

06672/2010

Day-111

8055

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

भारत
INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

822787

मि. १३२३०/१०

मि. ०.६६२४३२

Suburban Registrar of Assurances
Kolkata

G. D. 10

Certifies that the Document is subject to
Registration. The Signature Sheet of the
endorsement is attached to the document
in the part of this Document.

Registrar
of Assurances, Kolkata

6.7.10

Barasat
Reg. No. 111
Area. 09 Sec

THIS INDENTURE OF CONVEYANCE is made this the 6th day of JULY 2010

(Two Thousand and Ten) BETWEEN HINGALJAN BIBI wife of Late Mucha Karim,

990 2000 P 4 JUL 2010

No. 990 Date 2000 P 4 JUL 2010

Name

Address

Vender Sri Subhankar Das

Alipore Collectory

South 24 Parganas

J. ALI

Advocate

High Court, Cal

SUBHANKAR DAS
STAMP - VENDOR
Alipore Police Court
Kolkata-700027



Sudip Basu

Advocate

7, Red cross place

Kol-700001



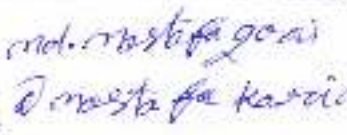
Subhankar Das
Advocate
Kolkata
- 6 JUL 2010

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. R. A. - II KOLKATA, District- Kolkata
 Signature / LTI Sheet of Serial No. 06672 / 2010, Deed No. (Book - I , 08055/2010)

Signature of the Presentant.

Name of the Presentant	Signature with date
Mr. Mostafa Gazi	 6/7/10

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mr. Mostafa Gazi Address: Uttar Balaria, Naba Bally, Thana: Barasat, District: North 24-Parganas, WEST BENGAL, India, P.O. :	Attorney	 06/07/2010	 06/07/2010	

Name of Identifier of above Person(s)

Sudip Basu
 7, Red Cross Place, Kt, District- Kolkata, WEST
 BENGAL, India, P.O. :- Pin : 700001

Signature of Identifier with Date

Sudip Basu Advocate 6/7/10



(Tarak Das Mukherjee)
 ADDL REGISTRAR OF ASSURANCES II
 Office of the A. R. A. - II KOLKATA

6.7.10



Government Of West Bengal
Office Of the A. R. A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 08055 of 2010
(Serial No. 06672 of 2010)

On 06/07/2010

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 23,5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in Rupees under article - A(1) = 7282/- , F = 7/- , J = 55/- M(a) = 25/- M(b) = 4/- on 06/07/2010

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.-662734/-

Certified that the required stamp duty of this document is Rs - 38774 /- and the Stamp duty paid as Inclusive Rs. 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 34800/- is paid 22815801/07/2010 State Bank of India ALIPORE COURT TREASURY BR, received on 06/07/2010

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

Presented for registration at 11.57 hrs on 06/07/2010, at the Office of the A. R. A. - II KOLKATA by Md. Mostafa Gazi Alias Mostafa Karim, Executant

Executed by Attorney

Execution by

1. Mr. Mostafa Gazi alias Mostafa Karim, son of Late Mucha Karim, Uttar Bahura, Naya Pary Thana-Barasat, District-North 24-Parganas, WEST BENGAL, India. P.O. - By Caste Muslim By Profession: Business as the constituted attorney of Hingulan Bibi is admitted by him

Identified By: Subir Basu, son of , 7 Red Cross Place, Kol, District-Kolkata, WEST BENGAL, India, P.O. - Pin -700001, By Caste: Hindu, By Profession: Advocate


(Tarak Baran Mukherjee)
 ADDL REGISTRAR OF ASSURANCES-II



Tarak Baran Mukherjee 6.7.10
 ADDL REGISTRAR OF ASSURANCES-II
 Endorsement Page 1 of 1

Registered in Book - I
CD Volume number 24
Page from 2476 to 2489
being No 08055 For the year 2010.




(Tarak Baran Mukherjee) 06-July-2010
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal

by faith Muslim, by Nationality Indian, by occupation housewife, residing at Uttar Baluria, P.O. Nabapally, Police Station-Barasat, District-24 Parganas (North), hereinafter called and referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART**:- The vendor hereby is being represented by her lawful constituted attorney **MD MOSTAFA GAZI @ MOSTAFA KARIM** son of Late Mucha Karim, by faith Muslim, by occupation- Business, Indian National, residing at Uttar Baluria, Nabapally, Police Station- Barasat, District-24 Parganas (North), by and under a registered power of attorney dated 02.07.2010 registered at the office of the ARA-III, Kolkata and recorded in Book No. IV, being No. **3922** for the year 2010.

A N D

MESSERS LARICA ESTATES LIMITED, a Company within the meaning of the Companies Act, 1956 having its' Project Office at 7, Red Cross Place, Kolkata 700001, Police Station Hare Street, represented by its one of the Directors, **MR. SATISH CHANDRA LAKHOTIA** son of Mr. R.N. Lakhotia, by faith Hindu, by Nationality Indian, by occupation Business, residing at 7/1, Guru Saday Road, Police Station Karaya, Kolkata 700019, hereinafter called and referred to as the **PURCHASER** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its' successors in office, administrators, legal representatives and assigns) of the **OTHER PART**:-

WHEREAS One Hossain Ali Mondal was the owner of **ALL THAT** piece and parcel of land measuring an area 09 Decimal more or less, comprised in R.S. Dag No. 111 under R.S. Khatian No.86 at Mouza Baluria, J.L. No. 37, Police Station-Barasat, District 24-Parganas (North).

AND WHEREAS while had been possessing and enjoying the said property the said Hossain Ali Mondal by and under a Bengali deed of Kohala dated 29.04.80 registered at the office of the Sub Registrar at Barasat and recorded in Book No. 1, deed No.3133 for the year 1980, for ever sold, transferred and conveyed the same to Nasir Ali son of Anwar Ali.

AND WHEREAS by virtue of the aforesaid purchase, said Nasir Ali became the owner of the aforesaid property and as such owner he got his name mutated in the office of the B.L. & L.R.O. vide L.R. Khatian No.711, L.R. Dag No.111 at Mouza Baluria, J.L.No.37, Police Station Barasat, District 24-Parganas (North) and had been possessing and enjoying the same, on paying the rates and taxes to the authority concern.

AND WHEREAS while was in actual khas possession, said Nasir Ali, by and under a deed of Kohala dated 17.05.93 registered at the office of the Additional Sub- Registrar at Barasat and recorded in Book No.1, Volume No.72, Pages 299-304, deed No.4268 for the year 1993, forever sold, transferred and conveyed the same to Hingaljan Bibi, the vendor herein, for a valuable consideration as mentioned therein.

AND WHEREAS by virtue of the aforesaid purchase, said Hingaljan Bibi became the sole and absolute owner of the aforesaid property and as such lawful owner, she got mutated her name in the office of the B.L.& L.R.O. vide L.R. Khatian No.1900, L.R. Dag No. 111 at Mouza Baluria, J.L. No.37, Police Station Barasat, District 24-Parganas (North) and since then she has been possessing and enjoying the same, on paying the rates and taxes to the authority concern, free from all encumbrances and attachments whatsoever.

AND WHEREAS the Vendor herein in urgent need of money offered to sell, transfer and convey ALL THAT piece and parcel of demarcated plot of land measuring an area 09 decimals more or less comprised in R.S. & L.R. Dag No. 111 under R.S Khatian No.86

Barasat, District 24-Parganas (North) at present within the Municipal Limits of Barasat Municipality, more fully mentioned and described in the Schedule hereunder written at or for the total fixed price and/or consideration of **Rs.3,00,000.00 (Rupees three lakhs) only** and the Purchaser herein has agreed to purchase the said property at or for the above mentioned consideration free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSES as follows:

In pursuance of the said agreement and in consideration of the said sum of **Rs.3,00,000.00 (Rupees three lakhs) only** in full paid to the vendor by the purchaser (the receipt where of the Vendor through her constituted attorney doth hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property), the vendor doth hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser ALL THAT piece and parcel of demarcated plot of land measuring an area 09 decimals more or less comprised in R.S. & L.R. Dag No.111 under R.S Khatian No.86 Corresponding to L.R. Khatian No. 1900 at Mouza Balaria, J.L. No. 37, Police Station- Barasat, District 24-Parganas (North) at present within the Municipal Limits of Barasat Municipality, more fully mentioned and described in the **Schedule** hereunder written and more particularly shown and delineated in the site map or plan annexed hereto OR HOWSOEVER OTHER WISE the same is or was situated butted described enjoyed or reputed to belong or to be appurtenant thereto and all the estate right, title interest use, possession and inheritance trust claim and demand whatsoever both at law and in equity of the vendor into and upon the said property and reversion or reversions remainder or remainders and all the rents issues and profit according to the true nature and tenure thereof and every part thereof together with water courses ways paths common passage thereto belonging or appertaining thereto or held or occupied therewith or whatsoever and every manner or former and present right liberties, privileges easements advantages and appurtenances whatsoever belonging or in anywise appertaining to or usually held used occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds pattahs muniments writings and evidences of title whatsoever in anywise exclusively

relating to or concerning the said property TO HAVE AND TO HOLD the same hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser absolutely and forever and for an indefeasible title of inheritance in fee simple in possession free from all and every nature of encumbrances attachments charges lien, lispendens, claims, demands liabilities and trust whatsoever but nevertheless subject to payment of municipal rates, ground rent and taxes as applicable.

THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER as follows:-

- a) Notwithstanding any act deed matter or thing whatsoever by the vendor or her predecessor in title or interest done or executed or knowingly suffered to the contrary the vendor is lawfully and absolutely entitled to the said land and that the vendor has a good valid title to grant, sell convey assure transfer and assign the said property hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser for a perfect title without any manner of dispute or hindrance or condition or use trust or other such things to alter defeat encumber or make void the same.
- b) The purchaser shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property here by granted and receive the rents issues and profits there from without any lawful eviction interruption claim or demand whatsoever from or by the vendor or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendor.
- c) The vendor shall keep the purchaser free and clear freely and clearly and absolutely acquitted exonerated discharged and released and save harmless and keep indemnified the purchaser against all estate claims demands charges mortgages, liens, lispendens, debts, hypothecations, attachments and encumbrances whatsoever made or suffered by the vendor

or any person or persons lawfully or equitably claiming from under or in trust for the vendors as aforesaid.

d) The vendor having lawfully or claiming equitably any estate or interest whatsoever in the said property hereby conveyed and granted 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 cost of the purchaser do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more the true intent and meaning of these presents as shall or may be reasonably required.

E) That the vendor on this day with the execution of this Deed handovers and delivers the peaceful khas possession of the property hereby conveyed unto and to the Purchaser and the Vendor also delivers the documents and writings in respect of the said property in favour of the Purchaser herein.

F) That the vendor doth hereby accorded her consent to the purchaser for mutation of the said property in the Municipal records and all Government and/or Semi Government and/or other statutory body and/or authority.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of demarcated plot of sal land measuring an area 09 decimals more or less comprised in R.S. & L.R. Dag No.111 under R.S Khatian No.86 Corresponding to L.R. Khatian No. 1900 at Mouza Bahuria, J.L. No. 37, Police Station- Barasat, District 24 Parganas (North) at present within the limits of Ward No. 26 of The Barasat Municipality, A.D.S.R.O.Kadambugachi **TOGETHER WITH** all sorts of easement rights and all other benefits, facilities and advantages attached therein or thereto and more particularly shown and delineated in the site Map or Plan annexed hereto in **RED** border line thereon as part

and parcel of this Indenture and the entire property is butted and bounded in the manner following :-

ON THE NORTH :- Part of Dag No 111.

ON THE SOUTH :- Part of Dag No 114.

ON THE EAST :- Part of Dag Nos. 112 & 113.

ON THE WEST :- Part of Dag No 110.

IN WITNESS WHEREOF the vendor hereunto through her constituted attorney has set and subscribed her hand on the day, month and year first above written.

SIGNED SEALED & DELIVERED

IN THE PRESENCE OF

WITNESSES:-

Abdul Ahid Sarker
Advocate
17. Beek Bagan Road
KOL-17.

Dulal Saha

Akram Khan
DAS
K.L. 125

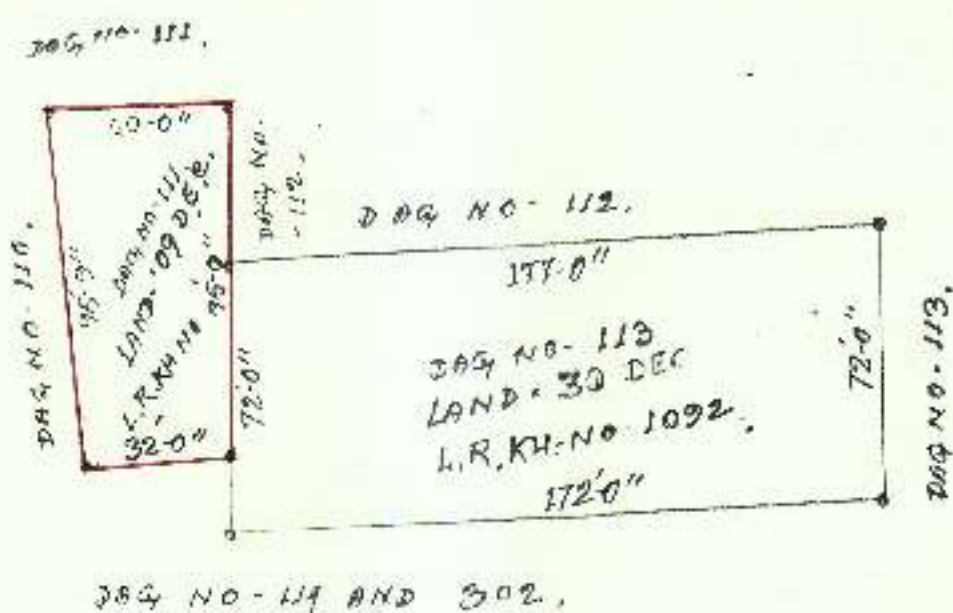
md. Mostafizur Rahman
As lawful constituted
attorney of Hingoljan Bibi

SIGNATURE OF THE VENDOR



SITE PLAN OF LAND AT MOUZA-BALURIA.
 J.L. NO- 37. R.S. NO- 227 DAG NO- 111 AND 113.
 UNDER P.S AND MUNICIPALITY-BARASAT.
 WARD NO-(26) 5. DIST-NORTH 24 P.G.S.
 SCALE 50'-0" = 1"

DAG NO	LAND OF AREA
111	09 DEC. =
113	29.40 DEC. =



Mr. Nasta for Gadi & Nasta for Karim

As lawful constituted
 members of Hinguljam
 Panch.

DRAWN BY
 S. K. Mallick
 Balurua, Barasat
 (N) 24 P.G.S.
 01.07.2010.

RECEIVED from the within named purchaser the within mentioned sum of
Rs.3,00,000.00 (Rupees three lakhs) only being full and final consideration amount as per
Memo below :-

MEMO OF CONSIDERATION

A/c payee cheque being cheque
no. 163755 dated 06/07/10
drawn on Axis Bank, Sarat Bose
Road branch, Kolkata - - - - - Rs. 3,00,000.00
(Rupees three lakhs only).

WITNESSES :-

Abdul Ahid Sarwar
Advocate.

Dulal Bhowmik












md. Mostafa garzi @ mostafa Karim

SIGNATURE OF THE VENDOR

Drafted, prepared, read
over & explained by me
at my office.














[JIARAT ALI],
Advocate,
CALCUTTA HIGH COURT,
Chamber:-
LARICA BUSINESS CENTRE,
7, Red Cross Place, Room No.1,
Ground floor, Kolkata 700001.

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
 Mr. Mustafa Gazi @ Mustafa Karim	LEFT HAND					
	RIGHT HAND					

Name _____

Signature _____

Mr. Mustafa Gazi @ Mustafa Karim

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
 Satish Ch. Lehluchi	LEFT HAND					
	RIGHT HAND					

Name _____

Signature _____

Satish Ch. Lehluchi