I-06172

I-05694

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

H 986725

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

Additional D/S. 7(2)
North 24-Parganas
Barasat
(D.S.R.-I)
21 JUL 2014

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 17th day of July 2014 (Two Thousand Fourteen) in the Christian Era.

Contd. Page 2

তারিখ 8/8/ ২০১৪ নম্বর ৯৮

ক্রেতার নাম

সাকিন

ষ্ট্যাম্পের মূল্য

স্বাক্ষর Sukanta Saha

ভেন্ডার শ্রী সুকান্ত সাহা

ট্রেজারী বারাসাত, খরিদের তারিখ

ষ্ট্যাম্পের মূল্য

গুমা এ, ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা।

Swapan Kumar Das Adv.
Barasat Court
Rs. ~~50/-~~ 1000 One thousand only

21 MAR 2014

150000

Seal of the District Registrar
North 24 Parganas

SOVON MUKHOPADHYAY.
S/o LATE AMALENDU MUKHOPADHYAY
ICHAPUR. PURBASHA.
PS- NOWAPARA.
PIN - 743144

BUSINESS.

Registrar U/S. 7(2)
North 24-Parganas
Barasat
(D.S.R.-1)

21 JUL 2014

BETWEEN

SMT. LATA MUKHOPADHYAY , wife of Sovon Mukhopadhyay, **PAN- AEOPJ4435J**, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Ichapur Purbasha, P.O.- Nawabjang, Police Station- Nowapara, District- North 24 Parganas, hereinafter referred to and called as the ` **VENDOR / OWNER** ` (Which expression unless excluded or repugnant to the context shall mean and include her heirs, administrators, executors, representatives and assigns) of the **FIRST PART** .

AND

SRI DHANURAJ PARIDA, son of Sri Pravakar Parida , **PAN- CFZPP9518L** , by faith Hindu, by nationality- Indian, by occupation - Bisuness, residing at Flat No. 1/3, Ragmala Apartment, VIP Road, Raghunathpur, Jyangra, Kolkata- 700059, here in after called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context main and include his heirs executors, successors and assign) of the **SECOND PART.**

WHEREAS All That piece and parcel of land measuring an area of 207.13 decimal land situated at Mouza- Paltapara, Police Station- Jagaddal , District- North 24 Parganas was originally belonged to Sk. Golam Rosul who purchased the said property from one Sukhdeb Prasad Gupta by way of a registered deed of sale being no. 3752 for the year 1976 recorded in Book- I, Volume No. 59, Pages 1 to 4 registered in the office of A.D.S.R. Naihati and from one Jagannath Ghosh and Radhika Prasad Ghosh by virtue of a registered deed of sale being no. 4425 for the year 1990 recorded in Book No - I, Volume No. 63, Pages 95 to 100 and by way of said two Sale Deeds Sk. Golam Rosul became the absolute owner of the said property.

AND WHEREAS after purchasing of the said plot of land said Sk. Golam Rosul mutated his name in L.R. Record of Right as absolute owner thereof.

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AND WHEREAS thereafter said Sk. Golam Rosul sold transferred and conveyed All That piece and parcel of land measuring about 74.33 decimal land out of 207.13 decimal to Sk. Akbar Ali by way of a deed of sale being no. 415 for the year 1998 recorded in Book No - I, Volume no. 9 , Pages 75 to 84 registered in the office of A.D.S.R. Naihati .

AND WHEREAS thereafter said Sk. Golam Rosul also sold transferred and conveyed All That piece and parcel of land measuring about 73.30 decimal land out of 132.80 decimal to Sk. Aaktar Ali alias Aaktar Ali by way of a deed of sale being no. 5055 for the year 2001 recorded in Book No - I, Volume no. 107 , Pages 137 to 146 registered in the office of A.D.S.R. Naihati .

AND WHEREAS thereafter said Sk. Golam Rosul further sold, transferred and conveyed the remaining plot of land measuring about 59.50 decimal to Sk. Yunis Ali by way of a deed of sale being no. 2433 for the year 2003 recorded in Book No - I, Volume no. 54 , Pages 9 to 16 registered in the office of A.D.S.R. Naihati .

AND WHEREAS said Sk. Akbar Ali, Sk. Aaktar Ali alias Aaktar Ali and Sk. Yunis Ali while enjoyed the said property without any interruption sold, transferred and conveyed All That piece and parcel of land measuring about 02 cottahas out of the aforesaid land comprised in Plot No. 1 in R.S. & L.R. Dag No. 236 under the R.S. Khatian No. 145/1, L. R. Khatian No. 204 and L.R. Khatian No. 1305 in the name of Sk. Aaktar Ali within Mouza- Paltapara, J.L. No. 25 , P.S. Jagaddal , District- North 24 Parganas within the limit of the 2No. Kowgachhi Gram Panchayet to the present Vendor / Owner **SMT. LATA MUKHOPADHYAY** by executing and registering a deed of conveyance on 18.07.2013 and the said deed of conveyance was registered in the office of D.S.R.- I, North 24 Parganas , recorded in Book-I, CD Volume No. 21, Page No. 3141 to 3155 , Being No. 04333 for the year 2013 with all easement right thereto free from all encumbrances.

AND WHEREAS thereafter said Sk. Akbar Ali, Sk. Aaktar Ali alias Aaktar Ali and Sk. Yunis Ali executed a Deed of Declaration in favour of the Vendor / Owner for rectification of

Cont. Page – 4

their religious in the said deed of conveyance and the said deed of declaration was registered in the office of D.S.R.- I, North 24 Parganas , recorded in Book-I, CD Volume No. 35, Page No. 2071 to 2080 , Being No. 06932 for the year 2013.

AND WHEREAS after purchasing the aforesaid plot of land comprised in Plot No. 1 in R.S. & L.R. Dag No. 236 under the R.S. Khatian No. 145/1, L. R. Khatian No. 204 and L.R. Khatian No. 1305 in the name of Sk. Aaktar Ali within Mouza- Paltapara, J.L. No. 25 , P.S. Jagaddal , District- North 24 Parganas within the limit of the 2No. Kowgachhi Gram Panchayet as morefully and particularly described in the Schedule hereunder written, said Vendor / Owner got her name mutated in L.R. R.O.R. under Khatian No. 1528 as absolute owner in respect of the said property and also obtained sanctioned plan for construction of building on the said property , free from all encumbrances, charges, liens and mortgage whatsoever.

AND WHEREAS the said property is free from all encumbrances, charges and liens and the Vendor / Owner has got free, clear and marketable title therein and the Vendor hereby declare that the said property is not subject to any charge and the Vendor has not received any notice of acquisition or requisition from the Government of West Bengal or any other authority or authorities and that the said property is not attached in execution of any decree passed by any competent Court of Law and also the Vendor has not borrowed any money upon creating mortgage of the said property by depositing his title deed and creating equitable mortgage and there is no impediment on the Vendor to sell, transfer and convey the said property.

AND WHEREAS due to paucity of fund the Vendor / Owner was desirous to sell a plot of land measuring about 02 Cottahas land as particularly described and mentioned in the schedule hereunder written and hereinafter referred to as the ` said Property ` at or for the consideration of Rs.4,00,000/- (Rupees Four Lacs) only and was in search of a prospective buyer who could purchase the same at the said price.

AND WHEREAS the Purchasers being duly inspected all the title deeds and documents of the said property , approached the Vendor / Owner and made a proposal to purchase

Cont. Page – 5

the said property in nature Bastu measuring an area of 02 Cottahas comprised in Plot No. 1 in R.S. & L.R. Dag No. 236 under the R.S. Khatian No. 145/1, L. R. Khatian No. 204 & 1305 and the present L.R. Khatian No. 1528 within Mouza- Paltapara, J.L. No. 25 , P.S. Jagaddal , District- North 24 Parganas within the limit of the 2No. Kowgachhi Gram Panchayet along with all easement rights thereto free from encumbrances as fully described in the Schedule hereunder written and offered to pay Rs.4,00,000/- (Rupees Four Lacs) only being agreed as the fair and reasonable market value of the said property.

AND WHEREAS the Vendor herein considering the quantum of consideration money fair and reasonable agreed to and accepted.

NOW THIS DEED WITNESSETH that in pursuance of the Agreement aforesaid and in consideration of a sum of Rs.4,00,000/- (Rupees Four Lacs) only paid by the Purchaser to the Vendor / Owner (the receipt whereof the vendor doth hereby admit and acknowledge and of and from the same release and discharge the Purchaser and the said property absolutely and for ever), the Vendor / Owner doth hereby grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of land measuring about 02 Cottaha land comprised in Plot No. 1 in R.S. & L.R. Dag No. 236 under the R.S. Khatian No. 145/1, L. R. Khatian No. 204 & 1305 and the present Khatian No. 1528 within Mouza- Paltapara, J.L. No. 25 , P.S. Jagaddal , District- North 24 Parganas within the limit of the 2No. Kowgachhi Gram Panchayet along with all easement right thereto free from all encumbrances which is fully mentioned and described in the Schedule hereunder written and also shown and delineated in the sketch map annexed hereto within RED Border and hereinafter referred to as the SAID LAND or HOWSOEVER otherwise 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

Cont. Page – 6

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 use occupied accepted enjoyed or reputed to belong or to be appurtenant thereto and all deeds, documents writings and evidences of right, title, interest whatsoever in anywise exclusively relating to or concerning the said property TO HAVE AND TO HOLD the said property hereditaments and premises hereby granted transferred assigned assured and conveyed or expressed or intended so to be unto and to the use of the purchaser, his successors and assigns absolutely and forever and for an indefeasible title of inheritance in possession free from all and every nature of encumbrances attachments charges lien, lispendens, claim, demands liabilities and trust whatsoever but nevertheless subject to payment of rates, rent and taxes as applicable and the vendor / owner doth hereby covenant with the purchaser, his successors and assigns that NOTWITHSTANDING any act deed matter or thing whatsoever by the vendor or his predecessor in title or interest done or executed or knowingly suffered to the contrary the vendor is lawfully and absolutely entitled to the said property and that the vendor has a good valid title to grant, sell, convey assure transfer and assign the said property and hereby granted, sold, conveyed and transferred or expressed or to be unto and to the use of the purchaser, his successors and assigns 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 and that notwithstanding any such act, deed or thing whatsoever as aforesaid the Vendor has good right and perfect title to sell the said property hereditaments and premises hereby granted or expressed so to be unto and to the use of the Purchaser, his successors and assigns in manner aforesaid and the Purchaser, his successors and assigns shall and may at all times hereafter peaceably and quietly own possess and enjoy the said property hereby granted and receive the rents issues and profits thereof 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 or any person or persons lawfully or equitably claiming from under or in trust from them and from under any of her ancestors or predecessors- in –interest and that free from all encumbrances whatsoever made or suffered by the Vendor or any of her ancestors or

Cont. Page – 7

predecessors-in-interest or any person lawfully or equitably claiming as aforesaid AND FURTHER that the vendor and her ancestors or predecessors-in-interest shall keep the purchaser, his successors and assigns free and clear freely and clearly and absolutely acquitted exonerated discharged and released and same harmless and keep indemnified the purchaser, his successors and assigns 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 vendor as aforesaid AND FURTHER that the vendor and all persons 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 all times hereafter at the request and cost of the purchaser, his successors and assign does 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.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE :-

ALL THAT piece and parcel of land in nature Bastu measuring an area of 02 (two) Cottahas comprised in Plot No. 1 in R.S. & L.R. Dag No. 236 under the R.S. Khatian No. 145/1, L. R. Khatian No. 204 and L.R. Khatian No. 1305 in the name of Sk. Aaktar Ali and present L.R. Khatian No. 1528 within Mouza- Paltapara, J.L. No. 25 , Police Station- Jagaddal , District- North 24 Parganas within the limit of the 2 No. Kowgachhi Gram Panchayet within the Jurisdiction of Additional District Sub Registry Office at Naihati along with all sorts of easement rights and appurtenance belonging to the land which is delineated by Red border in the annexed plan attached herewith this deed. The attached plan will be treated as part of this deed.

The annual rent of the said property is payable to the collectorate of North 24 Parganas through local B.L. & L.R.O. office and butted and bounded by as follows :-

On the North - Plot No. 3

On the South- 12` wide Panchayet Road.

On the East - Plot No. 2.

On the West – 14` wide Common Passage

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MEMO OF CONSIDERATION

RECEIVED the sum of Rs. 4,00,000/- (Rupees Four Lacs) only from the within named Purchaser being full and final payment of consideration amount as per memo blow :-

1. By Fund transfer through RTGS dated 07.02.2014..... Rs.3,50,000=00
2. By Cash in Indian Currency ..... Rs. 50,000=00

Total Rs.4,00,000=00

(Rupees Four Lacs only)

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

SINGED & DELIVERED
IN PRESENCE OF:
WITNESSES:

1. Soven Mukhopadhyay
Ichapur. Purbasha.
P.O. Nawadjanj. P.S. Nowapara.
Pin. 743144

Lata Mukhopadhyay
SIGNATURE OF THE VENDOR / OWNER

2. Sandipan Pramanik
58, Chunaripara Street
Ichapure. 24pgs (N)
P.S Nowapara

Dhaneraj Poddar
SIGNATURE OF THE PURCHASER

Drafted by :
Swapan Kumar Das

Swapan Kumar Das
Advocate
Judges Court, Barasat
En. No. WB/55/1983

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	**FORE**	**MIDDLE**	**RING**	**LITTLE**

বাম হাত



ডান হাত

Lata Mukhopadhyay

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardiar/Testator. (Tick the appropriates status)

(2) Name..DHANURAJ PARIDA.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	**FORE**	**MIDDLE**	**RING**	**LITTLE**

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

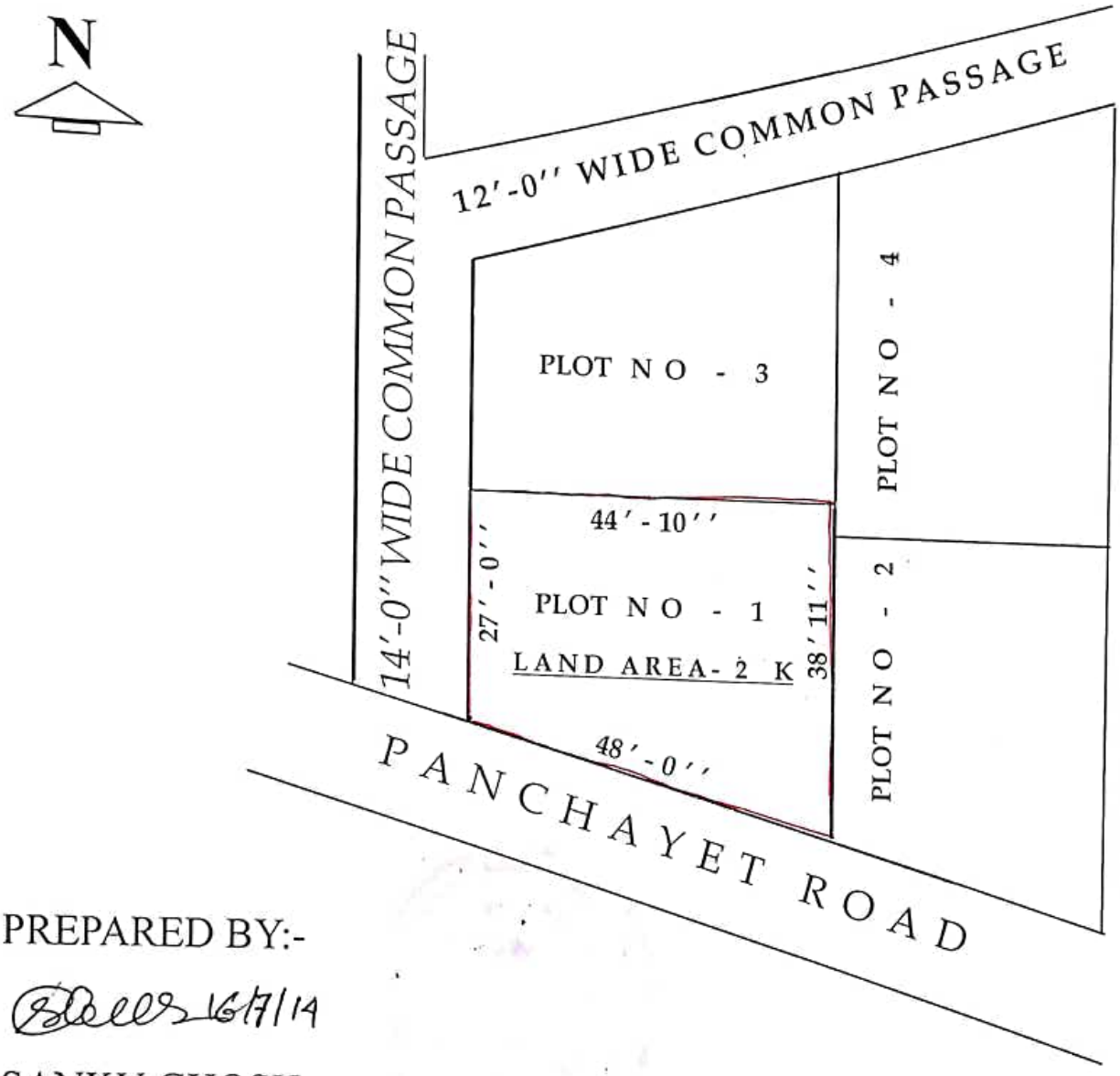
Dhanuraj Parida

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

SITE PLAN OF MOUZA-PALTAPARA , J.L. NO - 25 .R.S. KHATIAN NO- 145/1. L.R. KHATIAN NO - 204.CURRENT L.R. KHATIAN NO - 1528. R.S AND L.R. DAG NO - 236 . UNDER- 2 NO KOWGACHHI GRAM PANCHAYET . P.S. JAGADDAL. DIST. NORTH 24 PARGANAS. SCALE:- 1'' = 20 '-0''

LAND AREA- 2 K 00 CH 00 SFT.



PREPARED BY:-

16/7/14

SANKU GHOSH
East kodalia New Barrackpur
kolkata-700131
Surveyor.

Lata Mukhopadhyay

SIGNATYRE OF VENDOR

PALTAPARA 25D236

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - I NORTH 24-PARGANAS, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 06172 / 2014, Deed No. (Book - I , 05694/2014)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Lata Mukhopadhyay Ichapur Purbasha, Thana:-Noapara, P.O. :-Nawabjanj, District:-North 24-Parganas, WEST BENGAL, India,	 21/07/2014	 LTI 21/07/2014	Lata Mukhopadhyay 21/7/14

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Lata Mukhopadhyay Address -Ichapur Purbasha, Thana:-Noapara, P.O. :-Nawabjanj, District:-North 24-Parganas, WEST BENGAL, India,	Self	 21/07/2014	 LTI 21/07/2014	Lata Mukhopadhyay
2	Dhanuraj Parida Address -1/3, Ragmala Aprt, V I P Rd Raghunathpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059	Self	 21/07/2014	 LTI 21/07/2014	Dhanuraj Parida

Name of Identifier of above Person(s)
Sovan Mukhopadhyay
Ichapur Purbasha, Thana:-Noapara, District:-North
24-Parganas, WEST BENGAL, India,

Signature of Identifier with Date
Sovan Mukhopadhyay
21.07.2014

(Supriya Chatterjee)
DISTRICT SUB-REGISTRAR
Office of the D.S.R. - I NORTH 24-PARGANAS

Government Of West Bengal
Office Of the D.S.R. - I NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 05694 of 2014
(Serial No. 06172 of 2014 and Query No. 1501L000013325 of 2014)

On 21/07/2014

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount by Draft

Rs. 4590/- is paid , by the Bankers cheque number 692953, Bankers Cheque Date 17/07/2014, Bank Name State Bank of India, BARASAT, received on 21/07/2014

(Under Article : A(1) = 4543/- ,E = 7/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 8/- on 21/07/2014)

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.-4,13,998/-

Certified that the required stamp duty of this document is Rs.- 20710 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 19750/- is paid , by the Bankers cheque number 692954, Bankers Cheque Date 17/07/2014, Bank : State Bank of India, BARASAT, received on 21/07/2014

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

Presented for registration at 13.30 hrs on :21/07/2014, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Lata Mukhopadhyay ,Executant.

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

Execution is admitted on 21/07/2014 by

1. Lata Mukhopadhyay, wife of Sovan Mukhopadhyay , Ichapur Purbasha, Thana:-Noapara, P.O. :-Nawabjanj, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : Business
2. Dhanuraj Parida, son of Pravakar Parida , 1/3, Ragmala Aprt, V I P Rd Raghunathpur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : Business

Identified By Sovan Mukhopadhyay, son of Lt Amalendu Mukhopadhyay, Ichapur Purbasha, Thana:-Noapara, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Supriya Chatterjee)
DISTRICT SUB-REGISTRAR

Government Of West Bengal
Office Of the D.S.R. - I NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 05694 of 2014
(Serial No. 06172 of 2014 and Query No. 1501L000013325 of 2014)

(Supriya Chatterjee)
DISTRICT SUB-REGISTRAR

(Supriya Chatterjee)
DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 31
Page from 903 to 917
being No 05694 for the year 2014.

(Supriya Chatterjee) 25-July-2014
DISTRICT SUB-REGISTRAR
Office of the D.S.R. - I NORTH 24-PARGANAS
West Bengal

4585

I-4331



B 043962

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 10865/13

Certified that the document is admitted to registration. The signature sheet and the endorsement sheet attached with this document's are the part of this document

Registrar U/S. 7(2)
North 24-Parganas
Barasat
(D.S.R.-I)
18 JUL 2013
23 JUL 2013

DEED OF SALE

This DEED OF SALE is made on this 18 day of July, 2013

(Two Thousand Thirteen)

BETWEEN

DHANURAJ PARIDA S/O Pravakar Parida aged about 40 years residing at Anyasi Pur, P.O. Kaipada, District Jaipur, P.S. Ramchandrapur (Bari) Odisha – 755010, India hereinafter referred to as the **"VENDEE/PURCHASER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

1. **SK. AAKTAR ALI alias AAKTAR ALI**
2. **SK. YUNUS ALI**
3. **SK. AKBAR ALI**

-All S/O Sk. Golam Rosul, by faith Hindu, By Occupation – Agriculture, residing at Paltapara, P.S. Jagaddal, District North 24 Parganas hereinafter referred to as the **"VENDORS/SELLERS"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

That the land measuring 207.13 decimal situated at District North 24 Parganas, P.S. Jagaddal A.D.S.R. Office Nahihati, Mauza Paltapara, was originally belonged to Sk. GolamRosul who purchased the property by way of two deeds of sale one from one Sukhdeb Prasad Gupta in the year 21/09/1976 and registered in the office of A.D.S.R. Naihati vide Book no. 1, Vol. no. 59, page 1 to 4 being no. 3752 for the year 1976 and another form one Jagannath Ghosh and Radhika Prasad Ghosh by way of a deed of sale Book no. 1, Vol. no. 63, page 95 to 100 being No. 4425 in the year 14/08/1990.

AND WHEREAS after purchasing the property he correctly recorded his name in the L.R. Records.

AND WHEREAS due to paucity of fund said Golam Rosul Transferred 74.33 decimals of land out of 207.13 decimals to the present vendor Sk. Akbar Ali by way of deed of Sale vide its Book no. 1, Vol. no. 9, page 75 to 84 being no. 415 for the year 1998 registered at A.D.S.R. Naihati.

AND WHEREAS said Golam Rosul Transferred 73.30 decimals of land out of 132.80 decimals to the present vendor SK. AAKTAR ALI alias AAKTAR ALI by way of deed of Sale vide its Book no. 1, Vol. no. 107, page 137 to 146 being no. 5055 for the year 2001 registered at A.D.S.R. Naihati.

AND WHEREAS said Golam Rosul again Transferred the rest 59.50 decimals of land to the present vendor Sk. Yunis Ali by way of deed of Sale vide its Book no. 1, Vol. no. 54, page 9 to 16 being no. 2433 for the year 2003 registered at A.D.S.R. Naihati.

AND WHEREAS after purchasing the said plot detailed hereunder the owners/vendors without any interruption having full right of Occupation enjoying the property since purchase

AND WHEREAS the Owners / Vendors jointly agreed to sell and the Purchaser agreed to purchase the Schedule hereunder written and together with common parts and portions together with proportionate share and interest on the land described in the schedule at or for the consideration of Rs. 4,00,000/- (Rupees four Lakhs) only.

AND WHEREAS the Owners/ Vendors agreed to sell and the Purchasers agreed to purchase the 02 Cottha more or less detailed in the Schedule hereunder written for a Total Consideration Price of Rs. 4,00,000 (Rupees four Lakhs) only.

NOW THIS INDENTURE WITNESSETH the parties hereto and upon receipt of the Total Consideration Money of Rs. 4,00,000 (Rupees four Lakhs) only by the Vendors/ owners from the Purchaser, the Vendors forever release, acquit, exonerate, discharge the said property hereby intended to be sold, transferred and/or assigned, the Vendors herein do hereby grant, sell, transfer, convey, assign and assure unto the Purchasers the land measuring 02 Cottha more or less detailed in the Schedule hereunder more fully and particularly described in the Schedule hereunder given together with undivided proportionate right, title and interest in the proportionate land of the said premises along with all other easements and common rights OR HOWSOEVER OTHERWISE the said property now is or at any time heretofore was situated, butted, bounded, called, known, numbered, described and distinguished AND all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendors into upon or in respect of the said writings and evidences of title relating to the said property or any part thereof which now are or were of hereafter shall or may be in the custody, power or possession of the Vendors or any person or persons from whom the Vendors can or may procure the same without any action or suit at law or in equity TO HAVE AND TO HOLD the said property and all the lands, hereditaments, benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each and every part thereof unto and to the use of the Purchaser absolutely and forever, free from all encumbrances, trusts, liens, lispendens, charges, attachments, claimants, requisitions, vestings and alignments whatsoever.

THE VENDORS DO HEREBY CONVENANT WITH THE PURCHASER AS FOLLOWS:

I. THAT notwithstanding any act, deed, matter or thing done as aforesaid the Vendors now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property and rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid, according to the true intent and meaning of these presents;

II. AND THAT the said property and rights and benefits hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be and each of them are now free from all encumbrances, demands, claims, charges, liens, attachments, vestings, leases, lispendens, uses or trusts made or suffered by the Vendors or any person or persons having or lawfully claiming any estate or interest in the said property from under or in trust for the Vendors;

III. AND THAT the Purchaser 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 the rents, issues and profits thereof and all other benefits and rights hereby granted, sold, conveyed, transferred, assigned, assured or expressed or intended so to be unto and to the use of the Purchaser without any lawful hindrance, eviction, interruption, disturbances, claim or demand whatsoever from or by the Vendors or any person or persons lawfully or equitably claiming any right, title or interest therein from under or in trust for the Vendors;

IV. AND ALSO THAT the Vendors shall indemnify and keep the Purchaser absolutely discharged, saved, harmless and indemnified against all encumbrances, liens, attachments, lispendens, uses, debutters, trusts, claims and demands of any and every nature whatsoever by or against the Vendors or any person lawfully and equitably or rightfully claiming as aforesaid in respect of the said property or any part thereof;

SCHEDULE OF PROPERTY

District North 24 Parganas, Land measuring 02 Cottha situated at Mauza – Paltapara, P.S. Jagaddal, A.D.S.R. Naihati, J.L. No. 25, R.S. Khatian no. 145/1, L.R. Khatian no. 204, current L.R. Khatian no. 1305 in the name of Sk. Aktar Ali, R.S. and L.R. Dag No. 236, within the jurisdictionNo. 2 Kowgachhi Gram Panchayet marked as Plot No. 3 in the annexed map together with all easement right all rights appertaining thereto butted and bounded in the manner following :-

On the **North** :- 12' common passage

On the **South** :-Plot No. 1

On the **East** :- Plot No. 4

On the **West** :-14' common passage

IN WITNESS WHEREOF the Parties hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

At Barasat in the presence of:

1. Sk Akhtar Ali
2. Sk. Yunus Ali
3. [illegible]

SIGNATURE OF THE VENDORS

WITNESSES :

1. Ashim Debnath
Baban Pur

2. SK. Sarit Uddin
Kowgachi Dangi Para.

Dhanuraj Paride.

SIGNATURE OF THE PURCHASER

Drafted By:

Rabindra Nath Dey
E. No. W.B. 759/1995

Advocate,
Barasat Judges Court,
North 24 Parganas.

RECEIVED from the above named purchaser a sum of **Rs. 4,00,000/- (Rupees four Lakhs) only** as per memo below:-

MEMO OF CONSIDERATION

Paid by Cash/cheque & Drafts Drawn on OBC, Rash Behari Avenue Br,	Dated 18/7/13	Rs. 4,00,000/-
	Total	Rs. 4,00,000/-

(Rupees four Lakhs) only

Sk Akhtar Ali
Sk- Yunus Ali

WITNESS :

1. Ashim Debnath
Baban Pur

2. Sk. Sarif Uddin
Vill- Kowgachi Dargi Para

SIGNATURE OF THE VENDORS

DER RULE 44A OF THE I.R. ACT 1908

Name .....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriates status)

(2) Name ..... Sk Akhtar Ali .....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

(3) Name ..... Sk- Yunus Ali -

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.

DER RULE 44A OF THE I.R. ACT 1908

Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	**FORE**	**MIDDLE**	**RING**	**LITTLE**

বাম হাত



ডান হাত

Dhaneswar Parida

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriates status)

(2) Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	**FORE**	**MIDDLE**	**RING**	**LITTLE**

বাম হাত

PHOTO PEST

ডান হাত

All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

(3) Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	**FORE**	**MIDDLE**	**RING**	**LITTLE**

বাম হাত

PHOTO PEST

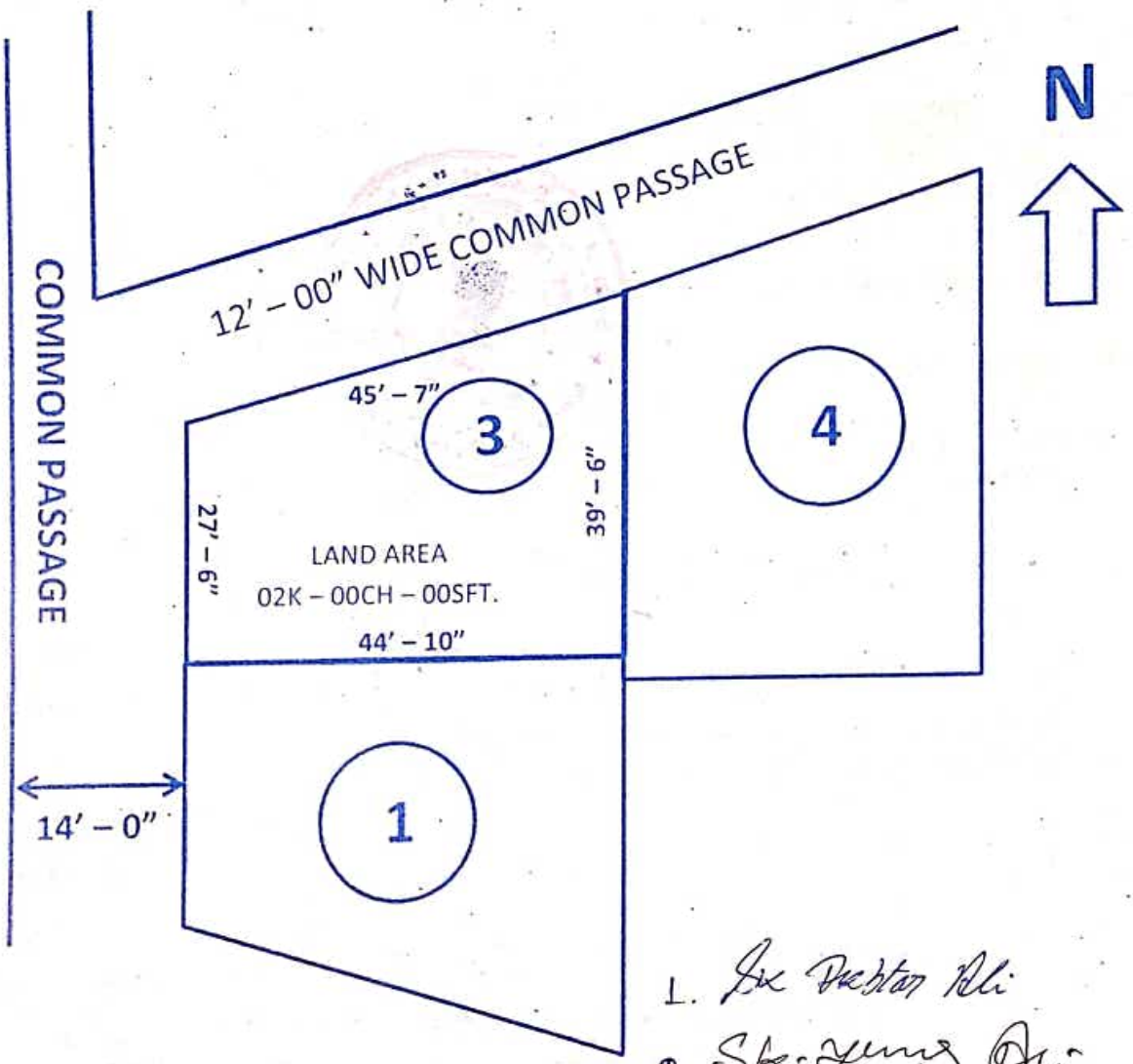
ডান হাত

Signature of the Presentant

N.B. : L.H.=Left hand finger prints & R.H.=Right hand finger prints.

S. Ghosh

DISTRICT NORTH 24 PARGANAS, LAND MEASURING 02 COTTHA SITUATED AT MAUZA – PALTAPARA, P.S. JAGADDAL, A.D.S.R. NAIHATI, J.L. NO. 25, R.S. KHATIAN NO. 145/1, L.R. KHATIAN NO. 204, CURRENT L.R. KHATIAN NO. 1305, R.S. AND L.R. DAG NO. 236, WITHIN THE JURISDICTION NO. 2 KOWGACHHI GRAM PANCHAYET MARKED AS PLOT NO. 3 (ROUGH SKETCH MAP WITHOUT SCALE).



1.

2.

3. Dhanuraj parida

Signature of Purchaser

1. Sk Dabtar Ali

2. Sk. Yunus Ali

3. [illegible]

Signature of Sellers

Government Of West Bengal
Office Of the D.S.R. - I NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 04331 of 2013
(Serial No. 04585 of 2013 and Query No. 1501L000010865 of 2013)

On 18/07/2013

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

Presented for registration at 18.00 hrs on :18/07/2013, at the Private residence by Sk Aaktar Ali Alias Aaktar Ali, one of the Executants.

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

Execution is admitted on 18/07/2013 by

1. Sk Aaktar Ali Alias Aaktar Ali, son of Sk Golam Rosul , Paltapara, Thana:-Jagaddal, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
2. Sk Yunus Ali, son of Sk Golam Rosul , Paltapara, Thana:-Jagaddal, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
3. Sk Akbar Ali, son of Sk Golam Rosul , Paltapara, Thana:-Jagaddal, District:-North 24-Parganas, WEST BENGAL, India, , By Caste Muslim, By Profession : Cultivation
4. Dhanuraj Parida, son of Prabhakar Parida , Anyasi Pur, P.O. :-Kaipada, District:-Jajapur, ORISSA, India, , By Caste Hindu, By Profession : Others

Identified By Ashim Debnath, son of Priyalal Debnath, Thana:-Titagarh, P.O. :-Bengal Enamel, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.

(Amit Bandopadhyay)
DISTRICT SUB-REGISTRAR

On 23/07/2013

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 4428.00/-, on 23/07/2013

(Under Article : A(1) = 4389/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 23/07/2013)

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.-4,00,000/-

23 JUL 2013
(Amit Bandopadhyay)
DISTRICT SUB-REGISTRAR

23 JUL 2013

Government Of West Bengal
Office Of the D.S.R. - I NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 04331 of 2013
(Serial No. 04585 of 2013 and Query No. 1501L000010865 of 2013)

Certified that the required stamp duty of this document is Rs.- 20010 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 15030/- is paid , by the Bankers cheque number 620535, Bankers Cheque Date 18/07/2013, Bank : State Bank of India, BARASAT, received on 23/07/2013

(Amit Bandopadhyay)
DISTRICT SUB-REGISTRAR

23 JUL 2013

(Amit Bandopadhyay)
DISTRICT SUB-REGISTRAR

23/07/2013 03:51:00 P

EndorsementPage 2 of 2

23 JUL 2013

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 3111 to 3125
being No 04331 for the year 2013.

Seal of the District Sub Registrar- of North 24 -Parganas, District-North 24 Parganas

(DebashisGhosh) 31-July-2013
DISTRICT SUB-REGISTRAR
Office of the D.S.R. - I NORTH 24-PARGANAS
West Bengal

Digitally signed by SUPRIYA CHATTOPADHAY
Date: 2015.06.11 13:38:59 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.