

2003/2018

1-0 2012/18



पश्चिम बंगाल WEST BENGAL

Certified that the document is  
 admitted to registration. The Signature  
 and the endorsement sheets  
 attached to this document are the part  
 of this document.

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E 076823

MW  
 9-7/1178839/2018  
 24.07.2018  
 1.46 pm.

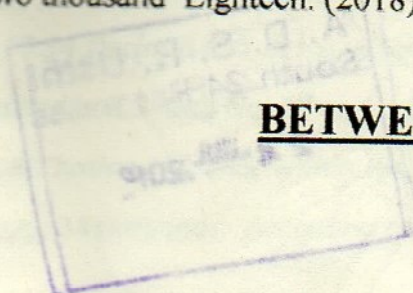
A.D.S.R., USTH  
 South 24 Pgs.



**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made on this 24<sup>th</sup> day of July  
 two thousand Eighteen. (2018)

**BETWEEN**



(2)

**SANOYAR HOSSAIN SK** Son of Late Piyar Ali Sk, Nationality – Indian, Religion – Muslim, by Occupation - Cultivation, Residing at village Gangarampur and Post Office – Chandi Alipore and Police Station - Bishnupur, Dist – South 24 Parganas, Pin - 743503 , Phone – 7890002321, hereinafter jointly called the **“VENDOR”** (Which expression shall unless excluded by or repugnant to the context include their respective heris, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**AND**

**“DELHI PUBLIC HIGH SCHOOL KNOWLEDGE CITY”** having its registered office – Hayatnagar Rajarhat, P.O – Shirakole, P.S – Usthi, Dist – South 24 Parganas, Pin – 743513, Represented by its Secretary **MD. ABDUR ROB**, S/o – Late Yeaqub Ali, PAN No. – AEJPM2600K, Nationality – Indian, Religion – Muslim, by Occupation – Teaching, residing at village Ajodhyanagar, P.O – Shirakole, P.S – Usthi, Dist – South 24 Parganas, Pin – 743513, Phone - 7890002321, hereinafter called and referred to as the **“PURCHASER”** (Which expression shall unless excluded by or repugnant to the context be deemed be to mean and include its executors, successors, legal representatives and assigns) of the **SECOND PART.**

**AND WHERE AS** the vendor Sanoyar Hossain Sk herein by virtue of a Deed Of Sale, on the 26<sup>th</sup>, July, 1983 registered and executed before the office of the Sub-Registry at Usthi, Dist – South 24 Parganas and where in its recorded in its Book No. – 1, Volume No. – 35, Pages from 132 to 134, being No.- 2724 for the year 1983, the vendors predecessor Anoyar Hossain Sk here in had purchased form on Judhisthir Manna of vill – Hayatnagar, P.S – Usthi, Dist – South 24 parganas, at that the Piece and Parcel of the land area 10.34 Decimal and being within the Mouza – Hayatnagar Rajarhat, J.L No. – 1, Comprised in R.S Dag No. 18 and is L.R Dag No – 23 under R.S Khatian No – 141, which is L.R Khatian No. 645, within the Police Station Usthi, under A.D.S.R.O at usthi, Dist – South 24 parganas. According to that his name has been duly

(3)

recorded in L.R Khatian No. – 645 of Mouza – Hayatnagar Rajarhat, along with all easement right, title, interest, possession and profits whatsoever therein –

**AND WHERE AS** the vendor here are now absolutely seized and possessed of or otherwise well and sufficiently entitled to the said immovable properties having total area 10.34 decimals of land being vacant land as absolute owner of the properties free form all encumbrances more fully described under schedule hereunder and here in after referred to as the said properties.

**AND WHEREAS** being urgent need of cash money the vendor herein declares to sell and the Purchaser herein agrees to purchase all that piece and parcel of Sali landed property measuring an 10.34 decimals of land in R.S Dag No. 18 and is L.R Dag No – 23 under R.S Khatian No – 141, which is L.R Khatian No. 644, within the Police Station Usthi, under A.D.S.R.O at usthi, Dist – South 24 parganas, alongwith easement rights, title interest, possession and profit whatsoever therein, which is free from all sorts of encumbrances and which is morefully and particularly described in the Schedule hereunder written for the total consideration price of Rs. 5,97,150 (Five Lakhs Ninety seven Thousand One Hundred Fifty)only free from all encumbrances charges liens lispens acquisition requisition and or notice whatsoever but Subject to payment of rents and other outgoing and to the conditions and incidences under which the property is held.

**NOW THIS INDENTURE WITNESSETH**

In pursuance of the said agreement and in consideration of the sum of Rs. 5,97,150 (Five Lakhs Ninety seven Thousand One Hundred Fifty) only on paid by the Purchaser to the Vendor as per memo of consideration given below as the sale consideration of the said land (receipt whereof the Vendor doth hereby admits and acknowledges and of from the payment of some release and discharge the purchaser, and the said landed properties hereby sold, intended to be sold to the purchaser) the Vendor doth hereby acquit, release, sale hereinafter referred to as the said property the Vendor

(4)

hereby grant, convey, sale, assure and assigns unto the said purchaser. All that piece and parcel of aforesaid land as described in the schedule hereunder written or however otherwise the said land and heridiaments now or is or are or hereto before was or were situated butted, bounded, called, known, numbered, described or distinguished together with all pattahs, Muniments, described in anywise appertaining thereto or usually held used enjoyed and occupied therewith or reputed to belong or to be appurtenant thereto and the reversion or revertsions or reminder or reminders and the rights, issues and profits thereto and all the estate, rights, title, interest, claim and demand whatsoever both at Law and equity of the Vendor into or upon the said land and every part thereof and all the deeds, pattahs, muniments, writings, evidence of title whatsoever relating to or concerning the said land and every part thereof which now are or may hereafter be in the custody power, control, or possession of the vendor or any person or persons from whom the said Vendor may procure the same without any lawful action or sut to have and to hold the said land, heriditaments so far as to be unto and the said purchaser absolutely and forever free from all encumbrances on the terms and conditions appended below and the vendor doth hereby covenant with the purchaser that notwithstanding any act, things, deed, matter whatsoever made done and executed or knowingly suffered to the contrary the Vendor now have good right, full power, absolute authority and indefeasible title to grant, transferred, convey or sell the said land hereby sold, transferred and conveyed or expressed or intended so to be unto and to the use of the said purchaser in the manner aforesaid and delivered vacant and peaceful possession of the said land of the purchaser and the purchaser shall and may at all times hereafter peaceably and quietly, hold, possess of and enjoy the said land along with the right of sale, mortgage, lease, gift and or any kind of transfer and or every part thereof and pay the rents to the collector of South 24-parganas under the state of West Bengal upon getting the name of purchase and shall remain bound to do all that it may be required to do for the purpose. The Vendor also declared that the land hereby sold has not been previously leased, mortgaged, sold nor in any way

(5)

transferred and there is no charge, lien lispendens or any attachment whatsoever, there is no case, suit or proceeding pending before any court of Law against the said land.

The purchaser declared all that piece and parcel of property will use for school, college, Playground, Hostel and medical college.

The Vendor also declared that the land hereby sold having a good, clear and marketable title therein and free from all encumbrances and delivered vacant Khas Possession of the said land to the purchaser. The Vendor hereby further declared that event the property hereby conveyed and described in the Schedule hereunder written are wholly or partly requisitioned by the Government or any other authorities concerned the Vendor and his successors and assigns shall and will have no right to claim or demand for any compensation in that regard and purchaser herein named will have sole authority for compensation. In any of the statement or covenants made herein all are by the vendor are found to be false, untrue or any defect in title is detected hereinafter the Vendor and his successors and assigns and will be liable for the same.

If any error or omission is found to have taken place in this deed in future the vendor shall at the cost and reques of the purchaser do and execute or cause to be done and executed any supplementary deed or deeds of rectification/declaration in favour of the purchaser.

The vendor will from time to time and at all material times hereafter sign and execute any application from for mutation in the name of the purchaser in the records of the concerned authority or authorities as occasion shall require.

**: DECRPTION OF THE SCHEDULE OF LAND ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of Sali land measuring about 10.34 decimals being 3333 share of land out of 31 decimals appertaining to R.S Dag No. – 18 Corresponding to L.R Dag No. 23 under R.S Khatian No. – 141 and L.R Khatian No. – 645 lying and situated at Mouza – Hayatnagar Rajarhat, J.L No. – 1, Touzi No. – 385, Pargana – Azimabad, Block : Magrahat – 1, within limit of Shirakol Gram Panchayet Under P.S and A.D.S.R – Usthi, District Registry Office Alipore, Dist – South 24 parganas, alongwith easements rights, title, interest, possession and profit whatsoever therein,

(6)

which is free from all sorts of encumbrances but subject the annual proportionate land revenue / rent payable to the collector of South 24 parganas.

On the North : Shali

On the South : Shali

On the East : Shali

On the West : Shali

IN WITNESS WHEREOF the Vendor herein have set and subscribed his signature and seal on the day month and year first above written.

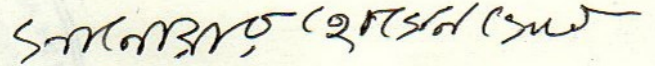
**SIGNED, SEALED AND DELIVERED** in presence of:

**WITNESSES:-**

1. Mo Saraf Khan Bera

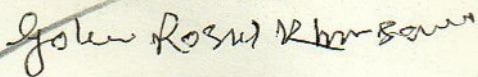
Vill - Maheshwara

2. Subhasit Halder  
Vill - Chak Narayanpur



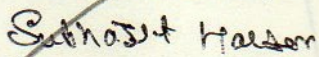
(Signature of the Vendor)

Drafted, Prepared, Read over &  
Explained by me to the Vendors  
In Bengali Languages.



Golam Rasul Khansama  
Vill - Maheshwara  
Deed Writer  
ADSR USTHI  
License No. UTIXVIII 18/18

Computerised by :-



S.S Computer,  
Near Usthi High School  
A.D.S.R.O USTHI

**MEMO OF CONSIDERATION**

**RECEIVED** from the within mentioned purchaser the sum of Rs. 5,97,150 (Five Lakhs Ninety seven Thousand One Hundred Fifty) only in full and final payment of agreed sale consideration as per following details.

Date	Amount (R.S)	Mode
12/03/2017	1,99,000/-	Cash
16/03/2017	1,99,000/-	Cash
20/03/2017	1,99,150/-	Cash

.....  
**Total of Rs. 5,97,150 (Five Lakhs Ninety seven Thousand One Hundred Fifty) only**

**WITNESSES :-**

1. *Mo Saraf Khan Sana*  
Vill + Po - Maheswara

*SARAF KHAN SANA*  
(Signature of the Vendor)

2. *Subhasit Halder*  
Vill - Chakravarthipur

**Drafted by me**












*Goleen Rasul Khan Sana*

South 24 Parganas. (S)

**Computerised by :-**












*Subhasit Halder*

S.S Computer,  
Near Usthi High School  
A.D.S.R.O USTHI

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Signature ..... Md. Abdur Rebb

Secretary  
Delhi Public High School Knowledge City  
Hayatnagar Rajarhat (S)24 Pargana

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Signature ..... *Signature*

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Signature .....

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Signature .....



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-026538588-1

Payment Mode Online Payment

GRN Date: 24/07/2018 12:01:17

Bank : State Bank of India

BRN : CKG5814100

BRN Date: 24/07/2018 12:01:48

**DEPOSITOR'S DETAILS**

Id No. : 16250001178839/3/2018

[Query No./Query Year]

Name : Delhi Public High School Knowledge City

Contact No. : Mobile No. : +91 7890002321

E-mail :

Address : Hayatnagar Rajarhat

Applicant Name : Md G R Khansama

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document Payment No 3

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16250001178839/3/2018	Property Registration- Stamp duty	0030-02-103-003-02	24868
2	16250001178839/3/2018	Property Registration- Registration Fees	0030-03-104-001-16	5979

**Total**

30847

In Words : Rupees Thirty Thousand Eight Hundred Forty Seven only

24.07.2018



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/18/120/057291



নির্বাচকের নাম : মোঃ আব্দুর রব

Elector's Name : Md. Abdur Rab

পিতার নাম : মোঃ ইয়াকুব আলি

Father's Name : Md. Yeakub Ali

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 06/04/1962  
Date of Birth

Md Abdur Rab

WB/18/120/057291

ঠিকানা:  
উত্তর পাড়া অযোধ্যানগর উষ্টি দক্ষিণ 24 পরগণা  
743513

Address:  
UTTAR PARA AYODHYANAGAR USTHI  
SOUTH 24 PARGANAS 743513

Date: 27/02/2009  
142-মগরাহাট পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি  
Facsimile Signature of the Electoral  
Registration Officer for  
142-Magrahat Paschim Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম  
ভোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নিম্নে ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

093/0213

आयकर विभाग  
INCOME TAX DEPARTMENT

MD ABDUR ROB

MOHAMMED YEAKUB ALI

06/04/1962

Permanent Account Number

AEJPM2600K

*M. d. Abdur Rob*

Signature



भारत सरकार  
GOVT. OF INDIA



15072015

*Md Abdur Rob*

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटारें:

आयकर पत्र सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक के पास,  
पुणे - 411 016.

*If this card is lost / someone's lost card is found,  
please inform / return to :*

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

KKC0892208



নির্বাচকের নাম : সানোয়ার সেক্ষ

Elector's Name : Sanowar Sekh

পিতার নাম : পিয়ার সেক্ষ

Father's Name : Piyar Sekh

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1970  
Date of Birth

KKC0892208

ঠিকানা:  
গঙ্গারামপুর মুসলমানপাড়া গোবিন্দপুর কালিচরণপুর  
বিষ্ণুপুর দক্ষিণ 24 পরগনা 743503

Address:

Gangarampur Musalmanpara  
Gobindapur Kalicharanpur Bishnupur  
South 24 Parganas 743503

Date: 27/07/2007

111-বিষ্ণুপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিষেধন  
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
111-Bishnupur West Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম  
জোড়া ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

117/0007

সানোয়ার সেক্ষ (স্বাক্ষর)

## Major Information of the Deed

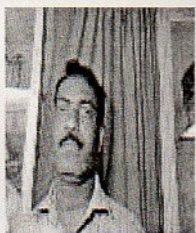

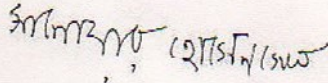
Deed No :	I-1625-02062/2018	Date of Registration	24/07/2018
Query No / Year	1625-0001178839/2018	Office where deed is registered	
Query Date	22/07/2018 6:18:41 PM	A.D.S.R. USTHI, District: South 24-Parganas	
Applicant Name, Address & Other Details	G R Khansama Maheshwara, Thana : Usthi, District : South 24-Parganas, WEST BENGAL, PIN - 743609, Mobile No. : 9143384308, Status :Deed Writer		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
Rs. 5,97,150/-	Rs. 5,97,150/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 29,868/- (Article:23)	Rs. 5,979/- (Article:A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Usthi, Gram Panchayat: SIRAKOL, Mouza: Hayatnagar Rajarhat

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-23	LR-645	Bastu	Shali	10.34 Dec	5,97,150/-	5,97,150/-	
<b>Grand Total :</b>					<b>10.34Dec</b>	<b>5,97,150 /-</b>	<b>5,97,150 /-</b>	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringingerprint	Signature
	<b>Sanoyar Hossain Sk (Presentant)</b> Son of Late Piyar Ali Sk Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office	 24/07/2018	 LTI 24/07/2018	 24/07/2018
Gangarampur, P.O:- Chandi Alipore, P.S:- Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN - 743503 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office				

### Buyer Details :

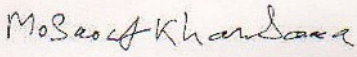
SI No	Name,Address,Photo,Finger print and Signature
1	<b>Delhi Public High School Knowledge City</b> Hayatnagar Rajarhat, P.O:- Shirakole, P.S:- Usthi, District:-South 24-Parganas, West Bengal, India, PIN - 743513 Status :Organization, Status : Not Executed

Major Information of the Deed :- I-1625-02062/2018-24/07/2018

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Md Abdur Rob</b> Son of Late Yeaqub Ali Ajodhyanagar, P.O:- Shirakole, P.S:- Usthi, District:-South 24-Parganas, West Bengal, India, PIN - 743513, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , PAN No.:: AEJPM2600K Status : Representative, Representative of : Delhi Public High School Knowledge City (as secretary)

**Identifier Details :**

Name & address	
Mosaraf Khansama Son of Md Golam Rasul Khansama Maheshwara, P.O:- Maheshwara, P.S:- Usthi, District:-South 24-Parganas, West Bengal, India, PIN - 743609, Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , Identifier Of Sanoyar Hossain Sk,	
	24/07/2018

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Sanoyar Hossain Sk	Delhi Public High School Knowledge City-10.34 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Usthi, Gram Panchayat: SIRAKOL, Mouza: Hayatnagar Rajarhat

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 23(Corresponding RS Plot No:- 18), LR Khatian No:- 645	Owner:সানোয়ার হোসেন সেখ, Gurdian:পিয়াল আলী, Address:গঙ্গারামপুর, বিষ্ণুপুর, Classification:শালি, Area:0.10000000 Acre,

**Endorsement For Deed Number : I - 162502062 / 2018****On 24-07-2018****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.

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

Presented for registration at 13:46 hrs on 24-07-2018, at the Office of the A.D.S.R. USTHI by Sanoyar Hossain Sk ,Executant.

Major Information of the Deed :- I-1625-02062/2018-24/07/2018

**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 5,97,150/-

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

Execution is admitted on 24/07/2018 by Sanoyar Hossain Sk, Son of Late Piyar Ali Sk, Gangarampur, P.O: Chandi Alipore, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Muslim, by Profession Cultivation

Indetified by Mosaraf Khansama, , Son of Md Golam Rasul Khansama, Maheshwara, P.O: Maheshwara, Thana: Usthi, , South 24-Parganas, WEST BENGAL, India, PIN - 743609, by caste Muslim, by profession Cultivation

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,979/- ( A(1) = Rs 5,972/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,979/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2018 12:01PM with Govt. Ref. No: 192018190265385881 on 24-07-2018, Amount Rs: 5,979/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKG5914100 on 24-07-2018, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 29,868/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 24,868/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1255, Amount: Rs.5,000/-, Date of Purchase: 24/07/2018, Vendor name: Jahangir Hossain Laskar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/07/2018 12:01PM with Govt. Ref. No: 192018190265385881 on 24-07-2018, Amount Rs: 24,868/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKG5914100 on 24-07-2018, Head of Account 0030-02-103-003-02



**Mohona Nandi**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. USTHI**  
**South 24-Parganas, West Bengal**

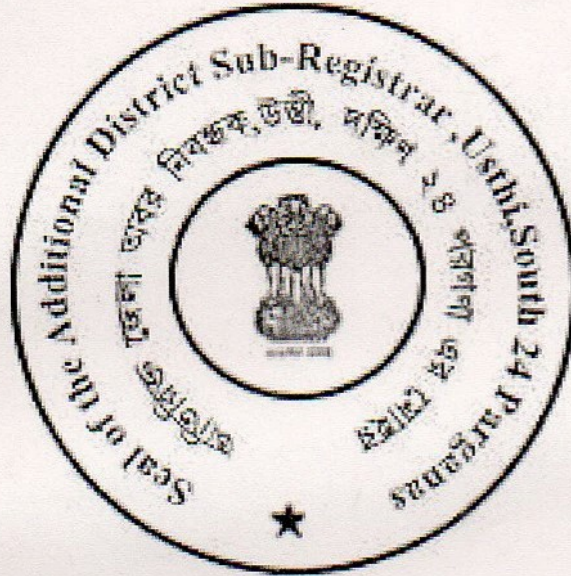
Major Information of the Deed :- I-1625-02062/2018-24/07/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1625-2018, Page from 41223 to 41239  
being No 162502062 for the year 2018.

M/C - 6228 (2)  
5/10/18  
Ku - New



Digitally signed by Mohona Nandi  
Date: 2018.07.26 13:49:41 +05:30  
Reason: Digital Signing of Deed.

(Mohona Nandi) 26-07-2018 13:49:17  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. USTHI  
West Bengal.

(This document is digitally signed.)