

11279

SL. NO. 25

P-10324



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Family property is admitted
in the absence of other proofs
in the absence of other proofs attached
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the Government

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Add. District Sub-Registrar
Barrage, Salt Lake Circle - 8 AUG 2012

DEED OF CONVEYANCE

THIS INDENTURE OF CONVEYANCE is made on this the
03th day of August, two thousand and Twelve (2012)
BETWEEN KHAS MOHAMMAD MOLLA, son of Late
Golam Rashul, residing at Village & P.O.- Lauhati, P.S.
Tajarhat, District- North 24 Parganas, West Bengal, by faith
Muslim, by occupation- Cultivation, by Nationality- Indian,
hereinafter called and referred to as the VENDOR (which

M.T. DONE
KW. 8606

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 ক্ষেত্র নাম Excella Realtors Ltd. ১৯০
 নাম ২ Dilmamada ১১০১ ১st Fl. Kcr-26
 স্থাপন ডেডার স্বাক্ষর
 বিধান নগর (সশীলক সিটি) এ. ডি. এন. আর. ও
 মোট স্টাম্প ক্রয় তাং
 চলান নং মোট কত টাকা খরিন
 20 JUN 2012
 প্রতিলী ব্যাবহপূর প্রোগার মিতা দত্ত 640000

~Ajijul Molla
 S/o- Abdul Hamid Molla,
 Vill-110 - Lauhati,
 P.S. - Rajarhat
 Dist. - 24 Pgs (N)
 KOL - 135
 OCC - Business



Addl. District Sub Registrar
 Bidhanagar
 8 AUG 2012

expression shall unless shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives, nominees and assigns) of the ONE PART.

The Vendor herein KHAS MOHAMMAD MOLLA represented by his constituted attorney JAMAL UDDIN MOLLA son of Mozambari Molla, resident of Village & P.O. Lauhati, P.S. Rajarhat, in the District of North 24 Parganas, by faith- Muslim, by occupation- Business, by Nationality- Indian, by a registered General Power of Attorney registered at Additional Registrar of Assurances-III, Kolkata and recorded in Book No. IV, Volume No. 63, Pages 191 to 196, Being No. 4124 for the year 2007 on 24.07.2007 for such sale of Schedule mentioned land on his behalf.

- AND -

EXCELLA REALTORS PVT. LTD. (bearing PAN : AACCE 1856B) a Private Limited Company, incorporated under the Provisions of the Companies Act, 1956, having its Registered Office at 2, Dharmadas Row, 1st Floor, Kolkata- 700026, West Bengal, represented by its Directors (1) RAJA SAHA son of Mihir Saha and (2) DULAL CHANDRA NANDY son of Late Kalipada Nandy, hereinafter called and referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Directors in office for the time being in force, office bearers, executors, administrators, representatives and assigns) of the OTHER PART;



ADDL. DISTRICT JUDGE
BIDAR, KARNATAKA

WHEREAS:

A) The Vendor herein **KHAN MOHAMMAD MOLLA** is the owner and possessor of a plot of Sali land measuring an area of 25 (twenty five) satak more or less comprised in R.S. Dag No. 3885 under L.R. Khatian No. 2297, lying at Mouza- **BISHINUPUR**, J.L. No. 44, R.S. No. 126, at present Touzi No.10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganna by virtue of inheritance and thereafter own L.R. Settlement Record of Rights, being L.R. Khatian No. 2297 absolutely free from all encumbrances whatsoever.

B) Since then, the vendor herein **KHAS MOHAMMAD MOLLA** is seized and possessed of the aforesaid plot of Sali land measuring an area of 25 (twenty five) satak more or less comprised in R.S. Dag No. 3885 under L.R. Khatian No. 2297, lying at Mouza- **BISHINUPUR**, J.L. No. 44, R.S. No. 126, at present Touzi No.10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas by virtue of above inheritance and own L.R. Settlement Record of Rights and has been enjoying the same as per demarcation peacefully, freely, absolutely and without any interruptions from any corners whatsoever by paying usual rents and taxes to the proper authorities in his name as absolute owner and possessor thereof and has the full right to dispose or transfer the same to any body in any way as he will think fit and proper.

C) Now the Vendor herein **KHAS MOHAMMAD MOLLA** has agreed to sell and the Purchaser herein has agreed to purchase the said plot of Sali land measuring an area of 12.50 Satak more or less as $\frac{1}{2}$ share out of 25 (twenty five) satak more or less comprised in R.S. Dag



Adol. District Sub-Division
Bichannagar (S.B. Lake City)

10 AUG 2018



No. 3885 under L.R. Khatian No. 2297, lying at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No.10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, more fully and particularly described in the schedule hereinafter written, at or for the total consideration of Rs. 4,00,000/- (Rupees four lacs) only.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said agreement and in consideration of Rs. 4,00,000/- (Rupees four lacs) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and Memo of consideration 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 properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell, convey transfer assign and assure unto and in favour of the Purchaser herein **ALL THAT** the aforesaid plot of Sali land measuring an area of 12.50 Satak more or less as $\frac{1}{2}$ share out of 25 (twenty five) satak more or less comprised in R.S. Dag No. 3885 under L.R. Khatian No. 2297, lying at Mouza- BISHNUPUR, J.L. No. 44, R.S. No. 126, at present Touzi No.10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, in the District of North 24-Parganas, more fully and particularly described in the Schedule hereunder written and hereinafter referred to as 'the SAID PLOT OF LAND' together with all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water courses lights and all manner of former and other right liberties benefits



ADDL. District Sub-Registrar
Bangalore
1st 8 AUG 2012

privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel of member thereof which now is or are or hereto before were or was held used occupied or enjoyed therewith AND reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof AND all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demands whatsoever of the Vendor out of or upon the properties benefits and rights hereby granted sold, conveyed transferred assigned and assured or expressed or intended so to be TOGETHER WITH all deeds paths muniments writings and evidences of title in anywise relating to or connected with the said property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor or any of them may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances mortgages charges leases tenancies occupancy rights liens lispences attachments bargaders trusts claims demands acquisition requisition vesting alignment claims demands and liabilities whatsoever or howsoever.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS UNDER :-

1. That free and clear and freely and clearly and absolutely acquitted exonerated and release or otherwise by and at the cost and expenses of



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Addl. District Sub-Register
Bhannapur, Salt Lake Dist.

26 AUG. 2016

the Vendor are and sufficiently entitled and saved defended kept harmless and other easement rights title claim mortgage liens lispendences, attachments whatsoever.

2. That the Purchaser shall hereinafter peacefully and quietly possess and enjoy the said property in khas without any claim or demand whatsoever from the Vendor or their legal heirs, executors, administrators, representatives, nominees and assigns.
3. That no notice issued under the public demand recovery act has been served on the Vendor not any such notice has been published.
4. That the land fully described in the schedule below stands retained by the Vendor through operation of family ceiling as envisaged in chapter II-B, West Bengal Land Reforms Act.
5. That the said land or any part or portion thereof or under any interest therein has not vested in and/or is neither acquired nor any notice has been served under the state of West Bengal Acquisition Act. 1956 or statutory modification thereof or under the Urban Land (Ceiling & Regulations) Act. 1976 or any other law for the time being in force.
6. It is hereby declared by the Vendor that the said land which described in the schedule hereinafter written is the self acquired property of the Vendor and that they are not the benamder of any one.
7. It is hereby declared that the said Purchaser has the absolute right to mutate its name in respect of the present purchased land.



Addl. District Sub-Engineer
Bichannur (Cell Lake Div.)
- 8 AUG 2012

8. All the taxes land revenue and impositions payable in respect of the said property up to date of these presents have been fully paid by the Vendor and if any portion of such taxes levies impositions etc. be found to have remained unpaid for the period up to date the same shall be deemed to be the liability of the Vendor and realizable from the Vendor.

9. It is hereby declared by the Vendor that the said land is absolutely free from all encumbrances and that is not the benamder of anyone and the same is not the **DEBATTOR** or **PIROTTOR** property or is not subject matter of any court case or not any litigation from any corners whatsoever.

10. That the Vendor have not yet taken any loan or financial benefits from any bank or financial institutions or any corners in respect of the schedule mentioned land.

11. It is transpired that the said property hereby sold, conveyed and transferred and assigned by the Vendor, if not free from all encumbrances as herein covenant, the Vendor shall be bound to refund to the Purchaser, the full consideration money paid hereunder together with cost of the stamp and registration charges incurred by the Purchaser herein and if any mistake shall shown in this deed, that will be rectify by the Vendor without any claim or demand at the cost of the purchaser.

AND the Vendor herein deliver this day khas possession of the said land unto the Purchaser herein.

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Addl. District Sub-Division
Binnamanagar, I Sak Leka C
20 AUG 2012

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:
(Description of land hereby sold by the Vendor herein).

ALL THAT piece or parcel of rayati dakhali swattiya bisistha one plot of Sali land measuring an area of 12.50 Satak more or less as $\frac{1}{2}$ share out of 25 (twenty five) satak comprised in R.S. Dag No. 3885 (three thousand eight hundred eighty five) under L.R. Khatian No. 2297 (in the name of Present Vendor Khas Mohammad Molla) and the said land under the following manner :-

Seleable land area	Share of land	Out of Total land	R.S. Dag No.	L.R. Khatian	Nature of land
12.50 Satak	$\frac{1}{2}$	25 Satak	3885	2297	Sali

Total 12.50 Satak more or less

the aforesaid land lying and situated at Mouza- BISHNUPUR J.L. No. 44, R.S. No. 126, at present Touzi No.10, within the local limits of Chandpur Gram Panchayat, within the jurisdiction of Rajarhat Police Station, under A.D.S.R. Office, Bidhannagar (Salt Lake City), in the District of North 24-Parganas, in the State of West Bengal.

It is clearly stated herein that the vendor herein sold and conveyed total land measuring 12.50 Satak be the same a little more or less together with all easement rights unto and in favour of the Purchaser herein and the said land is butted and bounded as under:-

ON THE NORTH BY : R.S. Dag No. 3882 & 3883
ON THE SOUTH BY : R.S. Dag No. 3885(P)
ON THE EAST BY : R.S. Dag No. 3884
ON THE WEST BY : R.S. Dag No. 3886

The annual proportionate rent will be payable as per State Government Rules and Regulations.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed his hands and seals after going through the contents of this deed of conveyance on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
by the Vendor at Kolkata in Presence
of:

1. *Ajijul Molla.*
Laudhli, Rajarhat.
2. *Sahab Ali*
Rajarhat, KOL-135

Jamal Uddin Molla

As Constituted Attorney of
KHAS MOHAMMAD MOLLA
SIGNATURE OF THE VENDOR

MEMO OF CONSIDERATION

RECEIVED with thanks from the within named Purchaser, a sum of Rs. 4,00,000/- (Rupees four lacs) only being the full consideration money of the schedule mentioned land and payment as per memo below.

MEMO

By Cash of R.B.I. Notes.

Rs. 4,00,000/-

(Rupees four lacs) only

WITNESSES:

1. *Ajijul Molla,*

2. *Sahab A. H.*

Santol Uddin Molla

As Constituted Attorney of
KHAS MOHAMMAD MOLLA
SIGNATURE OF THE VENDOR

Deed prepared by:

*Selby Ham Community
Advocate
20/11/2013*

Composed by:

(Rahamat Shaikh)
TYPISTS' ASSOCIATION ROOM,
A.D.S.R. Office - Bidhannagar Kolkata-91.



Adl. District Sub-Reg. Str.
Bickneger, Salt Lake City.
- 8 AUG 2017



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

Endorsement For Deed Number : I - 10324 of 2012
(Serial No. 11279 of 2012)

On

Payment of Fees:

On 08/08/2012

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

Payment of Fees:

Amount By Cash

Rs. 19737.00/-, on 08/08/2012

(Under Article : A(1) = 19723/- , E = 14/- on 08/08/2012)

Certificate of Market Value (WB PUVI rules of 2003)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-17,93,933/-

Certified that the required stamp duty of this document is Rs.- 89717 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 913526, Draft Date 08/08/2012, Bank Name State Bank of India, Rajarhat Township, received on 08/08/2012
2. Rs. 39720/- is paid, by the draft number 913525, Draft Date 08/08/2012, Bank Name State Bank of India, Rajarhat Township, received on 08/08/2012

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

Presented for registration at 13.21 hrs on :08/08/2012, at the Office of the A.D.S.R. BIDHAN NAGAR by Jamal Uddin Molla, Executant.

Executed by Attorney

Execution by

1. Jamal Uddin Molla, son of Mozammat Molla, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business, as the constituted attorney of Khas Mohammad Molla is admitted by him.
Identified By Ajjul Molla, son of Abdul Hamid Molla, Lauhati, Thana:-Rajarhat, P.O. :-Lauhati, District:-North 24-Parganas, WEST BENGAL, India, By Caste: Muslim, By Profession: Business.

15 AUG 2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 1 of 2

08/08/2012 14:08:00



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

Endorsement For Deed Number : I - 10324 of 2012
(Serial No. 11279 of 2012)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



L- 8 AUG 2012

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
Bidhan Nagar, Salt Lake City

1087087/2012-13/08,00

Endorsement Page 2 of 2






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

UNDER RULE 44A OF THE I.R. ACT 1908
N B.- L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					












Dulal Ch. Nandy

ATTESTED - Dulal Ch. Nandy

	LH.					
	RH.					

Rina Saha

ATTESTED - Rina Saha

	LH.					
	RH.					

Janaki Uddin Molla

ATTESTED - Janaki Uddin Molla

	LH.					
	RH.					


ATTESTED

7-8 AUG 2012
1st District Sub-Registrar
MADRAS





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Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A.D.S.R. BIDHAN NAGAR, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 11279 / 2012, Deed No. (Book - I , 10324/2012)

Name of the Presentant	Photo	Finger Print	Signature with date
Jamal Uddin Molla Lauhati, Thana:-Rajarhat, P.O. :-Lauhati District:-North 24-Parganas, WEST BENGAL, India,	 08/08/2012	 LTI 08/08/2012	Jamal Uddin Molla 8-8-12

II. Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
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1	Jamal Uddin Molla Address -Lauhati, Thana:-Rajarhat, P.O. :-Lauhati ,District:-North 24-Parganas, WEST BENGAL, India,	Attorney	 08/08/2012	 LTI 08/08/2012	Jamal Uddin Molla
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Name of Identifier of above Person(s)
 Ajjul Molla
 Lauhati, Thana:-Rajarhat, P.O. :-Lauhati
 District:-North 24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date
 Ajjul Molla.
 08.08.12



8 AUG 2012
 Addl. District Sub-Registrar
 Bidhanagar (Lake City)
 (Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A.D.S.R. BIDHAN NAGAR

08/08/2012

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 12403 to 12418
being No 10324 for the year 2012.



(Signature)
(Debasish Dhar) 08-August-2012
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A.D.S.R. BIDHAN NAGAR
West Bengal

সহ অতিরিক্ত ডিষ্ট্রিক্ট সাব-রেজিস্ট্রার
বিধান নগর, পশ্চিমবঙ্গ