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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

*[Handwritten Signature]*

Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

02 JUL 2015 CONVEYANCE

1. Date: 30<sup>th</sup> June, 2015
2. Place: Kolkata
3. Parties:
  - 3.1 **Maidul Islam alias Mohidul Islam**, son of Late Md. Ismail *allies* Mohammad Islam, by faith Muslim, by occupation - Service, residing at village Gurerati, Post Office Rajarhat, Police Station Rajarhat, Kolkata-700 135, District North 24 Parganas [PAN ACDPI 9430 M].
  - 3.2 **Aidula Isalama alias Ohidul Islam**, son of Late Md. Ismail *allies* Mohammad Islam, by faith Muslim, by occupation - Business, residing at village Gurerati, Post Office Rajarhat, Police Station Rajarhat, Kolkata-700 135, District North 24 Parganas [Voter ID GGC2959013].

নথর : 2434  
 দিন ও তারিখ : 19.12.14  
 প্রেরতার নাম : S. Dep. Adv.  
 ঠিকানা : High Court Calcutta  
 খুলি : [Signature]  
 ভেঙারি : [Signature]  
 হারানি : কোর্ট  
 জেলা : উত্তর ২৪ পরগনা  
 খরিদ তারিখ : 11 DEC 2014  
 মোট টাকার পরিমাণ : Rs 150000  
 প্রেরতারি : [Signature]  
 প্রেরতারি : [Signature]

Assam Palawan



9227

Assam Palawan



9228

অসম পালওয়ান



9229

অসম পালওয়ান



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- 3.3 **Monirul Islam alias Manirul Islam**, son of Late Md. Ismail *allies* Mohammad Ismail, by faith Muslim, by occupation - Business, residing at village Gurerati, Post Office Rajarhat, Police Station Rajarhat, Kolkata-700 135, District North 24 Parganas [PAN ABNPI 5629 R].
- 3.4 **Rangina Bibi**, wife of Sahabuddin, daughter of Late Md. Ismail *allies* Mohammad Ismail, by faith Muslim, by occupation - Housewife, residing at village Gurerati, Post Office Rajarhat, Police Station Rajarhat, Kolkata-700 135, District North 24 Parganas [Voter ID WB/20/091/237695].  
(collectively **Vendors**, include successors-in-interest)

**And**

- 3.5 **Asanur Rahaman**, son of Late Sawkat Mondal *allies* Sawgat Ali Mondal, by faith Muslim, by occupation - Business, residing at village Mahammadpur, Post Office Kadampukur, Police Station Newtown, Kolkata-700 135, District North 24 Parganas. [PAN BWVPR9884F].  
(**Purchaser**, includes successors-in-interest)

Vendors and Purchasers collectively **Parties** and individually **Party**.

**NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:**

**4. Subject Matter of Conveyance**

- 4.1 **Said Property:** Undivided *sali* land measuring 1.3125 (one point three one two five) decimal, more or less, out of 79 (seventy nine) decimal, comprised in R.S./L.R. *Dag* No. 93, recorded in L.R. *Khatian* No. 250, *Mouza* Chakpachuria, J.L. No. 33, Police Station New Town, within the limits of Patharghata *Gram Panchayat*, Additional District Sub-Registration District Rajarhat, District North 24 Parganas, more fully described in the **Schedule** below (**Said Property**) together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

**5. Background, Representations, Warranties and Covenants**

- 5.1 **Representations and Warranties Regarding Title:** The Vendors represent, warrant and covenant regarding title as follows:

- 5.1.1 **Ownership of Monajat Ali Mondal:** Monajat Ali Mondal, was the recorded owner of land measuring 79 (seventy nine) decimals, comprised in R.S./L.R. *Dag* No. 93 in recorded in R. S. *Khatian* No. 639 corresponding to *Khatian* No. 1378, in *Mouza* Chakpachuria, J. L. No. 33, Police Station Rajarhat, within the limits of Patharghata *Gram Panchayat*, Sub-Registrar Bidhannagar (Salt Lake City), District North 24 Parganas, along with various other properties. (**Mother Property**).



9230

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ਬਾਗਿਯਾ ਵਿਭਿ



ਮਨਿਦਾ ਪਾਟ

ੳੳ ਸੁਬਹਸ ਚ. ਪਾਟ

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Jalandhar, New Town, North 24-Pgs.

T-68 Teghoria Main Road.

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P.S - Bagriati, K01-157

Business

- 5.1.2 **Sale to Yunus Ali Mondal and Sawkat Mondal *alias* Sawgat Ali Mondal:** By a Bengali *Kobala* (Deed of Sale) dated 27<sup>th</sup> February, 1990 and registered in the Office of Additional District Sub-Registrar, Bidhannagar (Salt Lake City), in Book No. I, Volume No. 29, at Pages 153 to 160, being Deed No. 1351 for the year 1990, Monajat Ali Mondal transferred the entire Mother Property to Yunus Ali Mondal and Sawkat Mondal *alias* Sawgat Ali Mondal.
- 5.1.3 **Mutation by Yunus Ali Mondal and Sawkat Mondal *alias* Sawgat Ali Mondal:** Yunus Ali Mondal and Sawkat Mondal *alias* Sawgat Ali Mondal duly mutated their names as owners of the Mother Property, against their respective shares in the records of the Land Revenue Settlement vide L.R. *Khatian* Nos. 250 and 1656 (**Yunus- Sawkat's Joint Property**).
- 5.1.4 **Sale to Azizul Hossain Mondal and others:** By a Bengali *Kobala* (Deed of Sale) dated 10<sup>th</sup> January, 2011, registered in the Office of Additional District Sub-Registrar Bidhannagar (Salt Lake City), in Book No. I, CD Volume No. 1, at Pages 4465 to 4477, being Deed No. 0190 for the year 2011, Yunus Ali Mondal and Sawkat Mondal *alias* Sawgat Ali Mondal jointly sold conveyed and transferred land measuring measuring 16 (sixteen) decimals out of Yunus-Sawkat's Joint Property to Azizul Hossain Mondal, Anowar Hossain Mondal, Nazir Hossain Mondal, Sabir Hossain Mondal and Nasir Hossain Mondal (*since deceased*) for the consideration mentioned therein. (**Azizul & other's Property**).
- 5.1.5 **Ownership of Yunus Mondal *alias* Yunus Ali Mondal:** Yunus Mondal *alias* Yunus Ali Mondal was the recorded owner of undivided  $\frac{1}{2}$  share, being land measuring 31.50 (thirty one point five zero) decimal more or less, out of balance portion of Yunus-Sawkat's Joint Property, comprised in R.S./L.R. *Dag* No. 93, recorded in L.R. *Khatian* No. 250, *Mouza* Chakpachuria, J. L. No. 33, Police Station Newtown (formerly Rajarhat), District North 24 Parganas (**Yunus's Property**).
- 5.1.6 **Demise of Yunus Mondal *alias* Yunus Ali Mondal:** Yunus Mondal *alias* Yunus Ali Mondal, died on 10<sup>th</sup> December 2012, leaving behind him surviving his wife, Jahirnechha Bibi, 4 (four) daughters, namely, Layli Bibi *alias* Layla Bibi, Supiya Bibi, Nasima Bibi and Reshma Bibi, 1(one) brother, Sawkat Mondal *alias* Sawgat Ali Mondal, 3 (three) sisters, namely, Sufia Bibi, Ruduna Bibi and Mahina Bibi Molla [collectively **Legal Heirs of Yunus Mondal *alias* Yunus Ali Mondal**] as his surviving legal heirs and heiresses, all of whom jointly inherited the right, title and interest of the entirety of Yunus's Property, as per the Muslim law of inheritance.
- 5.1.7 **Ownership of Legal Heirs of Yunus Mondal *alias* Yunus Ali Mondal:** Jahirnechha Bibi, Layli Bibi, Supiya Bibi, Nasima Bibi, Reshma Bibi, Sawkat Mondal *allies* Sawgat Ali Mondal, Sufia Bibi, Ruduna Bibi and Mahina Bibi Molla, all being the Legal Heirs of Yunus Ali Mondal,



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inherited the right, title and interest of Yunus Ali Mondal in Yunus's Property, as per the Certificate of *Farayez* dated 17<sup>th</sup> March 2015 issued by Md Azizul Haque, *Naib Kazi*, each of them having their respective shares therein. The details of each share of Legal Heirs of Yunus Mondal *alias* Yunus Ali Mondal are given hereby.

<b>Names of Legal Heirs of Yunus Mondal <i>alias</i> Yunus Ali Mondal</b>	<b>Share in Yunus's Property</b>	<b>Quantum of Land (<i>in decimal</i>)</b>
Jahirnechha Bibi	498.418	3.9375
Layli Bibi	664.557	5.2500
Supriya Bibi	664.557	5.2500
Nasima Bibi	664.557	5.2500
Reshma Bibi	664.557	5.2500
Sawkat Mondal <i>allies</i> Sawgat Ali Mondal	332.278	2.6250
Sufia Bibi	166.139	1.3125
Ruduna Bibi	166.139	1.3125
Mahina Bibi	166.139	1.3125

- 5.1.8 **Ownership of Raduna Bibi:** Raduna Bibi has become the owner of undivided share, being land measuring 1.3125 (one point three one two five) decimal more or less, out of the Yunus's Property, comprised in R.S./L.R. *Dag* No. 93, recorded in L.R. *Khatian* No. 250, *Mouza* Chakpachuria, J. L. No. 33, Police Station Newtown (formerly Rajarhat), District North 24 Parganas (**Raduna Share in Yunus's Property**).
- 5.1.9 **Demise of Raduna Bibi:** Raduna Bibi, died on 12<sup>th</sup> January, 2015, leaving behind her surviving her Husband, Md. Ismail (Since deceased), 3(three) sons, Maidul Islam *alias* Mohidul Islam (Owner No. 3.1 herein), Aidula Isalama *alias* Ohidul Islam (Owner No. 3.2 herein), Monirul Islam *alias* Manirul Islam (Owner No. 3.3 herein) and 1 (one) daughter, namely, Rangina Bibi (Owner No. 3.4 herein) [collectively **Legal Heirs of Raduna Bibi**] as her surviving legal heirs and heiresses, all of whom jointly inherited the right, title and interest of the Raduna Bibi share in the Yunus's Property, particularly mentioned in the table above, as per the Muslim law of inheritance.
- 5.1.10 **Demise of Md. Ismail:** Md. Ismail, died on 14<sup>th</sup> February, 2015, leaving behind her surviving her 3(three) sons, Maidul Islam *alias* Mohidul Islam (Owner No. 3.1 herein), Aidula Isalama *alias* Ohidul Islam (Owner No. 3.2 herein), Monirul Islam *alias* Manirul Islam (Owner No. 3.3 herein) and 1 (one) daughter, namely, Rangina Bibi (Owner No. 3.4 herein) [collectively **Legal Heirs of Md. Ismail**] as his surviving legal heirs and heiresses, all of whom jointly inherited the right, title and interest of the Md. Ismail share in the Raduna Bibi's portion out of Yunus's Property, as per the Muslim law of inheritance.



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- 5.1.11 **Absolute Ownership:** In the above mentioned circumstances, the Owners have become the joint, absolute and undisputed owners of the Said Property. The Said Property herein is the subject matter of Sale.
- 5.2 **Representation, Warranties and Covenant Regarding Encumbrances:** The Vendors represent, warrant and covenant regarding encumbrances as follows:
- 5.2.1 **No Acquisition/Requisition:** The Vendors have not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of the *Panchayat* Authority or Government or any Statutory Body.
- 5.2.2 **No Excess Land:** The Vendors do not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 or the West Bengal Estates Acquisition Act, 1953.
- 5.2.3 **No Encumbrance by Act of Vendors:** The Vendors have not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.4 **Right, Power and Authority to Sell:** The Vendors have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.
- 5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendors.
- 5.2.6 **No Right of Pre-emption:** No person or persons whatsoever has/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.
- 5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendors by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.8 **Free From All Encumbrances:** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors'



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predecessors-in-title and the title of the Vendors to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendors from selling, transferring and/or alienating the Said Property or any part thereof.

## 6. Basic Understanding

6.1 **Agreement to Sell and Purchaser:** The basic understanding between the Parties is that the Vendors will sell the Said Property to the Purchaser free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and **together with** *khas*, vacant, peaceful and physical possession and the Purchaser will purchase the same on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their sub-clauses mentioned above (collectively **Representations**).

## 7. Transfer

7.1 **Hereby Made:** The Vendors hereby sell, convey and transfer to the Purchaser the entirety of the Vendors' right, title and interest of whatsoever or howsoever nature in the Said Property more fully described in the **Schedule** below, being undivided *sali* land measuring 1.3125 (one point three one two five) decimal, more or less, out of 79 (seventy nine) decimal, comprised in R.S/L.R *Dag* No. 93, recorded in L.R. *Khatian* No. 250, *Mouza* Chakpachuria, J.L. No. 33, Police Station New Town, within the limits of Patharghata *Gram Panchayat*, Additional District Sub-Registration District Rajarhat, District North 24 Parganas **together with** all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Total Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 12,00,000/- (Rupees twelve lac) only paid by the Purchaser to the Vendors receipt of which the Vendors hereby as well as by the Receipt and Memo of Consideration hereunder written, admit and acknowledge.

## 8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.



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- 8.1.2 **Absolute:** absolute, irreversible and perpetual.
- 8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debentures*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendors or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendors or the Vendors' predecessors-in-title.
- 8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendors have in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.
- 8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:
- 8.2.1 **Indemnification:** express indemnification by the Vendors about the correctness of the Vendors' title, Vendors' authority to sell and non-existence of any encumbrances on the Said Property and this Conveyance is being accepted by the Purchaser on such express indemnification by the Vendors, which if found defective or untrue at any time, the Vendors shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendors, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendors hereby covenant that the Vendors or any person claiming under the Vendors in law, trust and equity, shall, at all times hereafter, indemnifies and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of the aforesaid.
- 8.2.2 **Transfer of Property Act:** all obligations and duties of Vendors and Purchaser as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.
- 8.3 **Delivery of Possession:** *Khas*, vacant, physical and peaceful possession of the Said Property has been handed over by the Vendors to the Purchaser.
- 8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendors, with regard to which the Vendors hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.



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- 8.5 **Holding Possession:** The Vendors hereby covenant that the Purchaser and the Purchaser's successors-in-interest and assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor.
- 8.6 **No Objection to Mutation:** The Vendors declare that the Purchaser shall be fully entitled to mutate the Purchaser's names in all public and statutory records and the Vendors hereby expressly (1) consent to the same and (2) appoint the Purchaser as the constituted attorney of the Vendors and empower and authorize the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendors undertake to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and in this regard shall sign all documents and papers as required by the Purchaser.
- 8.7 **Further Acts:** The Vendors hereby covenant that the Vendors or any person claiming under the Vendors, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or their successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property.

**Schedule**  
**(Said Property)**

Undivided *sali* land measuring 1.3125 (one point three one two five) decimal, more or less, out of 79 (seventy nine) decimal, comprised in RS/L.R *Dag* No. 93, recorded in L.R. *Khatian* No. 250, *Mouza Chakpachuria*, J.L. No. 33, Police Station New Town, within the limits of *Patharghata Gram Panchayat*, Additional District Sub-Registration District Rajarhat, District North 24 Parganas and butted and bounded as follows:

**Boundary of Dag No. 93**

<b>On the North</b>	: By <i>Mouza</i> Mohammadpur, J.L. No. 32.
<b>On the East</b>	: By <i>Mouza</i> Mohammadpur, J.L. No. 32.
<b>On the South</b>	: By 16' <i>Panchayat</i> Road
<b>On the West</b>	: By RS/LR <i>Dag</i> Nos. 90, 92.



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Together with all title, benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

9. Execution and Delivery

9.1 In Witness Whereof the Parties has executed and delivered this Conveyance on the date mentioned above.

মইদুল ইসলাম

(Maidul Islam @ Moidul Islam)

ওহিদুল ইসলাম

(Aidula Isalama @ Ohidul Islam)

মনিরুল ইসলাম

(Monirul Islam @ Manirul Islam)

রাঞ্জিনা বিবি

(Rangina Bibi)

[Vendors]

Asanur Rahaman

(Asanur Rahaman)  
[Purchaser]

Witnesses:

1) মুক্তিলাল মলিক

2) Sahabuddin Mullik

Sulagna De

**SULAGNA DE**  
Advocate  
High Court, Calcutta

Enrol: F/1406/08



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Advocate  
High Court, Rajahmundry

### Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of Rs. 12,00,000/- (Rupees twelve lac) only towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Manirul Islam

Mode	Date	Bank	Amount (Rs.)
By Chq. 736437	23/06/2015	State Bank of India	3,00,000/=
By Chq. 736438	23/06/2015	State Bank of India	6,00,000/=
By Cash			3,00,000/=

Rangina Bibi

মাইদুল ইসলাম

ওহিদুল ইসলাম

(Maidul Islam @ Moidul Islam)

(Aidula Isalama @ Ohidul Islam)

Manirul Islam

রঞ্জিনা বিবি

(Monirul Islam @ Manirul Islam)

(Rangina Bibi)

[Vendors]

Witnesses:

1) মুক্তিলাল মিস্ত্রী







2) Sahabuddin Mullik



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## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
Thumb	Fore	Middle	Ring	Little		
(Right Hand)						



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## SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



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## Seller, Buyer and Property Details

### A. Seller & Buyer Details


Seller Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr Maidul Islam Son of Late Md Ismail VILLAGE:Gurerati, P.O:- Rajarhat, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Private Service, Citizen of: India, PAN No. ACDPI9430M, Status : Self Date of Execution : 30/06/2015 Date of Admission : 30/06/2015 Place of Admission of Execution : Pvt. Residence</p>
2	<p>Mr Aidula Isalama (Alias: Mr Ohidul Islam) Son of Late Md Ismail VILLAGE:Gurerati, P.O:- Rajarhat, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 30/06/2015 Date of Admission : 30/06/2015 Place of Admission of Execution : Pvt. Residence</p>
3	<p>Mr Monirul Islam Son of Late Md Ismail VILLAGE:Gurerati, P.O:- RAJARHAT, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Private Service, Citizen of: India, PAN No. ABNPI5629R, Status : Self Date of Execution : 30/06/2015 Date of Admission : 30/06/2015 Place of Admission of Execution : Pvt. Residence</p>
4	<p>Mrs Rangina Bibi Wife of Mr Sahabuddin VILLAGE:Gurerati, P.O:- Rajarhat, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Status : Self Date of Execution : 30/06/2015 Date of Admission : 30/06/2015 Place of Admission of Execution : Pvt. Residence</p>



**Buyer Details**

SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mr Asanur Rahaman            Son of Late Sawkat Ali Mondal            MOHAMMADPUR, P.O:- Kadampukur, P.S:- Rajarhat, Rajarhat-gopalpore, District:-North 24-Parganas,            West Bengal, India, PIN - 700135            Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No. BWVPR9884F,            Status : Self            Date of Execution : 30/06/2015            Date of Admission : 30/06/2015            Place of Admission of Execution : Pvt. Residence</p>

**B. Identifire Details****Identifier Details**

SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Mintu Paul            Son of Mr Subhash Chandra Paul            T 68 , Teghoria Main Road, P.O:-            Hatiara, P.S:- Rajarhat, Rajarhat-            gopalpore, District:-North 24-Parganas,            West Bengal, India, PIN - 700157            Sex: Male, By Caste: Hindu,            Occupation: Private Service, Citizen of:            India,</p>	<p>Mr Maidul Islam, Mr Aidula            Isalama, Mr Monirul Islam, Mrs            Rangina Bibi, Mr Asanur Rahaman</p>	<p>  7/2/2015 5:22:09 PM hrs</p>

**C. Transacted Property Details****Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District: North 24-Parganas, P.S:-            Rajarhat, Gram Panchayat:            PATHARGHATA, Mouza:            Chakpanchuria</p>	<p>RS Plot No:-            93            , RS Khatian            No:- 250</p>	<p>1.3125            Dec</p>	<p>12,00,000/-</p>	<p>15,51,137/-</p>	<p>Proposed            Use: Bastu,            ROR: Shali,            Width of            Approach            Road: 30 Ft.,            Adjacent to            Metal Road,</p>

**Transfer of Property from Seller to Buyer**

Sch No.	Name of the Seller	Name of the Buyer	Transferred	Transferred Area
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Transfer of Property from Seller to Buyer				
Sch No.	Name of the Seller	Name of the Buyer	Transferred Area	Transferred Area in(%)
L1	Mr Aidula Isalama	Mr Asanur Rahaman	0.328125	25
	Mr Maidul Islam	Mr Asanur Rahaman	0.328125	25
	Mr Monirul Islam	Mr Asanur Rahaman	0.328125	25
	Mrs Rangina Bibi	Mr Asanur Rahaman	0.328125	25

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Mintu Paul
Address	T 68 , Teghoria Main Road, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700157
Applicant's Status	Advocate



Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152307344 / 2015

Query No/Year	15230000376682/2015	Serial no/Year	1523007643 / 2015
Deed No/Year	I - 152307344 / 2015		
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr Asanur Rahaman	Presented At	Private Residence
Date of Execution	30-06-2015.	Date of Presentation	30-06-2015

Remarks

On 02/07/2015

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,061/- ( A(1) = Rs 17,061/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 17,061/-

1. Description of Draft

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 17,061/- ( A(1) = Rs 17,061/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 17,061/-

Description of Draft

1. Rs 13,189/- is paid, by the Draft(8554) No: 859128000405, Date: 25/06/2015, Bank: STATE BANK OF INDIA (SBI), NEW TOWN ACTION AREA II.
2. Rs 3,872/- is paid, by the Draft(8554) No: 683123000405, Date: 01/07/2015, Bank: STATE BANK OF INDIA (SBI), Rajarhat Township.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 77,557/- and Stamp Duty paid by Draft Rs 77,557/-, by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 2434, Purchased on 19/12/2014, Vendor named S Bose.

Description of Draft

1. Rs 17,557/- is paid, by the Draft(8554) No: 683122000405, Date: 01/07/2015, Bank: STATE BANK OF INDIA (SBI), Rajarhat Township.
2. Rs 60,000/- is paid, by the Draft(8554) No: 859133000405, Date: 25/06/2015, Bank: STATE BANK OF INDIA (SBI), NEW TOWN ACTION AREA II.

(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 03/07/2015





**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 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 17,061/- ( A(1) = Rs 17,061/- ) and Registration Fees paid by Cash Rs 0/-



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 30/06/2015

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

Presented for registration at 21:40 hrs on : 30/06/2015, at the Private residence by Mr Asanur Rahaman ,Claimant.

**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 15,51,137/-

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

Execution is admitted on 30/06/2015 by

Mr Maidul Islam, Son of Late Md Ismail, VILLAGE:Gurerati, P.O: Rajarhat, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Private Service

Identified by Mr Mintu Paul, Son of Mr Subhash Chandra Paul, T 68 , Teghoria Main Road, P.O: Hatiara, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Private Service

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

Execution is admitted on 30/06/2015 by

Mr Aidula Isalama, Alias Mr Ohidul Islam, Son of Late Md Ismail, VILLAGE:Gurerati, P.O: Rajarhat, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

Identified by Mr Mintu Paul, Son of Mr Subhash Chandra Paul, T 68 , Teghoria Main Road, P.O: Hatiara, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Private Service



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

Execution is admitted on 30/06/2015 by

Mr Monirul Islam, Son of Late Md Ismail, VILLAGE:Gurerati, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Private Service

Indetified by Mr Mintu Paul, Son of Mr Subhash Chandra Paul, T 68 , Teghoria Main Road, P.O: Hatiara, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Private Service

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

Execution is admitted on 30/06/2015 by

Mrs Rangina Bibi, Wife of Mr Sahabuddin , VILLAGE:Gurerati, P.O: Rajarhat, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession House wife

Indetified by Mr Mintu Paul, Son of Mr Subhash Chandra Paul, T 68 , Teghoria Main Road, P.O: Hatiara, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Private Service

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

Execution is admitted on 30/06/2015 by

Mr Asanur Rahaman, Son of Late Sawkat Ali Mondal, MOHAMMADPUR, P.O: Kadampukur, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Muslim, By Profession Business

Indetified by Mr Mintu Paul, Son of Mr Subhash Chandra Paul, T.68 , Teghoria Main Road, P.O: Hatiara, Thana: Rajarhat, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700157, By caste Hindu, By Profession Private Service



(Debasish Dhar)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2015, Page from 39470 to 39492

being No 152307344 for the year 2015.



*Dhar*

Digitally signed by DEBASISH DHAR

Date: 2015.07.14 17:21:35 +05:30

Reason: Digital Signing of Deed.

(Debasish Dhar) 14-07-2015 17:21:34  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)

