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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 01/2/240896/21 321 F 681321

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

Adm.  
Addl. District Sub-Registrar  
Baruipur, South 24 Parganas

09 FEB 2021

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Farid Ali Lohar*

### DEED OF CONVEYANCE

**THIS DEED OF CONVEYANCE** made on the 8<sup>th</sup> day of February, in the year 2021,

**BETWEEN**

63121312 अलि लोहार

Farid ali Lohar

934 08-02-2021

প্রেরতার নাম Farid Ali Laskar

ভেঃ সাহাআলম মণ্ডল

Faridpur  
P.S- Baruipur

ভেঃ

মোঃ- এ ডি এস আর, বারুইপুর

জেলা- দক্ষিণ ২৪ পরগণা

মূল্য 5000/- 00

Hali'ur Rahman Bap,

v-L.T.

279



Hali'ur Rahman Bap,

v-L.T.

283



Farid ali Laskar



v-L.T.

284

৬৩৪২৭৯৩ মালিকানা

Identified by Me,  
Maidul Islam  
S/o- Nur Mohammad Molla  
vill- Mirzapur  
P.O- Mallickpur  
P.S- Baruipur  
Kot- 200145  
Occu- Business.

Addl. District Sub-Registrar  
Baruipur, South 24 Parganas

08 FEB 2021

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Habibur Rahman Baidya*

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(1) **NAJMA AHMED**, having PAN: ACZPA6887E, Aadhaar No. 2504 0419 4984, wife of Late Iqbal Ahmed, by faith - Islam, by occupation - Business, by Nationality - Indian, is residing at Premises No. 8/3A, Alipore Park Road, P.O. - Alipore, P.S.-Alipore, Kolkata-700027, District - South 24-Parganas, (2) **AZHAR SHOKUR AHMED**, having PAN: AFCPA2963D, Aadhaar No. 6554 5329 8439, son of Late Iqbal Ahmed, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at Premises No. 8/3A, Alipore Park Road, P.O. - Alipore, P.S. - Alipore, Kolkata - 700027, District - South 24-Parganas and (3) **FARAH ZAKI SIDDIQUI**, having PAN: BSMPS3532C, Aadhaar No. 3698 0716 9761, daughter of Late Iqbal Ahmed and wife of Mr. Imran Zaki, by faith - Islam, by occupation - Housewife, by Nationality - Indian, residing at Premises No. 27, Weston Street, P.O. - Bowbazar, P.S. - Bowbazar, Kolkata - 700012, represented by their Registered constituted Power Of Attorney holder being Book No - 1, Volumn No.1903-2020, Pages from 215450 to 215511, being Deed No.04614, which was registered on 19.10.2020 at the office of Additional Registrar Of Assurance - III **HABIBUR RAHAMAN BAIDYA**, having PAN. AUVPB1396B, Aadhaar No. 2104 9083 8319, Mobile No. 9831146875, son of Late Lutfer Rahaman Baidya, by faith - Islam, by Occupation - Business, by Nationality - Indian, residing at Village and Post Office - Mallickpur, Police Station - Baruipur, District - South 24 Parganas, Pin Code No. 700145 hereinafter jointly and collectively called and referred to as the **VENDORS** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, successors, legal representatives, administrators, executors, nominees and/or assignees) of the **FIRST PART**.

*31/2/21 - 24/11/21*

*Fauz ali Lashar*

**AND**

Halb'sche Rahmen-Dichte:

(A) **Devolution of title:-**

9) अनुसूचित जाति

Farid ali Lashar

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Hafizur Rahman Begi*

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J.L. No. 10, Re.Sa. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S.-Baruipur, A.D.S.R. Office at Baruipur, under the limits of the Mallickpur Gram Panchayat, District - South 24-Parganas, West Bengal TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances ALONG WITH other properties;

- ii) By virtue of inheritance from the ancestors one Suraiya Khatun became the sole and absolute owner in respect of **ALL THAT** piece and parcel of Shali land, measuring about 05.833 (Five Point Eight Three Three) decimals more or less out of 35 decimals, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1002, R.S Khatian No.347, under L.R. Khatian No. 757, J.L. No. 10, Re.Sa. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of the Mallickpur Gram Panchayat, District - South 24-Parganas, West Bengal TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances;
- iii) After the demise of the said Suraiya Khatun as spinster, her one brother Iqbal Ahmed and three sisters Shakila Khatun, Sufia Khatun and Sadequa Khatun as her only legal heirs and survivors and by virtue of the Mohammedan Law of Inheritance the said Iqbal Ahmed, Shakila Khatun, Sufia Khatun and Sadequa Khatun became the joint owners in respect of the property left by the deceased Suraiya Khatun in the following manner:-

*13/02/2018 J. L. No. 10*

*Farid ali Loshar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Habibul Rahman Dey*

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| Sl. No. | Name           | Share % | Area          |
|---------|----------------|---------|---------------|
| 1.      | Iqbal Ahmed    | 40%     | 2.334 decimal |
| 2.      | Shakila Khatun | 20%     | 1.167 decimal |
| 3.      | Sufia Khatun   | 20%     | 1.166 decimal |
| 4.      | Sadequa Khatun | 20%     | 1.166 decimal |

- iv) That by virtue of Mohammedan Law of Inheritance the said Iqbal Ahmed has inherited from his predeceased sister Suraiya Khatun **ALL THAT** piece and parcel of shali land, measuring about 02.334 (Two Point Three Three Four) decimals more or less, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1002, R.S Khatian No.347, under L.R. Khatian No. 757, J.L. No. 10, Re.Sa. No. 124, Touzi No. 250, Pargana – Medanmallah, P.S. – Baruipur, A.D.S.R. Office at Baruipur, under the limits of the Mallickpur Gram Panchayat, District – South 24-Parganas, West Bengal TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances.

- v) By virtue of inheritance from the ancestors one Shakila Khatun became the sole and absolute owner in respect of **ALL THAT** piece and parcel of Shali land, measuring about 05.833 (Five Point Eight Three Three) decimals more or less out of 35 decimals, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1002, R.S Khatian No.347, under L.R. Khatian No. 709

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*Farid ali Laskar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Hasanur Rahman*

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(in the name of Shakila Khatun), J.L. No. 10, Re.Sa. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of the Mallickpur Gram Panchayat, District - South 24-Parganas, West Bengal TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances;

- vi) That by virtue of Mohammedan Law of Inheritance the said Shakila Khatun inherited **ALL THAT** piece and parcel of land, measuring about 01.167(One Point One Six Seven) decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1002, R.S Khatian No.347, under L.R. Khatian No. 757, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of the Mallickpur Gram Panchayat, District - South 24-Parganas, West Bengal TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances from her predeceased sister Suraiya Khatun.
- vii) That by virtue of Mohammedan Law of Inheritance the said Shakila Khatun has become the sole and absolute owner of **ALL THAT** piece and parcel of land, measuring about (05.833 decimals + 01.167 decimals) = 07(Seven) decimals more or less out of 35 decimals, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1002, R.S Khatian No.347, under

*Hasanur Rahman*

*Fazil ali Lashar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Halee Nur Rahman Begum*

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L.R. Khatian Nos. 709 and 757, J.L. No. 10, Re.Sa. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of the Mallickpur Gram Panchayat, District - South 24-Parganas, West Bengal TOGETHER WITH all right Title and interest appertaining thereto free from all encumbrances.

- viii) The said Shakila Khatun during her life time gifted, donated and transferred **ALL THAT** piece and parcel of Shali land, measuring about (05.833 decimals + 01.167 decimals) = 07(Seven) decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1002, R.S Khatian No.347, under L.R. Khatian Nos. 709 and 757, J.L. No. 10, Re.Sa. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of the Mallickpur Gram Panchayat, District - South 24-Parganas, West Bengal TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances unto and in favour of her brother Iqbal Ahmed by way of Oral Hiba forever;

- Must Adv.* ix) By virtue of the aforesaid Oral Hiba, the said Iqbal Ahmed has become the sole and absolute owner of **ALL THAT** piece and parcel of Shali land, measuring about (05.833 decimals + 01.167 decimals) = 07(Seven) decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1002,

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*David ali Lashar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Haleem Rahim Budge*

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R.S Khatian No.347, under L.R. Khatian Nos. 709 and 757, J.L. No. 10, Re.Sa. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of the Mallickpur Gram Panchayat, District - South 24-Parganas, West Bengal TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances;

- x) By virtue of the aforesaid inheritance and Oral Hiba the said Iqbal Ahmed became the sole and absolute owner of **ALL THAT** piece and parcel of Shali land, measuring about (11.666 decimals + 2.334 decimals + 07 decimals) = 21(Twenty One) decimals more or less out of 35 (Thirty Five) decimals, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1002, R.S Khatian No.347, under L.R. Khatian Nos. 122, 709 and 757, J.L. No. 10, Re.Sa. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of the Mallickpur Gram Panchayat, District - South 24-Parganas, West Bengal TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances along with other properties and for the sake of brevity hereinafter called and referred to as the said larger land;

- B) On 20.03.2012 the said Iqbal Ahmed died intestate leaving behind his widow Najma Ahmed, two daughters namely Samirah Ahmed and Farah Zaki Siddiqui and one son Azhar Shokur Ahmed as

*13.12.2012 Jaffer Ahmed*

*Farid ali Lashar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Habibul Rahim Dafa*

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his legal heirs and successors and by virtue of inheritance the said Najma Ahmed, Samirah Ahmed, Farah Zaki Siddiqui and Azhar Shokur Ahmed become the joint and absolute owners in respect of the said larger land having undivided share each therein and the details of the share as per Mohammedan Law of inheritance is given below:-

| S.L NO | NAME                | RELATION | SHARE  |
|--------|---------------------|----------|--------|
| 1      | Najma Ahmed         | Widow    | 1/8th  |
| 2      | Azhar Shokur Ahmed  | Son      | 7/16th |
| 3      | Farah Zaki Siddiqui | Daughter | 7/32nd |
| 4      | Samirah Ahmed       | Daughter | 7/32nd |

- C) That by virtue of inheritance the said Najma Ahmed, Azhar Shokur Ahmed and Farah Zaki Siddiqui, the Vendors herein have become the joint and absolute owners in respect of **ALL THAT** undivided 25/32<sup>nd</sup> (1/8<sup>th</sup> + 7/16<sup>th</sup> + 7/32<sup>nd</sup> = 25/32<sup>nd</sup>) share in respect of **ALL THAT** piece and parcel of Shali land, measuring about **16.407** (Sixteen Point Four Zero Seven) decimals out of 21 (Twenty One) decimals out of 35 (Thirty Five) decimals, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1002, R.S Khatian No.347, under L.R. Khatian Nos. 122, 709 and 757, J.L. No. 10, Re.Sa. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur,

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*Farid ali Lashar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Hasbiur Rahman Baidya*

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under the limits of the Mallickpur Gram Panchayat, District - South 24-Parganas, West Bengal TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances and for the sake of brevity hereinafter called and referred to as the said land and more fully described in the Schedule hereunder written.

- D) After becoming the absolute owners of the schedule land described hereunder, the said Najma Ahmed, Azhar Shokur Ahmed and Farah Zaki Siddiqui appointed **HABIBUR RAHAMAN BAIDYA**, having PAN. AUEPB1396B, Aadhaar No. 2104 9083 8319, Mobile No. 9831146875, son of Late Lutfer Rahaman Baidya, by faith - Islam, by Occupation - Business, by Nationality - Indian, residing at Village and Post Office - Mallickpur, Police Station - Baruipur, District - South 24 Parganas, Pin Code No. 700145 as constitute Attorney by a registered General Power of Attorney being Book No - 01, Volume No. 1903-2020, Pages from 215450 to 215511, being Deed No. 04614, which was registered on 19.10.2020 at the office of Additional Registrar Of Assurance - III.
- E) The said vendors represented by their attorney have decided to transfer the said land against valuable consideration and in pursuance thereto have agreed to sell the said land, more fully described in the Schedule hereunder written unto and in favour of the Purchasers herein against valuable consideration.

*13/12/2020*

*Hasbiur Rahman Baidya*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Haleem Shaukat*

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- F) That the Purchasers herein after coming to know about the intention of the Vendors herein approached the attorney herein for sale of the said land unto and in his favour at or for consideration of Rs.14, 25,000/- (Rupees Fourteen Lakhs Twenty Five Thousand) only for which the Vendors represented by their attorney jointly agreed and accordingly the Vendors herein have made the following representations which have been fully relied and belief by the Purchasers herein up to his satisfaction:-

That the Vendors are the full and absolute owners of the said land having clear good marketable title thereto free from all encumbrances mortgages, charges, liens, lispendens, annuity, debtors, wakf, devseva, trusts, benami transactions, attachments, bargadar, bhagchasi, leases, tenancies, occupancy rights, uses, acquisition, requisition, vesting, alignment, claims, demands and liabilities whatsoever or howsoever and in "khas" vacant peaceful possession thereof.

That the said land or any part thereof is not affected by any right of way, water, light support, drainage or any other easement with any person or persons or property and no material suppression has been made by the Vendors to the Purchasers.

- i. That there shall be no difficulty in the mutation of the name of the Purchasers as owners in the records of rights and other records of

*(302218 0414 0000)*

*Farid ali Lodhar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Halidur Rehman Bhatti*

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the concerned Block Land and Land Reforms Office and other government records in respect of the said land upon its purchase by the Purchasers.

- ii. That save and except the Vendors and no other person have any right, title or interest in the said land or any part or share thereof and nor any person or persons have made any claim or raised any dispute in respect of or relating to the said land or any part or share thereof in any manner whatsoever.
- iii. That neither the Vendors nor any of the predecessors-in-title of the Vendors have at any time held any land in excess of the Ceiling Limits prescribed under the West Bengal Estates Acquisition Act, 1953 or the West Bengal Land Reforms Act, 1955 or any other applicable law.
- iv. That no notice or claim has been received by the Vendors which would affect the ownership, user, enjoyment and transfer of the Vendors in respect of the said land.
- v. That there is no action, suit, appeal or litigation in respect of the said land or in any way concerning therewith or any part or share thereof pending or filed at any time heretofore.
- vi. That no person has ever claimed any right, title, interest or possession whatsoever in the said land or any part thereof nor sent

*15/02/2021 JMT/000240896*

*Fazid ali Lashar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Hadi Ali Rahim Diga*

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any notice in respect thereof and that save and except the Vendors and no other person can claim any right title or interest whatsoever in the said land or any part thereof.

- vii. That save those relating to sale of the said land to the Purchasers hereto, the Vendors have not dealt with or encumbered the said land in any manner nor entered upon any agreement or contract in respect thereof.
- G) That being satisfied and assured with above representation the Purchasers herein has agreed to purchase the said land and the Vendors herein entered into this Deed of Conveyance with the Purchasers herein accordingly:-

**NOW THIS INDENTURE WITNESSES** as follows:-

- I. That in pursuance to the aforesaid oral agreement and in full consideration of the sum of Rs.14, 25,000/- (Rupees Fourteen Lakhs Twenty Five Thousand) only paid by the Purchasers to the Vendors at or before the execution of these presents the receipt whereof the Vendors admit and acknowledge. The Vendors herein do hereby jointly sell, grant, convey, transfer, assign and assure unto in favour of the Purchasers herein **ALL THAT** piece and parcel of Shali land, measuring about **03.823** (Three Point Eight Two Three) **decimals** or **02** (Two) **Katha 05** (Five) **Chatak** little more or less, lying and situates at Mouza - Mallickpur and

*6/12/2021 DigiManga*

*Fahid ali Laghar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Haleem Raza*

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comprised in R.S. & L.R. Dag No. 1002, R.S. Khatian No.347, under L.R. Khatian Nos. 122, 709 and 757, J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of the Mallickpur Gram Panchayat, District - South 24-Parganas, West Bengal TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances, more fully described in the Schedule hereunder written and hereinafter referred to as the said land OR HOWSOEVER OTHERWISE the same is now situated butted bounded called known, numbered described or distinguished together with all ways, paths, common passages, drains, water pump and motor ditches, side spaces, outside walls, sewers, ground and soils advantages of light, right, liberties, privileges, easements, appendages and appurtenances whatsoever thereunto belonging or the anywhere appertaining thereto or any part thereof with all right, title and interest appertaining thereto free from all encumbrances whatsoever.

*Adv.*  
**AND ALL** estate, right, title, interest, use, possession claim or demand whatsoever of the Vendors in laws or in equity upon the said property or any part thereof and the reversion or reversions, remainder or remainders and all the rents, issues, profits, according thereof and which may hereafter therein the custody power or possession of the Vendors or any person or persons from the Vendors may procure the same without any action either at law or in equity TO HAVE AND TO HOLD own possess and

*15/12/2021*

*Parid ali Lagvar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Fahim Ali Rashid*

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enjoy the said land and every part thereof hereby granted, conveyed, transferred, sold, assigned and assured or otherwise expressed or intended so to be unto and to the use of the Purchasers absolutely and forever free from all encumbrances, charges and claims.

I. **THE VENDORS DO HEREBY JOINTLY COVENANT WITH THE PURCHASERS** as follows:-

- a) Notwithstanding any act, deed or thing by the Vendors done executed or knowingly suffered to the contrary the Vendors now have good right, full power and absolute authority to grant, transfer, convey, assign and assure the said land hereby granted, assigned and assured and/or otherwise expressed or intended and to be unto and to the use of the Purchasers in the manner aforesaid.
- b) Notwithstanding any act, deed matter or thing whatsoever by the Vendors or their predecessors-in-interest or title done or executed or knowingly suffered to the contrary the Vendors are lawfully and absolutely entitled their respective shares to the said land hereby granted, transferred or expressed or intended so to be unto and to the use of the Purchasers for a perfect title without any manner of dispute or hindrances or condition or use of trust or other such things to alter defeat or encumber or make void the same.

*Fahim Ali Rashid*

*13/02/2021*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Att. for Rahim Bafa*

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- c) That notwithstanding any act deed matter or thing by the Vendors or any of them or their predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendors are now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the land benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- d) And that the Vendors have not at any time done or executed or knowingly suffered or been Parties or privy to any act deed matter or thing whereby the land benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- e) And that notwithstanding any act deed or thing whatsoever done as aforesaid the Vendors have now in themselves good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the land benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid according to the true intent and meaning of these presents;

*Fazid ali Lashar*

*13/02/2021 [Signature]*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Atul Kumar Singh*

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- f) And that the land benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all claims demands encumbrances mortgages charges leases tenancies occupancy rights bargadars liens attachments restrictive covenants lispendens uses debutters trusts acquisition requisition vesting prohibitions claims demands 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 and their predecessors-in-title;
- g) And that notwithstanding any act deed or thing by the Vendors or their predecessor-in-title the land benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendors share in the Dag comprised in the said land without any remainder or residue and the Purchasers shall by virtue of the sale made hereby be and exclusively entitled to any reversion, remainder or residue attributable to the Vendors if found in such Dag;
- h) And that the Purchasers shall or may at all times hereafter peaceably and quietly hold, use, possess and enjoy the land benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and

*Adv.*

*Farid ali Lashar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

Halee Shokur Ahmed

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receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendors and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendors effectually saved defended kept harmless and indemnified of from and against all manner of former and other estate right title interest charges mortgages encumbrances charges leases tenancies occupancy rights restrictions restrictive covenants liens attachments bargadars, lispens, uses debutters, trusts, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever;

- i. And that the Vendors and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the land benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendors or their predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the land benefits and rights hereby granted sold conveyed transferred

Adv.

Farid ali Lashar

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Halei Luv Rahim Darya*

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assigned and assured or expressed or intended so to be unto and to the Purchasers in the manner aforesaid as shall or may reasonably be required by the Purchasers.

III. **AND THE VENDORS DO AND EACH OF THEM DOTH HEREBY DECLARE AND ASSURE THE PURCHASERS** as follows:-

- a) **THAT** the said land or any portion thereof is not affected by any attachment including the attachment under any certificate case or any proceedings started at the instance of the Income Tax Authorities or the Estate Duty Authority or other Government authorities under the Public Demands Recovery Act or any other Acts or otherwise whatsoever and there is no certificate case or proceedings against the Vendors for realization of the arrears of Income Tax or Wealth Tax or Gift Tax or other taxes or dues or otherwise under the Public Demands Recovery Act or any other Acts for the time being in force;
- b) **AND THAT** the said land or any portion thereof is not affected by any notice or scheme of acquisition, requisition or alignment of the Kolkata Metropolitan Development Authority or the Government or any other Public body or authorities;
- c) **AND THAT** no declaration or notification is made or published for acquisition or requisition of or alignment on the said land or any portion thereof under the Land Acquisition Act or The Right to Fair Compensation and Transparency in Land Acquisition,

*Farid ali Lashar*

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*Haleem Rehman Dugga*

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Rehabilitation and Resettlement Act, 2013 or any other Act for the time being in force and that the said land or any portion thereof is not affected by any notice of acquisition or requisition or alignment under any Act or Case whatsoever;

- d) **AND THAT** there is no impediment under the provisions of the West Bengal Estates Acquisition Act, 1953 and/or West Bengal Land Reforms Act, 1955 and/or the Urban Land (Ceiling & Regulation) Act, 1976 and/or any other act or legislation or otherwise for the Vendors to grant sell convey transfer assign and assure the land benefits advantages and rights hereby granted sold conveyed transferred assigned and assured in favour of the Purchasers in the manner aforesaid;
- e) **AND THAT** the Vendors have represented and assured to the Purchasers that there is no action, suit, appeal or litigation in respect of the said land or any part or share thereof pending or filed at any time heretofore and that the said land has been in uninterrupted open exclusive ownership and possession and enjoyment of the Vendors since becoming the owner thereof and prior thereto of its predecessors named above without any claim, obstruction, dispute or impediment whatsoever or howsoever from or by any person and that no person has ever claimed any right title interest or possession whatsoever in the said land or any part thereof nor sent any notice in respect thereof And That save and except the Vendors no other person can claim any right

*M. S. Adv.*

*63112 1377 31/11/2021 Farid ali Lashar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Hafiz Ali Rahim Durrani*

21

title or interest whatsoever in the said land or any part thereof and without prejudice to or affecting the covenant for protection and indemnity given by the Vendors hereinabove, the Vendors agree to pay the entire market value of the said land at the material time and to indemnify and keep the Purchasers fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the Purchasers may suffer or incur owing to any defect or deficiency being found in the title or possession of the Vendors or in case any of the representation or Assurances made and/or contained on the part of the Vendors being found to be false and hereby grant and confer upon the Purchasers the irrevocable charge and lien in respect of any other land/property belonging to the Vendors as security for the obligations and liabilities of the Vendors.

**THE SCHEDULE ABOVE REFERRED TO:**

(Description of the said land)

**ALL THAT** piece and parcel of Shali land, measuring about **03.823** (Three Point Eight Two Three) **decimals** or **02** (Two) **Katha 05** (Five) **Chatak** little more or less out of 16.407 decimals out of 21 decimals out of 35 decimals together with all easements rights, title, interest lying and situates at **Mouza - Mallickpur** and comprised in **R.S. & L.R. Dag No. 1002**. R.S. Khatian No.347, under **L.R. Khatian Nos. 122** (in the name of Iqbal Ahmed), **709** (in the name of Shakila Khatun) and **757** (in the name of Suraiya Khatun), J.L. No. 10, R.S. No. 124, Touzi No. 250, Pargana - Medanmallah, P.S. - Baruipur, A.D.S.R. Office at Baruipur, under the limits of the Mallickpur Gram Panchayat,

*13/12/2021 24/12/2021*

*Fazid ali Lashkar*

(1) NAJMA AHMED  
(2) AZHAR SHOKUR AHMED  
(3) FARAH ZAKI SIDDIQUI  
represented by their  
constituted attorney -

*Hafiz Ali Rahim Diga*

22

District – South 24 Parganas, West Bengal and the same is more fully and particularly shown in the annexed Map or Plan verged with RED colour boundary line thereon and the same shall be treated as the part and parcel of this Deed of Conveyance.

Description of the land as per R.S & L.R. Dag No. 1002 is given below:-

| R.S &<br>L.R<br>DAG<br>NO. | R.S<br>KHATIAN<br>NO. | L.R<br>KHATIAN<br>NO. | TOTAL<br>SHARE AREA<br>OF IQBAL<br>AHMED | TOTAL SHARE<br>AREA OF THE<br>VENDORS | PRESENT<br>SALE AREA<br>(In Decimal) |
|----------------------------|-----------------------|-----------------------|------------------------------------------|---------------------------------------|--------------------------------------|
| 1002                       | 347                   | 122                   | 11.666 DEC                               | 9.114 DEC                             | 2.123 DEC                            |
|                            |                       | 709                   | 05.834 DEC                               | 4.558 DEC                             | 1.063 DEC                            |
|                            |                       | 757                   | 03.5 DEC                                 | 2.735 DEC                             | 0.637 DEC                            |
| TOTAL =                    |                       |                       | 21 DEC                                   | 16.407 DEC                            | 03.823 DEC                           |

And the boundary of the Dag No. 1002 is given below:-

**ON THE NORTH** : By Partly Dag Nos. 999 and 1003;

**ON THE SOUTH** : By 30 Feet P.W.D Road;

**ON THE EAST** : By Dag No 1014;

**ON THE WEST** : By Partly Dag Nos. 1000 and 1001.

**IN ALL THAT** the Vendors have been in possession of the said property and that possession thereof has already been delivered by the Vendors to the Purchasers.

*13/02/2021 24/11/2021*

*Fahid ali Loshar*

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

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

**WITNESSES:**

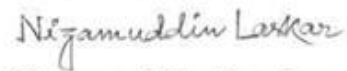
1) Maidul Islam  
S/o - Nur Mohammad Molla  
vill - Mirzapur, P.O - Mallickpur  
Kd - 700145.

2) Nizamuddin Laskar  
S/o - Lt. Golam Samadani Laskar  
Khadar Bazar  
P.O & P.S - Baruipur  
Kd - 700144

  
**SIGNATURE OF THE VENDORS**

CONSTITUTE ATTORNEY OF  
NAJMA AHMED  
AZHAR SHOKUR AHMED  
FARAH ZAKI SIDDIQUI

Drafted by me:

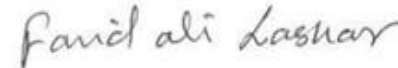


**Nizamuddin Laskar**

Advocate

Baruipur Civil Court

F/142/275/2012.

  
  
**SIGNATURE OF THE PURCHASERS**

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within-named Purchasers the within mentioned sum of **Rs.14, 25, 000/-** (Rupees Fourteen Lakhs Twenty Five Thousand) only being the full and final consideration money as per Memo below:

**MEMO**

| S.L NO                                                                  | DATE       | RTGS UTR NO      | BANK NAME & BRANCH NAME                | PAID TO             | AMOUNT (In Rs.) |
|-------------------------------------------------------------------------|------------|------------------|----------------------------------------|---------------------|-----------------|
| 1                                                                       | 29-08-2019 | IOBAN19241294973 | Indian Overseas Bank,New Market,Kol-87 | Najma Ahmed         | 76,563.00       |
| 2                                                                       | 29-08-2019 | IOBAN19241302941 | Indian Overseas Bank,New Market,Kol-87 | Najma Ahmed         | 76,563.00       |
| 3                                                                       | 29-08-2019 | IOBAM19241505576 | Indian Overseas Bank,New Market,Kol-87 | Azhar Shokur Ahmed  | 3,57,291.00     |
| 4                                                                       | 29-08-2019 | IOBAM19241510566 | Indian Overseas Bank,New Market,Kol-87 | Azhar Shokur Ahmed  | 3,57,291.00     |
| 5                                                                       | 29-08-2019 | IOBAN19241296316 | Indian Overseas Bank,New Market,Kol-87 | Fara Zaki Siddiqui  | 1,78,646.00     |
| 6                                                                       | 29-08-2019 | IOBAN19241299705 | Indian Overseas Bank,New Market,Kol-87 | Farah Zaki Siddiqui | 1,78,646.00     |
| 7                                                                       | 15-07-2019 | By cash          |                                        | Najma Ahmed         | 2,00,000.00     |
| TOTAL = 14,25,000.00 (Rupees Fourteen Lakhs Twenty Five Thousand ) only |            |                  |                                        |                     | 14,25,000.00    |

**WITNESSES:**

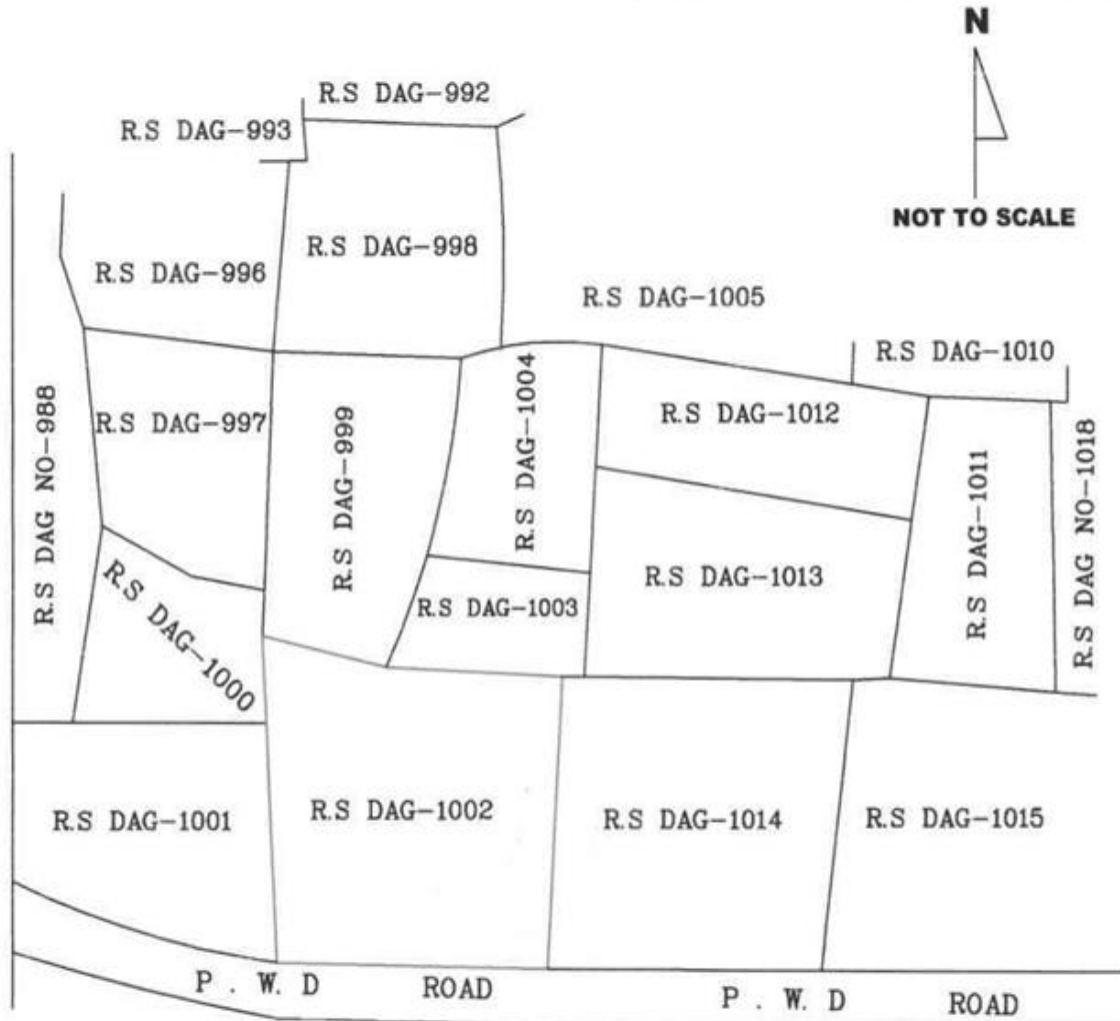
1. Maidul Islam  
Miszapur, Mallikpur  
Baruipur, Kol-700145.
2. Nizamuddin Larkar  
Khodkar Bazar  
Baruipur, Kol-700144


**SIGNATURE OF THE VENDORS**

CONSTITUTE ATTORNEY OF  
NAJMA AHMED  
AZHAR SHOKUR AHMED  
FARAH ZAKI SIDDIQUI

**SITE PLAN IN R.S AND L.R DAG NO-1002, MOUZA-MALLIKPUR  
J.L NO -10, P.S-BARUIPUR, DIST-24PGS(S). SOLD PLOT  
MARKED BY RED BORDER.**

| R.S & L.R DAG | AREA           |
|---------------|----------------|
| 1002          | 03.823 DECIMAL |



**DRAWN BY:-**

*Akbaruddin Mondal*  
Akbaruddin Mondal  
Surveyor, Planner & Estimator  
E.B.S. of Mallickpur G.P.  
Regd. No. 134/P-037

*Habibul Karim Beg*  
SIGNATURE OF VENDOR

- 1) NAJMA AHMED.
  - 2) AZHAR SHOKUR AHMED.
  - 3) FARAH ZAKI SIDDIQUI.
- represented by their  
constituted attorney.

|                                                                                   |            |                                                                                   |                                                                                   |                                                                                    |                                                                                     |                                                                                     |
|-----------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |            | Thumb                                                                             | Index finger                                                                      | Middle finger                                                                      | Ring finger                                                                         | Little finger                                                                       |
|                                                                                   | Left hand  |  |  |  |  |  |
|                                                                                   | Right hand |  |  |  |  |  |

NAME : HABIBUR RAHAMAN BAIDYA

SIGNATURE : Habibur Rahman Baidya,

|                                                                                    |            |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |            | Thumb                                                                               | Index finger                                                                        | Middle finger                                                                        | Ring finger                                                                           | Little finger                                                                         |
|                                                                                    | Left hand  |    |   |    |   |    |
|                                                                                    | Right hand |  |  |  |  |  |

NAME : FARID ALI LASKAR

SIGNATURE : Farid ali Laskar

|                                                                                     |            |                                                                                     |                                                                                     |                                                                                      |                                                                                       |                                                                                       |
|-------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |            | Thumb                                                                               | Index finger                                                                        | Middle finger                                                                        | Ring finger                                                                           | Little finger                                                                         |
|                                                                                     | Left hand  |  |  |  |  |  |
|                                                                                     | Right hand |  |  |  |  |  |

NAME : SOHARAB ALI LASKAR

SIGNATURE : SOHARAB ALI LASKAR



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16112000240896/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant                                                                                                                                | Category                                                                                                  | Photo                                                                               | Finger Print                                                                         | Signature with date                     |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------------------------------------|
| 1      | Farid Ali Laskar<br>Faridpur, P.O.-<br>Mallickpur, P.S.-<br>Baruipur, District:-South<br>24-Parganas, West<br>Bengal, India, PIN -<br>700145         | Buyer                                                                                                     |    |    | Farid ali<br>Laskar<br>8/2/2021         |
| 2      | Habibur Rahaman<br>Baidya Mallickpur, P.O.-<br>Mallickpur, P.S.-<br>Baruipur, District:-South<br>24-Parganas, West<br>Bengal, India, PIN -<br>700145 | Attorney<br>of Seller<br>[ Najma<br>Ahmed]<br>[ Azhar<br>Shokur<br>Ahmed]<br>[ Farah<br>Zaki<br>Siddiqui] |  |  | Habibur Rahaman<br>08/02/21             |
| 3      | Soharab Ali Laskar<br>Faridpur, P.O.-<br>Mallickpur, P.S.-<br>Baruipur, District:-South<br>24-Parganas, West<br>Bengal, India, PIN -<br>700145       | Buyer                                                                                                     |  |  | 63N223M<br>Soharab Ali Laskar<br>8/2/21 |

| Sl No. | Name and Address of identifier                                                                                                                                                   | Identifier of                                                      | Photo                                                                             | Finger Print                                                                       | Signature with date        |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|----------------------------|
| 1      | Maidul Islam<br>Son of Nur<br>Mohammad Molla<br>Vill - Mirzapur, P.O:-<br>Mallickpur, P.S:-<br>Baruipur, District:-<br>South 24-Parganas,<br>West Bengal, India,<br>PIN - 700145 | Farid Ali Laskar, Habibur<br>Rahaman Baidya, Soharab Ali<br>Laskar |  |  | Maidul Islam<br>08/02/2021 |

(Subhrangshu Shekhar  
Mandal)

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



**Govt. of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**GRIPS eChallan**

**GRN Details**

|                        |                     |                         |                           |
|------------------------|---------------------|-------------------------|---------------------------|
| <b>GRN:</b>            | 192020210221899218  | <b>Payment Mode:</b>    | Online Payment (SBI Epay) |
| <b>GRN Date:</b>       | 07/02/2021 15:54:42 | <b>Bank/Gateway:</b>    | SBlePay Payment Gateway   |
| <b>BRN :</b>           | 0235234726431       | <b>BRN Date:</b>        | 07/02/2021 16:02:33       |
| <b>Gateway Ref ID:</b> | IGAKLKDXK0          | <b>Method:</b>          | State Bank of India NB    |
| <b>Payment Status:</b> | Successful          | <b>Payment Ref. No:</b> | 2000240896/3/2021         |

[Query No\*/Query Year]

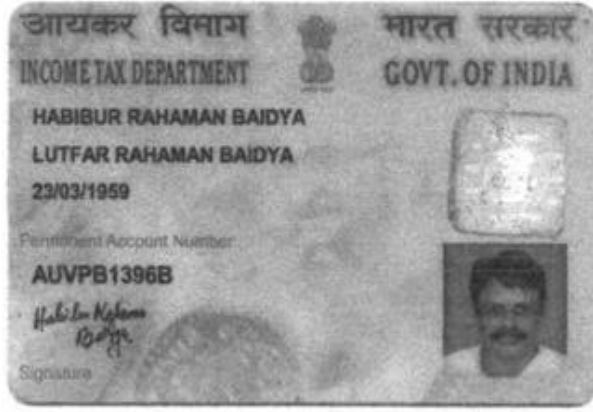
**Depositor Details**

|                           |                                |
|---------------------------|--------------------------------|
| <b>Depositor's Name:</b>  | FARID ALI LASKAR               |
| <b>Address:</b>           | VILL-FARIDPUR,P.O - MALLICKPUR |
| <b>Mobile:</b>            | 9748054026                     |
| <b>EMail:</b>             | maidulislam889@gmail.com       |
| <b>Contact No:</b>        | 9748054026                     |
| <b>Depositor Status:</b>  | Buyer/Claimants                |
| <b>Query No:</b>          | 2000240896                     |
| <b>On Behalf Of:</b>      | Mr Nizam Laskar                |
| <b>Identification No:</b> | 2000240896/3/2021              |
| <b>Remarks:</b>           | Sale, Sale Document            |

**Payment Details**

| Sl. No.      | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)   |
|--------------|-------------------|------------------------------------------|--------------------|--------------|
| 1            | 2000240896/3/2021 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 66691        |
| 2            | 2000240896/3/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 14343        |
| <b>Total</b> |                   |                                          |                    | <b>81034</b> |

**IN WORDS: EIGHTY ONE THOUSAND THIRTY FOUR ONLY.**



*Habibur Rahaman Baidya,*



ভারত সরকার

Unique Identification Authority of India

Government of India

চালিকাভুক্তির আইডি / Enrollment No. : 1040/20724/53158

To  
Habibur Rahaman Baidya  
হাবিবুর রহমান বৈদ্য  
NEAR GANIMA ROAD STATE BANK ATM  
Malikpur(c1)  
Mallickpore, South 24 Parganas  
West Bengal - 700145

23/06/2015



KH464249091FT

46424909



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2104 9083 8319**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



হাবিবুর রহমান বৈদ্য  
Habibur Rahaman Baidya  
পিতা : লুৎফার রহমান বৈদ্য  
Father : Lutfar Rahaman Baidya

জন্মতারিখ / DOB: 23/03/1959  
পুরুষ / Male

**2104 9083 8319**



আধার - সাধারণ মানুষের অধিকার

*Habibur Rahaman Baidya*

  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 JTK1601467




নির্বাচকের নাম : বৈদ্য হাবিবার রহমান  
 Elector's Name : Baidya Habibar Rahman  
 পিতার নাম : লুৎফার  
 Father's Name : Lutfar  
 লিঙ্গ / Sex : পুং / M  
 জন্ম তারিখ : XX / XX / 1959  
 Date of Birth : XX / XX / 1959

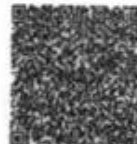
JTK1601467

ঠিকানা:  
 বনিমা মল্লিকপুর বারুইপুর দক্ষিণ 24 পরগণা  
 700145  
 Address:  
 Ganima Mallikpur Baruipur South 24  
 Parganas 700145

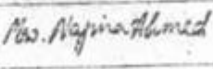
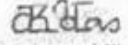
  
 Date: 28/07/2007  
 104-বারুইপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
 অধিকারিকের স্বাক্ষরের অনুকৃতি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 104-Baruipur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ঘোড়ার দিষ্টে নাম  
 তোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার  
 জন্য নির্দিষ্ট করে 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.

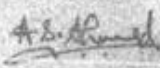
Hali' Nur Rahum Dafe



Maidul Islam

|                                                                                   |                                                                                   |                                                                                                                                                       |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER                                      | ACZPA6887E                                                                        |                                                                     |
|  | नाम /NAME<br>NAJMA AHMED                                                          |                                                                                                                                                       |
|                                                                                   | पिता का नाम /FATHER'S NAME<br>MOHAMMED WALIULLAH                                  |                                                                                                                                                       |
|                                                                                   | जन्म तिथि /DATE OF BIRTH<br>29-03-1944                                            |                                                                                                                                                       |
| हस्ताक्षर /SIGNATURE                                                              |  | <br>आयकर अधिकारी, प.नं. XI<br>COMMISSIONER OF INCOME-TAX, W.B. - XI |



|                                                                                                                                                                                                                                    |                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| आयकर विभाग<br>INCOME TAX DEPARTMENT<br>AZHAR SHOKUR AHMED<br>IQBAL AHMED<br>22/01/1979<br>Permanent Account Number<br>AFCPA2963D<br><br>Signature | भारत सरकार<br>GOVT. OF INDIA<br><br>10/02/21 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|



Farid ali Laskar

ভারত সরকার  
Government of India

ফরিদ আলি লস্কার  
Farid Ali Laskar  
পিতা : সৈয়দ আলি লস্কার  
Father : Saiyad Ali Laskar

জন্মতারিখ / DOB: 15/12/1978  
পুরুষ / Male

7075 5770 4711

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: মল্লিকপুর, ফরিদপুর  
মল্লিকপুর, দক্ষিণ ২৪ পরগণা  
পশ্চিম বঙ্গ

Address: MALLIKPUR,  
Faridpur, South 24  
Parganas, Mallickpore, West  
Bengal, 700145

7075 5770 4711

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Farid ali Laskar

  
ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন

IDENTITY CARD JTK3739349  
পরিচয় পত্র

Elector's Name Farid Ali Laskar  
নির্বাচকের নাম ফরিদ আলি লস্কার  
Father's Name Salyad Ali Laskar  
পিতার নাম সৈয়দ আলি লস্কার  
Sex M  
লিঙ্গ পুরুষ  
Age as on 1.1.2006 27  
১.১.২০০৬ এ বয়স ২৭

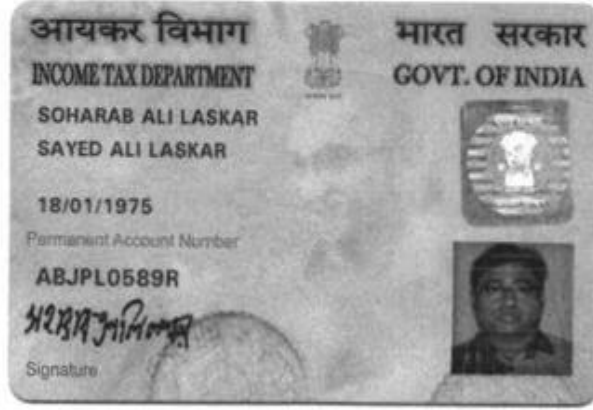
Address:  
Faridpur Mallikpur Barulpur South 24 Parganas 700145

ঠিকানা:  
ফরিদপুর মল্লিকপুর বারুলপুর দক্ষিণ ২৪ পরগণা ৭০০১৪৫



Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক  
Assembly Constituency: 104-Barulpur  
বিধানসভা নির্বাচন ক্ষেত্র: ১০৪-বারুলপুর  
District: South 24 Parganas জেলা: দক্ষিণ ২৪ পরগণা  
Date: 01.01.2006 তারিখ: ০১.০১.২০০৬

Farid ali Laskar



63021312 गमल लखन



ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 0000/00444/52455

To  
সোহরাব আলি লস্কার  
Sohrab Ali Laskar  
S/O: Saiyad Ali Laskar  
Faridpur School Math  
Faridpur  
Mallickpore  
Baruipur South 24 Parganas  
West Bengal 700145  
9831799385

08/10/2016  
84058781



MD840587816FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9920 8497 6706**

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India



সোহরাব আলি লস্কার  
Sohrab Ali Laskar  
জন্মতারিখ / DOB : 18/01/1975  
পুরুষ / Male



**9920 8497 6706**

আমার আধার, আমার পরিচয়

সোহরাব আলি লস্কার

  
**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

**IDENTITY CARD** JTK3739331  
পরিচয় পত্র

**Elector's Name** Soharab Ali Laskar

**নির্বাচকের নাম** সোহরাব আলি লস্কার

**Father's Name** Salyad Ali Laskar

**পিতার নাম** সৈয়দ আলি লস্কার

**Sex** M

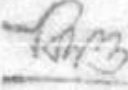
**লিঙ্গ** পুরুষ

**Age as on 1.1.2006** 29

**১.১.২০০৬ এ বয়স** ২৯

**Address:**  
Faridpur Mallikpur Baruiপুর South 24 Parganas 700145

**ঠিকানা:**  
ফরিদপুর মল্লিকপুর বারুইপুর দক্ষিণ ২৪ পরগণা ৭০০১৪৫



**Facsimile Signature**  
**Electoral Registration Officer**  
নির্বাচক নিবন্ধন অধিকারিক

**Assembly Constituency:** 104-Baruiপুর

**বিধানসভা নির্বাচন ক্ষেত্র:** ১০৪-বারুইপুর

**District:** South 24 Parganas **জেলা:** দক্ষিণ ২৪ পরগণা

**Date:** 06.04.2006 **তারিখ:** ০৬.০৪.২০০৬

৬৩৭২১৪৭ সোহরাব আলি লস্কার

## Major Information of the Deed

|                                         |                                                                                                                                      |                                                                       |            |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|------------|
| Deed No :                               | I-1611-01185/2021                                                                                                                    | Date of Registration                                                  | 09/02/2021 |
| Query No / Year                         | 1611-2000240896/2021                                                                                                                 | Office where deed is registered                                       |            |
| Query Date                              | 02/02/2021 12:33:24 PM                                                                                                               | 1611-2000240896/2021                                                  |            |
| Applicant Name, Address & Other Details | Nizam Laskar<br>Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 8777615968, Status :Advocate |                                                                       |            |
| Transaction                             |                                                                                                                                      | Additional Transaction                                                |            |
| [0101] Sale, Sale Document              |                                                                                                                                      | [4308] Other than Immovable Property, Agreement [No of Agreement : 1] |            |
| Set Forth value                         |                                                                                                                                      | Market Value                                                          |            |
| Rs. 14,25,000/-                         |                                                                                                                                      | Rs. 14,33,625/-                                                       |            |
| Stampduty Paid(SD)                      |                                                                                                                                      | Registration Fee Paid                                                 |            |
| Rs. 71,691/- (Article:23)               |                                                                                                                                      | Rs. 14,343/- (Article:A(1), E)                                        |            |
| Remarks                                 |                                                                                                                                      |                                                                       |            |

### Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Mallikpur, Pin Code : 700145

| Sch No        | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|---------------|-------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---------------------------------------------------------|
| L1            | RS-1002     | RS-347         | Bastu         | Shali   | 3.823 Dec    | 14,25,000/-             | 14,33,625/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| Grand Total : |             |                |               |         | 3.823Dec     | 14,25,000 /-            | 14,33,625 /-          |                                                         |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                      |  |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1     | <b>Najma Ahmed</b><br>Wife of Late Iqbal Ahmed 8/3A, Alipore Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx7E, Aadhaar No: 25xxxxxxxx4984, Status :Individual, Executed by: Attorney, Executed by: Attorney     |  |
| 2     | <b>Azhar Shokur Ahmed</b><br>Son of Late Iqbal Ahmed 8/3A, Alipore Park Road, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3D, Aadhaar No: 65xxxxxxxx8439, Status :Individual, Executed by: Attorney, Executed by: Attorney |  |
| 3     | <b>Farah Zaki Siddiqui</b><br>Wife of Imran Zaki Premises No - 27, Weston Street, P.O:- Bowbazar, P.S:- Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx2C, Aadhaar No: 36xxxxxxxx9761, Status :Individual, Executed by: Attorney, Executed by: Attorney |  |

**Buyer Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Farid Ali Laskar</b><br>Son of Saiyed Ali Laskar Alias Saiyad Ali Laskar Faridpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx4B, Aadhaar No: 70xxxxxxxx4711, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021<br>, Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Pvt. Residence   |
| 2     | <b>Soharab Ali Laskar</b><br>Son of Saiyed Ali Laskar Alias Saiyad Ali Laskar Faridpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx9R, Aadhaar No: 99xxxxxxxx6706, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021<br>, Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Pvt. Residence |

**Attorney Details :**

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                                |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Habibur Rahaman Baidya (Presentant )</b><br>Son of Late Lutfar Rahaman Baidya Mallickpur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx6B, Aadhaar No: 21xxxxxxxx8319 Status : Attorney, Attorney of : Najma Ahmed, Azhar Shokur Ahmed, Farah Zaki Siddiqui |

**Identifier Details :**

| Name                                                                                                                                                                 | Photo | Finger Print | Signature |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| <b>Maidul Islam</b><br>Son of Nur Mohammad Molla<br>Vill - Mirzapur, P.O:- Mallickpur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700145 |       |              |           |
| Identifier Of Farid Ali Laskar, Habibur Rahaman Baidya, Soharab Ali Laskar                                                                                           |       |              |           |

**Transfer of property for L1**

| SI.No | From                | To. with area (Name-Area)                                     |
|-------|---------------------|---------------------------------------------------------------|
| 1     | Najma Ahmed         | Farid Ali Laskar-0.637167 Dec,Soharab Ali Laskar-0.637167 Dec |
| 2     | Azhar Shokur Ahmed  | Farid Ali Laskar-0.637167 Dec,Soharab Ali Laskar-0.637167 Dec |
| 3     | Farah Zaki Siddiqui | Farid Ali Laskar-0.637167 Dec,Soharab Ali Laskar-0.637167 Dec |

**On 08-02-2021**

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

Presented for registration at 21:30 hrs on 08-02-2021, at the Private residence by Habibur Rahaman Baidya ,.

**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 14,33,625/-

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

Execution is admitted on 08/02/2021 by 1. Farid Ali Laskar, Son of Saiyed Ali Laskar Alias Saiyad Ali Laskar, Faridpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business, 2. Soharab Ali Laskar, Son of Saiyed Ali Laskar Alias Saiyad Ali Laskar, Faridpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business

Indetified by Maidul Islam, , Son of Nur Mohammad Molla, Vill - Mirzapur, P.O: Mallickpur, Thana: Baruipur, , South 24 -Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business

**Executed by Attorney**

Execution by Habibur Rahaman Baidya, , Son of Late Lutfar Rahaman Baidya, Mallickpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business as the constituted attorney of 1. Najma Ahmed 8/3A, Alipore Park Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, 2. Azhar Shokur Ahmed 8/3A, Alipore Park Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, 3. Farah Zaki Siddiqui Premises No - 27, Weston Street, P.O: Bowbazar, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700012 is admitted by him

Indetified by Maidul Islam, , Son of Nur Mohammad Molla, Vill - Mirzapur, P.O: Mallickpur, Thana: Baruipur, , South 24 -Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business



**Subhrangshu Shekhar Mandal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARUIPUR**  
**South 24-Parganas, West Bengal**

**On 09-02-2021**

**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 14,343/- ( A(1) = Rs 14,336/- ,E = Rs 7/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 14,343/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/02/2021 4:01PM with Govt. Ref. No: 192020210221899218 on 07-02-2021, Amount Rs: 14,343/-, Bank: SBI EPay ( SBlePay), Ref. No. 0235234726431 on 07-02-2021, Head of Account 0030-03-104-001-16

### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 71,691/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 66,691/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 934, Amount: Rs.5,000/-, Date of Purchase: 08/02/2021, Vendor name: S A Mondal

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2021 4:01PM with Govt. Ref. No: 192020210221899218 on 07-02-2021, Amount Rs: 66,691/-, Bank: SBI EPay ( SBlePay), Ref. No. 0235234726431 on 07-02-2021, Head of Account 0030-02-103-003-02



**Subhrangshu Shekhar Mandal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARUIPUR**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1611-2021, Page from 30853 to 30900**

**being No 161101185 for the year 2021.**



**(Subhrangshu Shekhar Mandal) 2021/02/10 01:35:35 PM**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. BARUIPUR**

**West Bengal.**

**(This document is digitally signed.)**