

3952/10

112

4896

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

भारत

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Additional Registrar of Assurances  
Calcutta

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Document is admitted for  
Registration and the  
Signature Sheet and the  
Stamp to this document  
Additional Registrar  
in 2404/REG-11, Kolkata  
24.4.10

THIS INDENTURE OF CONVEYANCE is made this the 20th day of APRIL, 2010

(Two Thousand and Ten) B E T W E E N ANOWARA BIBI @ KHATUN wife of

No. 7082 Rs. 500/- Date 29.09.10.

Name.....

Address.....

Vendor Sri. Subhan Das High Court, Cal  
Alipur Collectory  
24 Parganas (South)

**J. ALI**

Advocate

**SUBHANKAR DAS**

STAMP VENDOR  
Alipore Police Court  
Kolkata-700027

Abdul Ahid Sarkar  
Advocate

7, R.C. Place  
Kolkata-700061



Additional Registrar of  
Assurance-II, Kolkata.  
24 APR 2010

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 2039 to 2054  
being No 04896 for the year 2010.

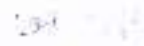


(Tarak Baran Mukherjee) 26-April-2010  
ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal



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. D3952 / 2010, Deed No. (Book - 1 , 04896/2010)

Signature of the Presentant

Name of the Presentant	Signature with date
Anowara Bibi	 আনোয়া ভায়া আনোয়া ন বিনি

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Anowara Bibi Address: Kuttan Balamia, Nahapally, Thana- Barasat, District-North 24 Parganas, WEST BENGAL, India. P.O.:-	Self			আনোয়া ভায়া আনোয়া ন বিনি আনোয়া
			24/04/2010	24/04/2010	

Name of Identifier of above Person(s)

Abdul Ahid Sarkar  
A. R. A. Office, District: Kolkata, WEST BENGAL, India.  
P.O.:- Amt: 700001

Signature of Identifier with Date

Abdul Ahid Sarkar  
24.4.10



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

**Endorsement For Deed Number : I - 04896 of 2010**  
**(Serial No. 03952 of 2010)**

**On 24/04/2010**

**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) = 4851/- F = 7/- I = 55/- M(a) = 25/- M(b) = 6/- on 24/04/2010

**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. 441823/-

Certified that the required stamp duty of this document is Rs. 26519 /- and the Stamp duty paid as inclusive Rs. 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 21550/- is paid 22305422/04/2010 State Bank of India, ALIPORE COURT TREASURY BR, received on 24/04/2010

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

Presented for registration at 13.33 hrs on 24/04/2010, at the Office of the A. R. A. - II KOLKATA by Anowara Bibi Alias Anowara Khatun, Executant.

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

Execution is admitted on 24/04/2010 by

1. Anowara Bibi Alias Anowara Khatun, wife of Lt Bakter Ali Mondal, Ditar Balunia, Nabapally, Thana-Barasat, District-North 24-Parganas, WEST BENGAL India, P.O. -, By Caste Muslim, By Profession: House wife

Identified By Abdul Ahid Sarker, son of . . . 7, R. C. Place, District-Kolkata, WEST BENGAL India, P.O. - Pin - 700001, By Caste Muslim, By Profession: Advocate

( Tarak Baran Mukherjee )  
ADDL REGISTRAR OF ASSURANCES-II



24.4.10  
( Tarak Baran Mukherjee )  
ADDL REGISTRAR OF ASSURANCES-II  
Endorsement Page 1 of 1

24/04/2010 14:29:00



Late Baktier Ali Mondal, by faith Muslim, by Nationality Indian, by occupation housewife, residing at Uttar Baluria, P.O. Nabapally, Police Station-Barasat, 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:-**

**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 Baktier Ali Mondal son of Late Moharak Mondal was the recorded owner of **ALL THAT** piece and parcel of land measuring an area 96 Decimal more or less, comprised in C.S. Dag No.112 at Mouza Baluria, J.L. No.37, Police Station-Barasat, District 24-Parganas now 24-Parganas (North) along with other property and while had been possessing and enjoying the same the said Baktier Ali Mondal died intestate leaving behind surviving his mother Chapura Khatun Bibi, two wives Sonstan Bibi @ Rahiman Bibi and Anawara Bibi @ Khatun, two sons Badrujaman and Badoojaman and one daughter Rowsanara Bibi to inherit the aforesaid property left by said Baktier Ali Mondal, since deceased.

**AND WHEREAS** by virtue of the aforesaid inheritance the said Chapura Khatun Bibi, Sonatan Bibi @ Rahiman Bibi, Anowara Bibi @ Khatun, Badrujaman, Badojaman and Rowsanara Bibi became the lawful joint owners, each having respective share or interest in accordance with the provision of the Mohamadan Law of Succession and as such lawful owners they got their names mutated in the office of the B.L. & L.R.O. in respect of land measuring an area 96 Decimals vide R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37, Police Station Barasat, District 24-Parganas now 24-Parganas (North) along with other property.

**AND WHEREAS** while had been possessing and enjoying the same the said Sonatan Bibi @ Rahiman Bibi, by and under Bengali Kobala sold, transferred and conveyed her share i.e. 06 Decimals more or less comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 along with other property or properties unto and in favour of Santi Ranjan Chattapadhyay, Ajit Kumar Chattapadhyay and Binoy Kumar Mitra and the said deed was duly registered at the Office of the S.R. Barasat and recorded in Book No.1, being No.9272 for the year 1957 and thereafter the said Santi Ranjan Chattapadhyay, Ajit Kumar Chattapadhyay and Binoy Kumar Mitra by and under a registered deed of Kobala dated 04<sup>th</sup> December 1957 sold, transferred and conveyed the aforesaid property unto and in favour of Badrujaman and Badojaman both sons of late Baktiar Ali Mondal and the said deed was duly registered at the office of the S.R. Barasat and recorded in Book No.1, Volume No.99, Pages 27-34, Being No.9742 for the year 1957.

**AND WHEREAS** the said Chapura Khatun Bibi, while being seized and possessed of her share or interest of the aforesaid property measuring an area 16 Decimals more or less comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 along with other property or properties, gifted the same by and under a deed of Heba dated



duly registered at the office of the S.R. Barasat and recorded in Book No.1, Volume No.51, Pages 29-34, being No.2592 for the year 1978.

**AND WHEREAS** in the premises the said Badojaman, Badrujaman, Anowara Bibi and Rowsanara Bibi became the absolutely joint owners of the aforesaid property and while being seized and possessed of the same the said Badrujaman died intestate as bachelor leaving behind surviving his mother brother and sister to inherit his share or interest as aforesaid.

**AND WHEREAS** by virtue of the aforesaid inheritance said Rowsanara Bibi became the owner of ALL THAT piece and parcel of land measuring an area 22 decimals more or less comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 and while being seized and possessed of the same, said Rowsanara Bibi, by and under a Bengali Kshula dated 30<sup>th</sup> July 1988 sold, transferred and conveyed her share of land in the said property along with other property or properties unto and in favour of her brother Badojaman and the said deed was duly registered at the office of the ADSR Barasat and recorded in Book No.1, being No.6762 for the year 1988.

**AND WHEREAS** by virtue of aforesaid inheritance and purchase said Badojaman became the owner of ALL THAT piece and parcel of undivided plot of land measuring an area 90 Decimals more or less comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 along with other property or properties and as such lawful and absolute owner said Badojaman got mutated the said property in his name in the L.R. Record vide L.R. Khatian No. 881, L.R. Dag No.112 at Mouza Baluria, J.L. No.37 and has been possessing and enjoying the same without any interruption free from all encumbrances and attachments whatsoever.



AND WHEREAS similarly by virtue of inheritance the aforesaid Anowara Bibi @ Khatun became the lawful owner of ALL THAT piece and parcel of undivided plot of land measuring an area 06 Decimals more or less out of 96 decimals of land comprised in R.S. Dag No.112 under R.S. Khatian No. 657 at Mouza Baluria, J.L. No.37 along with other property and as such lawful owner she got mutated the said property in her name in the L.R. Record vide L.R. Khatian No.161, L.R. Dag No.112 at Mouza Baluria, J.L. No.37 and has been possessing and enjoying the same on paying the rates and taxes to the authority concern, free from all encumbrances and attachment whatsoever.

AND WHEREAS said Anowara Bibi @ Khatun, the vendor herein, in urgent need of money and other lawful reason offered to sell, transfer and convey ALL THAT piece and parcel of undivided plot of land measuring an area 06 decimals more or less out of entire plot of land measuring an area 96 Decimals more or less comprised in R.S. & L.R. Dag No. 112 under R.S Khatian No.657 corresponding to L.R. Khatian No. 161 at Mouza Baluria, J.L. No.37, Police Station- Barasat, District 24-Parganas (North) at present within the Municipal Limits of the Barasat Municipality Ward No.27, more fully mentioned and described in the Schedule hereunder written at or for the total price and/or consideration of Rs. 2,54,000.00 (Rupees two lakhs fifty four thousand) 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. 2,54,000.00 (Rupees two lakhs fifty four thousand) only in full paid to the vendor by the purchaser (the receipt where of the Vendor 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

area 06 decimals more or less out of the entire plot of land measuring an area 96 Decimals more or less comprised in R.S. & L.R. Dag No. 112 under R.S Khatian No.657 corresponding to L.R. Khatian No.161 at Mouza Baluria, J.L. No. 37, Police Station- Barasar, District 24-Parganas (North) at present within the Municipal limits of the Barasar Municipality ward No.27 which is 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 built 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 DOTH 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 vendors.

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 land measuring an area 06 (six) decimals more or less out of the entire land measuring an area 96 Decimals more or less (Recorded as "Sali") comprised in R.S. & L.R. Dag No. 112 under R.S Khatian No. 657 Corresponding to L.R. Khatian No. 161 at Mouza Baluria, J.L. No. 37, Police Station- Barasat, District 24-Parganas (North) at present within the limits of Ward No. 27 of The Barasat Municipality, A.D.S.R.O. Kadambagachi **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 Nos.94, 95, 96 and 313.

**ON THE SOUTH**:- Part of Dag No. 113.

**ON THE EAST** :- Part of Dag Nos. 312/1225 and 311.

**ON THE WEST** :- Part of Dag No.111.

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

SIGNED SEALED & DELIVERED  
IN THE PRESENCE OF  
WITNESSES:-

1. Md. Ebrahim  
Vill - Mahakur  
P.O. - Gamangachi  
P.S. - Barasat -  
24 Parganas (N)
2. Md. Asadul Matin  
vill. Mahakur.  
P.O. Gamangachi  
P.S. Barasat -  
Dist. (N) 24 Pgs.
3. Abdul Ahid Sanwar  
7. R.C. place. Advocate.  
Kol. - 700007.

আমেরা সাক্ষী হয়েছি

SIGNATURE OF THE VENDOR

**R E C E I V E D** from the within named purchaser the within mentioned sum of Rs.2,54,000/- (Rupees two lakhs fifty four thousand) only being full and final consideration amount as per Memo below :-

**MEMO**

By A/C payee cheque being No. 135675 dated 24.04.10

Drawn on AXIS Bank.....Rs. 2,54,000.00

Total Rs. 2,54,000.00

(Rupees two lakhs fifty four thousand) only

**WITNESSES :-**

1. Mr. Ebrahim
2. Mr. Abdul Matin
3. Abdul Haid Samad  
Advocate

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**SIGNATURE OF THE VENDOR**

Drafted, Prepared, read over  
& explained by me  
at my office



**[JIARAT ALI]**

Advocate.

Calcutta High Court












Office:-Larica Business Centre.

7, Red Cross Place, Ground floor,

Room No. 1, Kolkata 700001














১৯৯৭ সাল ১১ ডিসেম্বর

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	LEFT HAND					
	RIGHT HAND					

লালনা আমাত বিবি আতুল

Name

Signature লালনা আমাত বিবি আতুল

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	LEFT HAND					
	RIGHT HAND					

Satish Ch Lahadur

Name

Signature Satish Ch Lahadur