

3956/10

112 4899

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

777847

मूल १००-१५४८/१०

म.र. २२०११३

*[Signature]*  
22.2.20



Notified that the Document is 30-11-2010  
Registration No. 11/2010  
Government of West Bengal  
is the Central Government

Additional Registrar  
of Assurances-11, Kolkata

24.4.10

THIS INDENTURE OF CONVEYANCE is made this the 24<sup>th</sup> day of APRIL, 2010

(Two Thousand and Ten) B E T W E E N BADEOJAMAN son of Late Bakht Ali

No. 7083 Rs. 500/- Date 29.09.10.

Name.....

Address.....

Vender Sri Subhankar Das.

Alipore Collectory  
24 Parganas (South)

**J. ALI**  
Advocate  
High Court, Cal

SUBHANKAR DAS  
STAMP VENDOR  
Alipore Police Court  
Kolkata-700027

Medul Abid Sarker  
Advocate  
7, R.C. Place  
Kolkata-700017



Additional Registrar of  
Alipore, Kolkata  
24.09.10

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
D Volume number 14  
Page from 2087 to 2102  
being No 04899 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



Signature of the Presentant

Name of the Presentant

Signature with date

Badeojaman

Badeo Jaman  
24/4/10

1. Signature of the person(s) admitting the execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1.	Badeojaman Address: Utran Bafuria, Nabapally, Thana-Berasat, District-North 24-Parganas, WEST BENGAL, India. P.O. :	Self		 LTI	Badeo Jaman
			24/04/2010	24/04/2010	

Name of Identifier of above Person(s)

Abdul Ahid Sarker

V. R. C. Block, District-Kolkata, WEST BENGAL, India,  
C.O. : Pin :-700001

Signature of Identifier with Date

Abdul Ahid Sarker  
24.4.10

(Tarak Sarker Mukherjee)

24.4.10

ADDL. REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA

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

**Endorsement For Deed Number : I - 04899 of 2010**  
**(Serial No. 03956 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) = 24299/- , F = 7/- , I = 55/- , M(a) = 25/- , M(b) = 4/- 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 -2209113/-

Certified that the required stamp duty of this document is Rs. 132557/- and the Stamp duty paid as:  
Impresive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 49000/- is paid22304722/04/2010State Bank of India, ALIPORE COURT TREASURY BR, received  
on 24/04/2010
2. Rs. 48000/- is paid22304822/04/2010State Bank of India, ALIPORE COURT TREASURY BR, received  
on 24/04/2010
3. Rs. 28600/- is paid22305222/04/2010State 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 13.51 hrs on 24/04/2010, at the Office of the A. R. A. - II KOLKATA by  
Badeojaman, Execlutant.

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

Execution is intimated on 24/04/2010 by

1. Badeojaman, son of Lt Reklur Ali Mondol, Uttar Balura, Nabapally, Thana: Barasat, District:-North  
24 Parganas, W-BENGAL, India. P.O. :-, By Caste Muslim. By Profession: Cultivation.

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

( Tarak Baran Mukherjee )  
ADDL REGISTRAR OF ASSURANCES-II

( Tarak Baran Mukherjee )  
ADDL REGISTRAR OF ASSURANCES-II

24/04/2010 14:31:00

EndorsementPage 1 of 1



Mondal, by faith Muslim, by Nationality Indian, by occupation cultivation, 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 his 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. Lakhota, by faith Hindu, by Nationality Indian, by occupation Business, residing at 7/1, Gura 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 Mobarak 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, I.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 Sunatan Bibi (@ Rahiman Bibi and Anowara Bibi @ Khatun, two sons Badrujaman and Badeojaman and one daughter Rowsanara Bibi to inherit the aforesaid property left by said Baktier Ali Mondal, since deceased.

3

**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 Bakhtiar 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 Chalura 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 13<sup>th</sup> August 1978 unto and in favour of her grandson Badojaman and the said deed was



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 Badesjaman, Badrujaman, Anawara Bibi @ Khatun 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 Kobala 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 Badesjaman 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 Badesjaman 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 Badesjaman 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 (a) 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 Bahuria, 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 Bahuria, 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 Badeojaman, 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 30 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. 881 at Mouza Bahuria, 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.12,70,000.00 (Rupees twelve lakhs seventy 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.12,70,000.00 (Rupees twelve lakhs seventy 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 30 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. 881 at Mouza Baluria, J.L. No. 37, Police Station-Barasat, District 24-Parganas (North) at present within the Municipal limits of Barasat 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 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 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 his 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** undivided piece and parcel of land measuring an area 30 (thirty) 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, 881 at Mouza Baturia, 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 buttled 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.

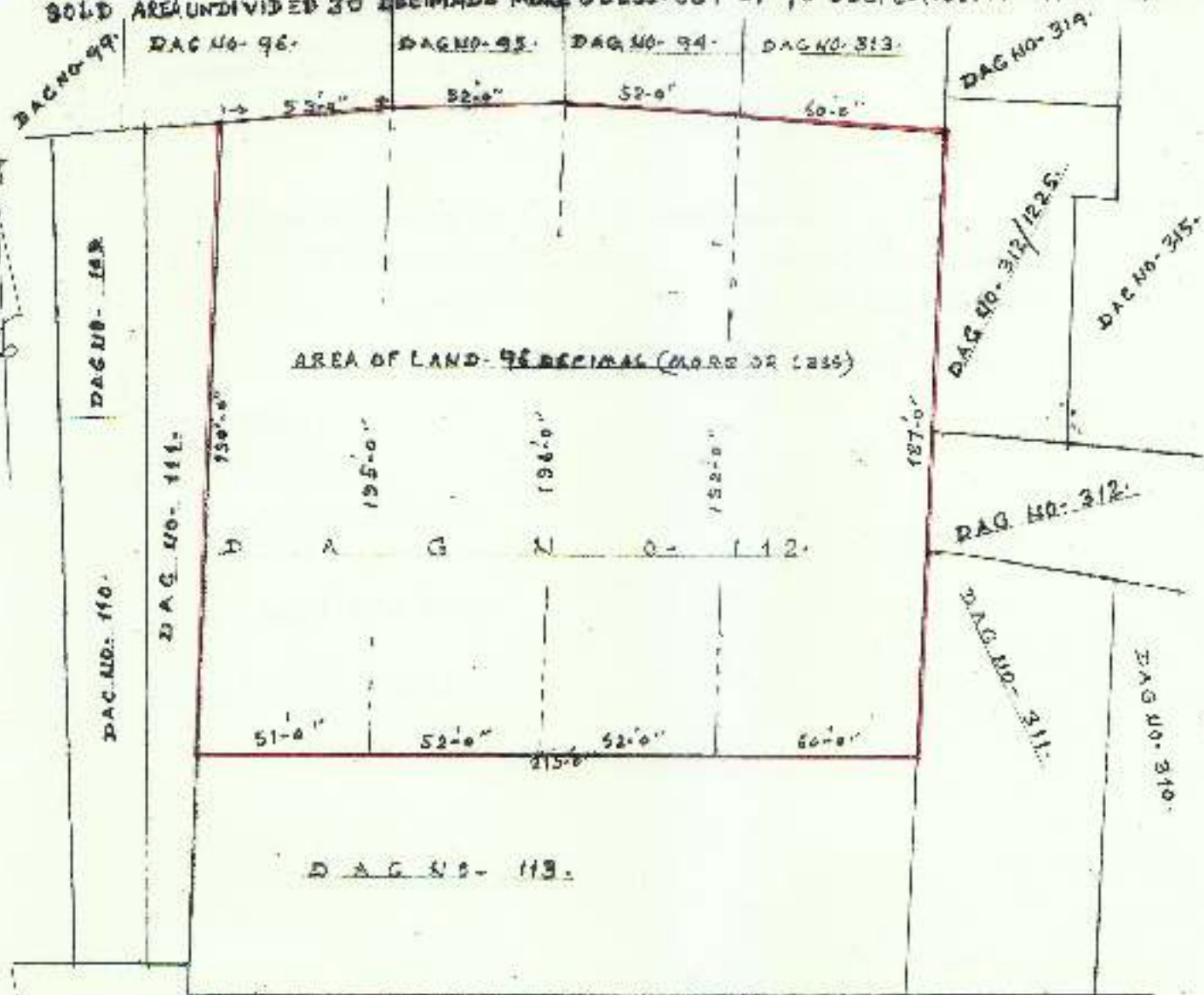
SIGNED SEALED & DELIVERED  
IN THE PRESENCE OF  
WITNESSES:-

1. Md. Ebrahim -  
 Vill - Maliakur  
 P.O. Bamangachi  
 P.S. Barasat  
 Dist. (N) 24 Parganas (N)
2. Md. Abdul Matin  
 Vill: Maliakur  
 P.O: Bamangachi  
 P.S. Barasat  
 Dist: (N) 24 Pgs.
3. Abdul Aziz Sarkar  
 Advocate.  
 7-L.C. Place  
 Kolkata - 700061

Badeo Samman

SIGNATURE OF THE VENDOR

PLAN OF LAND AT MOUZA BALURIA, J-L-118-59 R/S NO-229 R-S KHATTIAN NO-659, L-R-  
 KHATTIAN NO-131 & 581, R/S & L-R DAG NO-112, R-S & MUNICIPALITY-BARASAT, WARD NO  
 27, NO. KATA-126, DIST-CHITRA PUL  
 SCALE: 40" = 1"  
 SOLD AREA UNDIVIDED 30 DECIMALS MORE OR LESS, OUT OF 96 DEC. (SHOWN IN RED BORDER)



Back o. Lomman



**R E C E I V E D** from the within named purchaser the within mentioned sum of Rs.12,70,000.00 (Rupees twelve lakhs sevenmty thousand) only being full and final consideration amount as per Memo below :-

MEMO

By A/C payee cheque being No. 135674 dated 24.04.10

Drawn on AXIS Bank.....Rs.12,70,000.00

Total Rs.12,70,000.00

WITNESSES :-

1. Mr. Ebrahim -
2. Mr. Abdul Matin
3. Abdul Khid Saman  
Advocate.

*Abdul Khid Saman*

SIGNATURE OF THE VENDOR

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

*J. Ali*

[JIARAT ALI],












Advocate,

Calcutta High Court

Office:-Larica Business Centre,












7, Red Cross Place, Ground floor,

Room No. 1, Kolkata 700001

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

Name \_\_\_\_\_

Signature *Badeo Jorman*

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

Name \_\_\_\_\_

Signature *Satolace Lahlili*