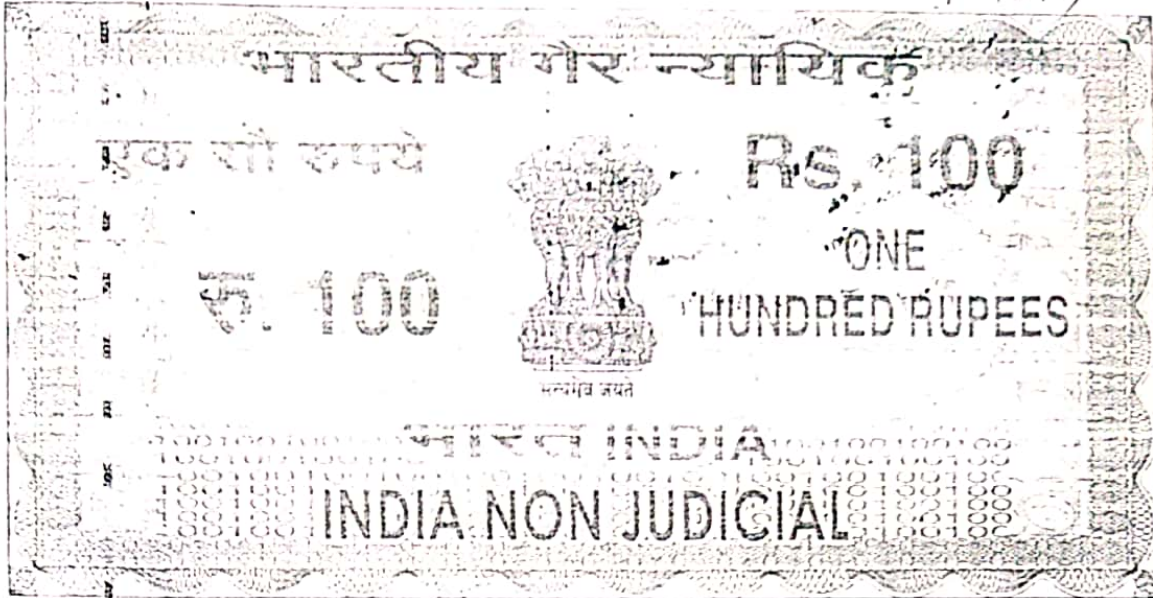


14791

1=13788

SL NO. 05



F.12-17
9.43

पश्चिम बंगाल WEST BENGAL

L 575813

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of this document

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
8 DEC 2011

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 7th day of December, 2011;

B E T W E E N

contd..p/2.

নং 1130 ডি 7-12-11 100 /

স্বাক্ষরকারীর নাম _____
পিতা _____
বাসস্থান _____
কিমান নম্বর (সংক্রান্ত বিলি) _____
সেট টোল _____
গণন নং _____

Anukul Kumar Choudhury
Advocate
High Court, Calcutta

টাকারী বাবাকল্প মেডার সিতা দস্ত

— আমেনুজ্জব্বার বিবি

v.c.9
9592



— আমেনুজ্জব্বার বিবি

v.c.9
9593



Ati-ahamitram Bibi By the pen
of - Ruhul Amin



Mt-Ruhul Amin
s/o - Wahidul Islam
vill- Abu a
P.O- Parra pof
P.S- Roshipur
South 24 P.S.
Business.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

7 DEC 2011

(1) CHHAMIRAN BIBI, wife of Surabuddin Molla, daughter Late Khas Mohammed Mollah alias Mam Mohammed Mondal, by faith- Muslim, by occupation House wife, residing at Dewan Para Kochpukur, Bamanghata, P.S. K.L. C in the District of South 24 Parganas :

(2) ALEHAR BIBI, wife of Illat daughter of Late Late Khas Mohhmed Mollah alias Mam Mohammed Mondal by faith- Muslim, by occupation House wife, residing at Rajarhat Bishnupur, under Police Station- Rajarhat, District of North 24 Parganas ; hereinafter jointly referred to as the VENDORS (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

A N D

M/S. EXCELLA REALTORS PVT. LTD., a Company, under Companies Act, 1956 having it's registered office at 2, Dharamdas Row, P.S. Kalighat, Kolkata- 700 026 represented by it's Directors (1) SHRI RAJA SAHA son of Sri Mihir Saha, by religion- Hindu, by occupation- Business, residing at Puja Niketan, GC-11, Rabindra Pally, P.O. Jyanga, Kolkata - 700 059 under Police Station- Baguiati in the District of North 24 Parganas AND (2) SRI DULAL CHANDRA NANDY, son of Late Kali Pada Nandy, by religion- Hindu, by occupation- Business, residing at 88-1, Rajarhat Road, P.S. Baguiati, Kolkata- 700 059 in the District of North 24 Parganas hereinafter referred to as the PURCHASER (which terms of expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS one Khas Mohammed Mollah alias Mam Mohammed Mondal was the recorded owner of a plot of land measuring an area of 25 Sataks be the same little more or less lying and situated at Mouja BISHNUPUR, J.L. No . 44 Re.Sa. No. 126, Touzi No. 173 Comprised in L.R. Khatian No. 2297 appertaining to R.S. Dag No. 3885 corresponding to L.R. Dag No. 3885 under Police Station- Rajarhat in the District of North 24 Parganas .

AND WHEREAS the said Khas Mohammed Mollah alias Mam Mohammed Mondal died intestate leaving behind him his only wife Abiran Bibi, 6 sons namely Din Mohammed Mollah, Nur Mohammed Mollah, Tajaffar Mollah, Mojaffar Mollah, Moslem Mollah and Taslim Mollah and 5 Daughters namely Alehar Bibi, Chhalhar Bibi, Chhamiran Bibi, Chhakira Bibi and Sabera Bibi and the said Abiran Bibi, Din Mohammed Mollah, Nur Mohammed Mollah, Tajaffar Mollah, Mojaffar Mollah, Moslem Mollah and Taslim Mollah, Alehar Bibi, Chhalhar Bibi, Chhamiran Bibi, Chhakira Bibi and Sabera Bibi become absolute owners of the property left by the Khas Mohammed Mollah alias Mam Mohammed Mondal since deceased.



Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

- 7 DEC 2011

AND WHEREAS the said Abiran Bibi wife of Khas Mohammed Mollah alias Mam Mohammed Mondal got 1/8th share i.e. 3.125 Sataks of land and each of son got 2.573 Sataks and each of daughter got 1.286 Sataks of land as per Mohamedan Farhajnama .

AND WHEREAS one Chhamiran Bibi and Alehar Bibi , due to requirement of lawful money , declared to sell out their share of land i.e. 2.572 Sataks of land and the Purchaser approached to the Vendors to purchase the said plot of land and the Vendors offered to sell 2,02,473=00 (Rupees Two Lacs Two Thousand Four Hundred Seventy Three) only towards the full and final consideration money of the said plot of land more fully described in the Schedule written hereunder and the purchaser agreed to purchase the said plot of land free from all encumbrances.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs 2,02,473=00 (Rupees Two Lacs Two Thousand Four Hundred Seventy Three) only paid by the purchaser to the vendors on or before of execution of these presents (the receipts whereof the vendors hereby admits and acknowledge and from the same release and discharge unto the purchasers the said property. The Vendors doth hereby grant, convey and transfer, sell assign and assure unto and to the use of the purchasers free from all sorts of encumbrances ALL THAT piece or parcel of land measuring an area of 2.572 Sataks of land be the same little more or less with compound and appurtenances belonging thereto, commonly called or known as the "SAID PROPERTY" lying and situated at Mouja- BISHNUPUR J.L. No. 44 , Touzi No.173 comprised in L.R. Khatian No. 2297 appertaining to R.S. Dag No. 3885 Police Station - Rajarhat , District of North 24 Parganas more fully described in the Schedule written here -under together with THE SAID LAND now is or was in the occupation of the vendors more fully described in the Schedule written hereunder delineated and coloured red in the map or plan hereto annexed. Together -with, fences, hedges, ditches, ways water, watercourse, lights, liberties, privileges, easements and appurtenances whatsoever to the said land belonging or in any way appertaining or usually hold or occupied therewith, or reputed to belong or be appurtenant hereto. ALL the estate right, title interest, claim and demand whatsoever of the vendors into or upon the same and every part thereof in law and equity to enter upon and TO HAVE AND TO HOLD own and possessed the same unto and to the use of the purchasers absolutely and for ever together with title deeds, writings, muniments and other evidences of title AND THE VENDORS does hereby covenant with the Purchasers that notwithstanding any act, deed or things heretofore, done executed or knowingly suffered to the contrary the vendors are now lawfully seized and possessed otherwise well and sufficiently entitled to the said property free from encumbrances attachments, or defect in title whatsoever and that the vendors have full power and absolute authority to sell the said property in manner aforesaid. A N D the purchasers shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas or through tenants without any claim or demand whatsoever from the



Addl. District Sub-Registrar
Biphannagar, (Salt Lake City)

• 7 DEC 2011

vendors or any person claiming through or under him. AND FURTHER that the vendor, covenants with the purchasers from or all against all encumbrances, charges and equities whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of Sali land measuring an area of 2.572 Sataks be the same little more or less in R.S. Dag No. 3885 corresponding to L.R. Dag No. 3885 appertaining to L.R. Khatian No. 2297 lying and situated at Mouja- BISHNUPUR J.L. No. 44, Touzi No. 173 within local limits of Rajarhat Bishnupur 2 No. Gram Panchayet under Police Station -Rajarhat, in the District of North 24 Parganas butted and bounded in the following manner that is to say :

ON THE NORTH : R.S. Dag No. 3882 and 3883 ;

ON THE SOUTH : R.S. Dag No. 3885 (P) ;

ON THE EAST : R.S. Dag No. 3884

ON THE WEST : R.S. Dag No. 3886

IN WITNESSES WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Kolkata-700 052 in the presence of :

1. Md-Ruhul Amin
vill-Abua
P.O. Parra Pal
P.S. Keshi Pur
South 24 P.S.

৩৫০নং ২/৪ বিবি



Mt- Chhymirani Bibi
By the party of Ruhul Amin

২. শ্রীমতী সুনন্দা দেবী
শ্রীমতী সুনন্দা দেবী
স্বামী - রাজেশ্বর শ্রী
উত্তর ২৪ পি.সি.

VENDORS

Drafted by:

A.K. Choudhury,
Advocate.
High Court, Calcutta.



Addl. District Sub-Registrar
Salt Lake City

7 DEC 2011

MEMO OF CONSIDERATION.

RECEIVED from and within named PURCHASERS the sum of Rs. 2,02,473=00 (Rupees Two Lacs Two Thousand Four Hundred Seventy Three) Ten Thousand only as per Memo of Consideration given below being the price of the said property sold by me .

M E M O

By Cash

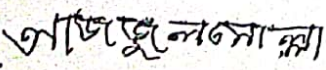
Rs. 2,02,473=00

Rupees Two Lacs Two Thousand Four
Hundred Seventy Three only.

৬৭৬৭২৭৭৭৭৭৭

WITNESSES :

1. MD. Ruhul Amin

2. 



Kti-Chhymran Bibi
By the Pen of Ruhul Amin

V E N D O R S



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

• 7 DEC 2011



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

Endorsement For Deed Number : I - 13789 of 2011
(Serial No. 14791 of 2011)

On

Payment of Fees:

On 07/12/2011

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

Presented for registration at 16.47 hrs on :07/12/2011, at the Private residence by Alehar Bibi , one of the Executants.

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

Execution is admitted on 07/12/2011 by

1. Alehar Bibi, daughter of Lt Khas Mohammed Mollah , Raharhat Bishnupur, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife
2. Chhamiran Bibi, daughter of Lt Khas Mohammed Mollah , Dewan Para, Thana:-K L C, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : House wife
Identified By Md R Amin, son of W Islam, Abua, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Muslim, By Profession: Business.

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 08/12/2011

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. 2236/-, on 08/12/2011

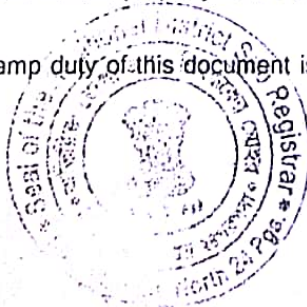
(Under Article : A(1) = 2222/- ,E = 14/- on 08/12/2011)

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.-202473/-

Certified that the required stamp duty of this document is Rs.- 10144 /- and the Stamp duty paid as: Impresive Rs.- 100/-

Deficit stamp duty



(Handwritten signature)

08 DEC 2011 (Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

08/12/2011 15:26:00

EndorsementPage 1 of 2

06/12/2011

ATTESTED

(Handwritten signature)



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

Endorsement For Deed Number : I - 13789 of 2011
(Serial No. 14791 of 2011)

Deficit stamp duty Rs. 10050/- is paid, by the draft number 829663, Draft Date 07/12/2011, Bank Name State Bank of India, AE MARKET SALT LAKE SCTR 1, received on 08/12/2011

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR



8 DEC 2011

Aditi Dhar (Sub-Registrar
Bidhan Nagar, Salt Lake City)

(Debasish Dhar)
ADDITIONAL DISTRICT SUB-REGISTRAR

08/12/2011 15:26:00

EndorsementPage 2 of 2

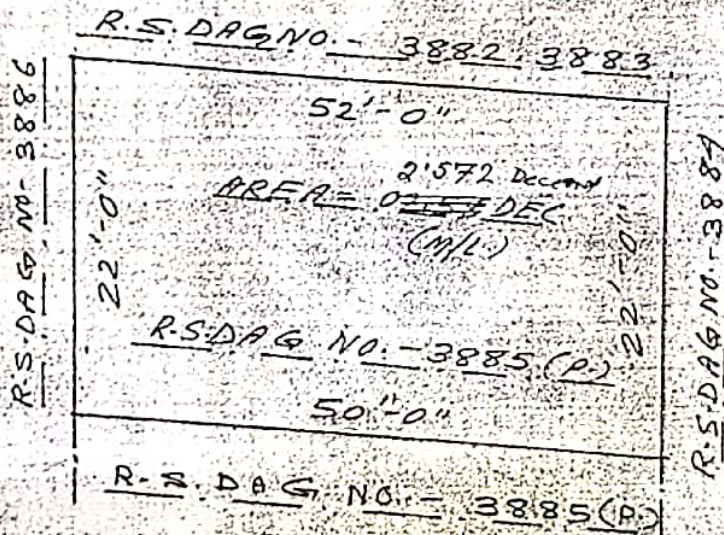
1971

A PART OF SITE PLAN OF LAND OF R.S. DAG NO. 3885. AT MOUZA - BISHNUPUR - J.L. NO. - 11 - R.S. NO. 126. - L.R. KHATAN NO. - 2297. P.S. - RAJARHAT. DIST. - NORTH 24 DARGANAS. SCALE - 1:125

AREA OF LAND = $(2 \times 01.29) = 02.58$ DC. OR, OIK. 08CH-13 (MORE/LESS) SFT.

YENDEE: - Axacella Khatun P.N.C.O.

YENDOR: ① Chhamiram Bibi
② ALAM Bibi

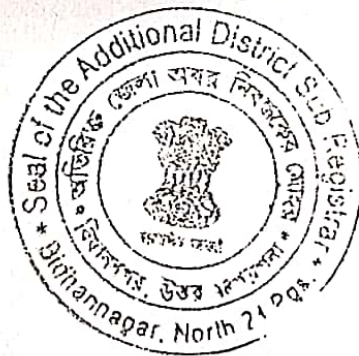


AMCN 2441A

Kti Chhamiram Bibi
By the Pen of - Ruhul Amin

YENDORS' SIGNATURE :-

Copied by:-
Planned & Surveyed
06/12/2011



↖
Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

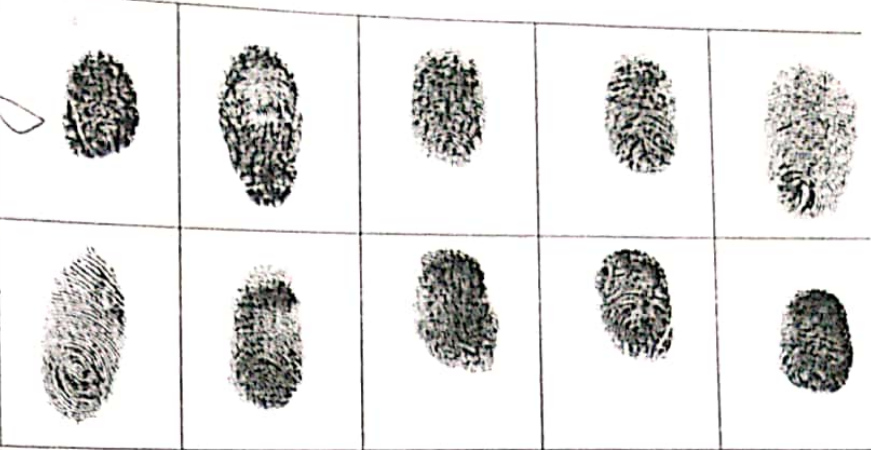
7 DEC 2011

SIGNATURE
PRESENT
EXECUTANT/SELLER
WITH PHOTO

UNDER RULE 44 A OF THE I.R.ACT, 1903
N.B.L.H. BOX SMALL TO THUMB PRINTS
R.H. BOX THUMB TO SMALL



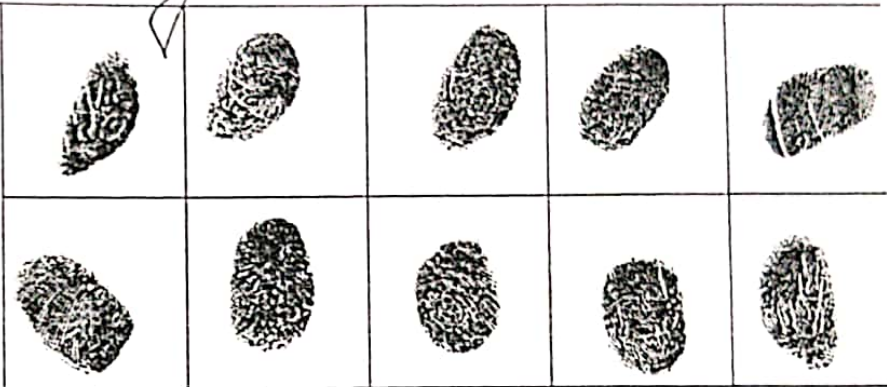
L
H
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Dulal Ch. Nandy



ATTESTED Dulal Ch. Nandy



L
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Rama Saha



ATTESTED Rama Saha



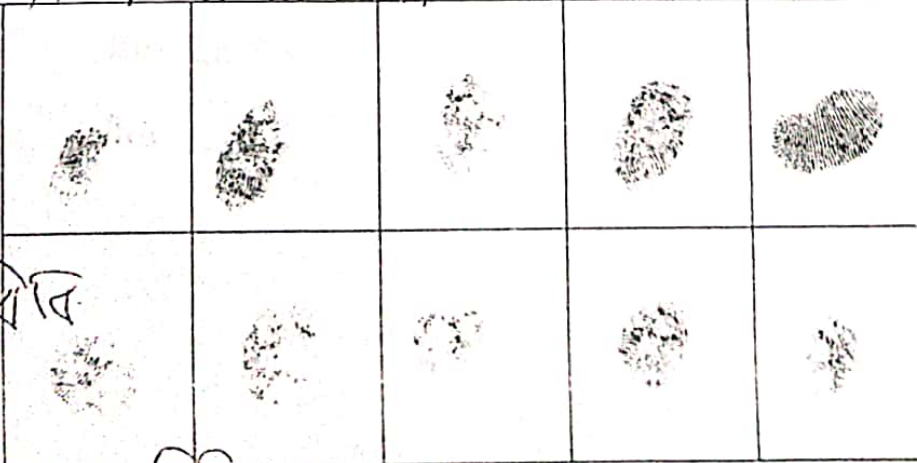
L
H
R
H
Smt. Chhמידাମ্‌বিত্



ATTESTED By the Pleader of Smt. Chhמידাମ্‌বিত্ - Kukul Anand



L
H
R
H
Smt. Chhמידাମ্‌বিত্



ATTESTED Smt. Chhמידাମ্‌বিত্

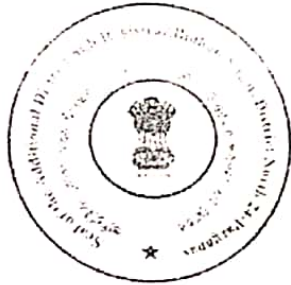


Addl District Sub-Registrar,
Bhadrannagar, (Salt Lake City)

- 7 DEC 2011

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 11196 to 11206
being No 13789 for the year 2011.



(Debasish Dhar) 08-December-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal