

12504/2010

312

14475

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

933670

28/12/10

385560



124 P.m.

Conveyance of land or other immovable property by way of gift or otherwise, for consideration or otherwise, is a legal transaction and is subject to the provisions of the Transfer of Property Act, 1882.

*[Signature]*

Additional Registrar  
of Assurances & Conveyances

03.12.10

Boonara

Bag No. 312/1225

Area - 7.5 Aca.

THIS INDENTURE OF CONVEYANCE is made this 28th day of DECEMBER, 2010  
(Two thousand ten) BETWEEN (1) ATIAR RAHAMAN, (2) MOTIAR RAHAMAN.

No. 540 Rs. 5000 Date 01/12/10

Name

Address

Vender Sri. Subhankar Das

Alipour Collectory

24 Parganas (South)

J. ALI

Advocate

High Court, Cal

SUBHANKAR DAS  
STAMP - VENDOR  
Alipore Police Court  
Kolkata-700027



Sudip Basu  
Advocate  
Tiled cross place  
leaf-700007

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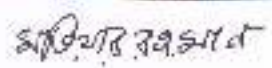
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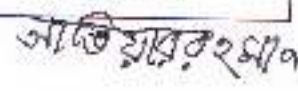


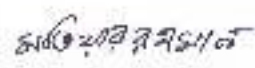


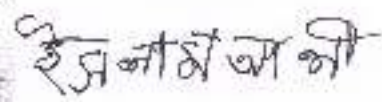
**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A. R. A. - II KOLKATA, District- Kolkata**

**Signature / LTI Sheet of Serial No. 12504 / 2010, Deed No. (Book - I , 14475/2010)**

Signature of the Presentant

Name of the Presentant	Signature with date
Motiar Rahaman	  3/12/2010

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

No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Atiar Rahaman Address - Baluria Nabapally, Thana - Barasat, District - North 24 Parganas, WEST BENGAL, India, P.O. :-	Self	 03/12/2010	 LTI 03/12/2010	
2	Motiar Rahaman Address - Baluria Nabapally, Thana - Barasat, District - North 24 Parganas, WEST BENGAL, India, P.O. :-	Self	 03/12/2010	 LTI 03/12/2010	
3	Islam Al Address - Baluria Nabapally, Thana - Barasat, District - North 24 Parganas, WEST BENGAL, India, P.O. :-	Self	 03/12/2010	 LTI 03/12/2010	

Signature of Identifier of above Person(s)

Signature of Identifier with Date  
Sudip Bose Advocates  
3/12/2010

Signature of Identifier with Date

Sudip Bose Advocates  
3/12/2010



  
(Sudhakar Sahu)  
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 - 14475 of 2010**  
(Serial No. 12504 of 2010)

**ment of Fees:**

**3/12/2010**

**ificate 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.

**ment of Fees:**

ent By Cash

Rs. 4325/- , on 03/12/2010

Under Article : A(1) - 4235/- , E - 7/- , I - 55/- , M(a) - 25/- , M(b) = 4/- on 03/12/2010 )

**ertificate 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.-385580/-

Certified that the required stamp duty of this document is Rs.- 23144 /- and the Stamp duty paid as: impositive Rs.- 5000/-

**licit stamp duty**

Deficit stamp duty Rs. 18160/- is paid28096402/12/2010State Bank of India, CHOWRINGHEE. received on 03/12/2010

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

Presented for registration at 14.00 hrs on :03/12/2010. at the Office of the A. R. A. - II KOLKATA by Motiar Rahman , one of the Executants.

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

Execution is admitted on 03/12/2010 by

Allar Rahman, son of Late Karim Box Mondal , Baluria Nabapally, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Cultivation

Motiar Rahman, son of Late Karim Box Mondal , Baluria Nabapally, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Cultivation

Islam Ali, son of Late Karim Box Mondal , Baluria Nabapally, Thana:-Barasat, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Muslim, By Profession : Cultivation



( Sudhakar Sahu )

**ADDL. REGISTRAR OF ASSURANCES-II**

**3/12/2010 14:43:00**

**EndorsementPage 1 of 2**



and (3) ISLAM ALI all sons of Late Karim Box Mondal, all by faith Muslim, By occupation Cultivation all are Indian National, all residing at Baluria, Nabapally, Police Station Barasat, District 24 Parganas (North), hereinafter jointly called and referred to as the VENDORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART :-

A       N       D

MESSRS LARICA ESTATES LIMITED, a Company within the meaning of the Companies Act, 1956 having its' registered 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 at all material times and all intent and purpose one Fakir Ahmed Mondal son of late Jamuruddin Mondal was absolutely seized and possessed of ALL THAT piece and parcel of land comprised in C.S. Dag No.312 under C.S. Khatim No.198 at Mouza Baluria, J.L. No.37, Police Station Barasat, District 24-Parganas now 24-Parganas (North) and while was in actual khas possession and enjoyment said Fakir Ahmed Mondal, by and under a Bengali Deed of Kobala dated the 6th November 1951, sold, transferred and conveyed the said property unto and in favour of Karim Box Mondal and the said deed was duly registered at the office of the Sub- Registrar at Barasat, 24 Parganas and recorded in Book No.1, Volume No.84, Pages 180-181, Being No.7386 for the 1951 and by virtue of the



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

**Endorsement For Deed Number : I - 14475 of 2010**

**(Serial No. 12504 of 2010)**

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

( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II



( Sudhakar Sahu )  
ADDL. REGISTRAR OF ASSURANCES-II

and parcel of land measuring an area 10 Decimals more or less comprised in C.S. Dag No.312 under C.S. Khatian No.198 at Mouza Baluria, J.L.No.37, Police Station Barasat, District 24-Parganas now 24-Parganas (North) and as such lawful owner he got his name mutated in the office of the B.L. & L.R.O. vide R.S. Dag No. 312/1225 under R.S Khatian No.727 and also recorded in L.R. record vide L.R. Khatian No.283, L.R. Dag No. 312/1225 at Mouza Baluria, J.L. No.37, P.S. Barasat, District 24-Parganas (North).

AND WHEREAS while had been possessing and enjoying the same, the said Karim Box Mondal by and under a Bengali Deed of Gift dated the 5th September 1988, gifted and transferred the said property along with other properties unto and in favour of ATIAR RAHAMAN, MOTIAR RAHAMAN, ISLAM ALI and ASMAT ALI all sons of Karim Box Mondal and the said deed was duly registered at the office of the Additional District Sub -Registrar at Barasat, 24 Parganas ( North) and recorded in Book No.1, Being No.7614 for the 1988 and by virtue of the aforesaid gift, said ATIAR RAHAMAN, MOTIAR RAHAMAN, ISLAM ALI and ASMAT ALI became the lawful joint owners of ALL THAT piece and parcel of land measuring an area 10 decimals more or less comprised in C.S. Dag No.312 under C.S. Khatian No.198, R.S. and L.R. Dag No. 312/1225 under R.S. Khatian No. 727, L.R. Khatian No.283 at Mouza Baluria, J.L.No.37, Police Station Barasat, District 24-Parganas (North) and since then they have been possessing and enjoying the same, in ejmali, without any interruption free from all encumbrances and attachment whatsoever.

AND WHEREAS the said (1) ATIAR RAHAMAN (2) MOTIAR RAHAMAN, (3) ISLAM ALI, for their better use and occupation of the said property, amicably partitioned the same, amongst themselves together with said ASMAT ALI and after partition and separation the said ATIAR RAHAMAN, MOTIAR RAHAMAN and ISLAM ALI, the vendors herein, got a demarcated plot of land measuring an area 7.5 Decimals more or less and the said ASMAT ALI got the remaining demarcated plot of land measuring an area 2.5 Decimals more or less comprised in C.S. Dag No.312 under



L.R. Khatian No.283 at Mouza Baluria, J.L.No.37, Police Station Barasat, District 24-Parganas (North) and since then, they have been possessing and enjoying the said property free from all encumbrances and attachments whatsoever.

**AND WHEREAS** the Vendors herein in urgent need of money and other lawful reasons jointly offered to sell, transfer and convey ALL THAT piece and parcel of land measuring an area 7.5 Decimals more or less comprised in C.S. Dag No.312 under C.S. Khatian No.198, R.S. and L.R. Dag No.312/1225 under R.S. Khatian No. 727, L.R. Khatian No.283 at Mouza Baluria, 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 at or for the total price and/or consideration of **Rs.2,72,727.00 (Rupees two Lakhs seventy two thousand seven hundred twenty seven) 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.2,72,727.00 (Rupees two Lakhs seventy two thousand seven hundred twenty seven) only** in full paid to the vendors by the purchaser (the receipt where of the Vendors do hereby acknowledge and of and from the same and every part thereof acquit and release the purchaser and the said property) the vendors do hereby absolutely and indefeasibly grant, transfer, convey, assign and assure unto the purchaser ALL THAT piece and parcel of land measuring an area 7.5 Decimals more or less comprised in C. S. Dag No.312 under C. S. Khatian No.198, R.S. and L.R. Dag No. 312/1225 under R.S. Khatian No.727, L.R. Khatian No.283 at Mouza Baluria, 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



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 vendors 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 patents 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 VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows:-**

- a) Notwithstanding any act deed matter or thing whatsoever by the vendors or their predecessor -in- title or interest done or executed or knowingly suffered to the contrary the vendors are lawfully and absolutely entitled to the said land and that the vendors have 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 vendors or any person or persons lawfully or equitably claiming any estate or interest from under or in trust for the vendors.

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

d) The vendors 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 vendors on this day with the execution of this Deed handover and deliver the peaceful khas possession of the property hereby conveyed unto and to the Purchaser and the Vendors also deliver the title Deed, link deeds, and other documents and writings in respect of the said property in favour of the Purchaser herein and the said property is being used for agricultural purpose.



F). That the vendors do hereby accorded their 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 7.5 (seven point five) Decimals more or less (Recorded as "Sali") comprised in C.S. Dag No.312 under C.S. Khatian No.198, R.S. and L.R. Dag No. 312/1225 under R.S. Khatian No. 727, L. R. Khatian No.283 at Mouza Baharia, J.L.No.37, Police Station Barasat, District 24-Parganas (North), at present within the municipal limits of 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 said property is butted and bounded in the manner following :-

**ON THE NORTH** :- Part of Dag No.312/1225.

**ON THE SOUTH** :- Part of Dag No.312.

**ON THE EAST** :- Part of Dag No.315.

**ON THE WEST** :- Part of Dag No.112.

IN WITNESS WHEREOF the vendors hercunto have set and subscribed their respective hands on the day, month and year first above written.

SIGNED SEALED & DELIVERED

IN THE PRESENCE OF

WITNESSES:-

Sudip Bora  
Advocate  
7, Red cross Place  
Kad - 700007

স্বাক্ষরিত

স্বাক্ষরিত করে

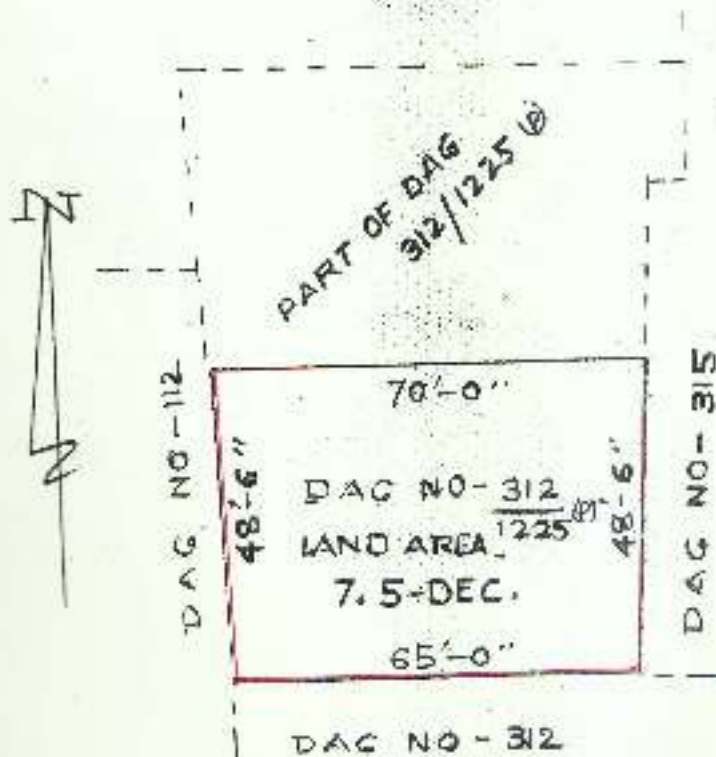
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স্বাক্ষরিত করে  
স্বাক্ষরিত করে

SIGNATURE OF THE VENDORS



A SITE PLAN OF LAND AT MOUZA-BALURIA,  
 J. L. NO-37, R.S. & L.R. DAG NO-312/1225,  
 L.R. KHATIAN NO- , P.S. & MUNICI-  
 PALITY-BARASAT DIST. N 24 PGS.  
 SC. 1"=30'-0"



સહિત 12/2/2025  
 (સાહેબજી/સરકાર)  
 જે સમજાવે છે

DRAWN BY :

Kalyan Kr, Dof.  
 Barasat  
 Dist. N 24 PGS.  
 Regd. No-85707

SIG. OF VENDOR:

R E C E I V E D from the within named purchaser the within mentioned sum of Rs.2,72,727.00 (Rupees two Lakhs seventy two thousand seven hundred twenty seven) only being full and final consideration amount as per Memo below:-

M E M O

By Cheque being Cheque Nos.197434, 197535 and 197536

all dated 03.12.2010 all drawn on AXIS BANK, Surat Bosc

Road Branch.....Rs.2,72,727.00  
Total Rs.2,72,727.00

(Rupees two Lakhs seventy two thousand seven hundred twenty seven) only

WITNESSES :-

Sudip Bala  
 Amocal.

26/08/11

26/08/11

26/08/11

SIGNATURE OF THE VENDORS

Drafted, Prepared, read  
 Over & explained by me  
 at my office :-

*J. Ali*












[JIARAT ALI],

Advocate,

Calcutta High Court












Office:- Larica Business Centre.



		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
 Name: <u>সত্যজিৎ</u>	LEFT HAND					
	RIGHT HAND					

Name: \_\_\_\_\_

Signature: সত্যজিৎ

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
 Name: <u>সত্যজিৎ</u>	LEFT HAND					
	RIGHT HAND					

Name: সত্যজিৎ

Signature: \_\_\_\_\_

Thumb

1<sup>st</sup> finger

Middle finger

Ring finger

Small finger

LEFT  
HAND



સતેશ મોહનભાઈ

RIGHT  
HAND



Name:

Signature:

સતેશ મોહનભાઈ

Thumb

1<sup>st</sup> finger

Middle finger

Ring finger

Small finger

LEFT  
HAND



સતેશ મોહનભાઈ

RIGHT  
HAND



Name:

Signature:

સતેશ મોહનભાઈ

Registered in Book - I  
CD Volume number 47  
Page from 6260 to 6276  
Being No 14475 for the year 2010.



*[Handwritten signature]*

(Subscribed Seal) 09-12-2010  
ADL REGISTRAR OF ASSURANCES-II  
Office of the A.R.A. - II KOLKATA  
West Bengal