OUT OF 1/2 DECIMAL
COMPLETING 1/2 DECIMAL OF PLOT NO 1586
SHOWN THIS.

WITNESSED BY
S. H. RAHMAN
SURVEYOR



SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
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 :





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: Impresive 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





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)

Deficit Fees paid

Deficit amount of Registration fees is realized under Article in rupees :

A(1) = 9339/- on 09/06/2010.

(Dinabandhu Roy)
DISTRICT SUB-REGISTRAR-II





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.



M

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

CHECKED BY

[Signature]
08/12/14

Certified to be a True Copy
District Sub Registrar - II
North 24 Parganas, Baruaat

[Signature]
08/12/14

