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

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Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 AUG 2021

Maidul Islam

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 31st day of August 2021;

BETWEEN

Fomil ali Laskar

(31/8/21) Fomil ali Laskar

M. S. Adv.

7872 31-08-2021

জন্মতার নাম Farid Ali Laskar
ভেঃ সাহাআলম মণ্ডল

Faridpur
P.S - Baruipur

ভেঃ
সোঃ এ ডি এস আর, বারুইপুর

জেলা- দক্ষিণ ২৪ পরগণা

কল্যাণ
5000.00



Identified by me
Nizamuddin Laskar
s/o- Late Golam Samdani Laskar
Khodar Bazar
P.O & P.S - Baruipur
Dist - 24 Parganas (South)
Kolkata - 700144
Occupation - Advocate


Addl. District Sub-Registrar
Baruipur, South 24 Parganas

31 AUG 2021

MAIDUL ISLAM, having PAN: ADAP16433Q, Aadhaar No. - 7154 1808 9383, Mobile No. 9748054026, son of Nur Mohammad Molla, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at Village - Mirzapur, P.O. - Mallickpur, P.S. - Baruipur, District - South 24-Parganas, Pin - 700145, hereinafter jointly and collectively called and referred to as the **VENDOR** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, successors, legal representatives, administrators, executors, nominees and/or assignees) of the **FIRST PART**.

AND

(1) **FARID ALI LASKAR**, having PAN: ACGPL3664B, Aadhaar No. 7075 5770 4711, Mobile No. 9831230578, son of Saiyed Ali Laskar also known as Saiyad Ali Laskar by faith - Islam, by occupation - Business, by Nationality - Indian, residing at Village - Faridpur, P.O. - Mallickpur, P.S. - Baruipur, District - South 24-Parganas, Pin - 7000145,
 (2) **SOHARAB ALI LASKAR**, having PAN: ABJPL0589R, Aadhaar No. 9920 8497 6706, Mobile No. 9836824785, son of Saiyed Ali Laskar also known as Saiyad Ali Laskar by faith - Islam, by occupation - Business, by Nationality - Indian, residing at Village - Faridpur, P.O. - Mallickpur, P.S. - Baruipur, District - South 24-Parganas, Pin-7000145, hereinafter called and referred to as the **PURCHASERS**

Farid ali Laskar

(which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, legal representatives, administrators, executors, nominees and/or assignees) of the **OTHER PART**.

- i) 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 05.166 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1014, R.S. Khatian No. 211, L.R. Khatian No. 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;
- ii) There after 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 successors and by virtue of the Mohammedan Law of Inheritance the said Iqbal Ahmed, Shakila Khatun, Sufia Khatun and Sadqua Khatun became the joint owners in respect of the property left by the deceased Suraiya Khatun in the following manner :-

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Sl. No.	Name	Share %	Area
1.	Iqbal Ahmed	40%	2.0667 decimal
2.	Shakila Khatun	20%	1.0333 decimal
3.	Sufia Khatun	20%	1.0333 decimal
4.	Sadequa Khatun	20%	1.0333 decimal

iii) 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 05.166 decimals more or less, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1014, R.S. Khatian No. 211, L.R. Khatian No. 709, 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;

iv) That by virtue of Mohammedan Law of Inheritance the said Shakila Khatun inherited **ALL THAT** piece and parcel of land, measuring about 01.0333 decimals more or less, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1014, R.S. Khatian No. 211, L.R. Khatian No. 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,

Fazid ali Loskar

West Bengal TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances from her predeceased sister Suraiya Khatun.

- v) 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 (05.166 + 01.0333) = 06.2 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1014, R.S. Khatian No. 211, L.R. Khatian Nos. 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.
- vi) The said Shakila Khatun during her life time gifted, donated and transferred **ALL THAT** piece and parcel of Shali land, measuring about (05.166 + 01.0333) = 06.2 decimals more or less along with other properties lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1014, R.S. Khatian No. 211, L.R. Khatian Nos. 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,

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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;

- viii) 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 (05.166 + 01.0333) = 06.2 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1014, R.S. Khatian No. 211, L.R. Khatian Nos. 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;

- D) 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 his legal heirs and successors and by virtue of a 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:-

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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

E) That by virtue of inheritance the said Najma Ahmed, Azhar Shokur Ahmed and Farah Zaki Siddiqui have become the joint and absolute owners in respect of **ALL THAT** undivided 25/32nd ($1/8^{\text{th}} + 7/16^{\text{th}} + 7/32^{\text{nd}} = 25/32^{\text{nd}}$) share in respect of **ALL THAT** piece and parcel of Shali land, measuring about 4.843 decimals more or less out of 6.20 decimals more or less out of 31 decimals, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1014, R.S. Khatian No. 211, L.R. Khatian Nos. 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 Panchayet, District - South 24-Parganas, West Bengal **TOGETHER WITH** all right, title and interest appertaining thereto free from all encumbrances.

F) The said Najma Ahmed, Azhar Shokur Ahmed and Farah Zaki Siddiqui along with the said Samira Ahmed decided to transfer the said larger land against valuable consideration and in pursuance thereto an Agreement for Sale dated 16.12.2016

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was executed by and between the said Najma Ahmed and others and one Habibur Rahaman Baidya in respect of the said larger land on the terms and conditions as inter-alia contained therein.

- G) That one Habibur Rahaman Baidya due to unavoidable circumstances failed to get the Sale Deed in respect of the said larger land registered in his favour and accordingly he approached the said Najma Ahmed and Ors. for transferring the said larger land unto and in favour of the vendor herein.
- H) That the said Najma Ahmed, Azhar Shokur Ahmed and Farah Zaki Siddiqui sold & transferred the land measuring 4.843 decimals more or less under R.S. Khatian No. 211, L.R. Khatian Nos. 709 and 757 to the vendor herein by a registered Sale deed recorded in Book No. I, Volume No. 1902-2020, Pages from 177084 to 177151, being Deed No. 03818, for the year 2020, which was registered on 19.10.2020 at the office of Additional Registrar of Assurances - II, Kolkata, against valuable consideration.
- I) That the Purchasers herein after coming to know about the intention of the Vendor herein approached the Vendor herein for sale of the schedule said land unto and in their favour at or for consideration of Rs. 4,12,500/- (Rupees Four Lakh Twelve Thousand Five Hundred) only for which the Vendor agreed and

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accordingly the Vendor herein has made the following representations which have been fully relied and belief by the Purchasers herein upto his satisfaction :-

- (i) That the Vendor is the full and absolute owner 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.
- (ii) 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 property and no material suppression has been made by the Vendor to the Purchasers.
- (iii) That there shall be no difficulty in the mutation of the name of the Purchasers as owner in the records of rights and other records of the concerned Block Land and Land Reforms Office and other government records in respect of the said land upon its purchase by the Purchasers.
- (iv) That save and except the Vendor, no other person have any right, title or interest in the said land or any part or share thereof and

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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.

- (v) That neither the Vendor nor any of the predecessors-in-title of the Vendor has 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.
- (vi) That no notice or claim has been received by the Vendor which would affect the ownership, user, enjoyment and transfer of the Vendor in respect of the said land.
- (vii) 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.
- (viii) 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 Vendor, no other person can claim any right title or interest whatsoever in the said land or any part thereof.
- (ix) That save those relating to sale of the said land to the Purchasers hereto, the Vendor has not dealt with or encumbered the said land in any manner nor entered upon any agreement or contract in respect thereof.

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- J) That being satisfied and assured with above representation the Purchasers herein have agreed to purchase the schedule land and the Vendor herein jointly entered into this Deed of Conveyance with the Purchasers herein accordingly:-

NOW THIS INDENTURE WITNESSES as follows:-

- I. That in pursuance to the aforesaid Agreement and in full consideration of the sum of Rs. 4,12,500/- (Rupees Four Lakh Twelve Thousand Five Hundred) only paid by the Purchasers to the Vendor at or before the execution of these presents the receipt whereof the Vendor admit and acknowledge. The Vendor herein do hereby sell, grant, convey, transfer, assign and assure unto in favour of the Purchasers herein **ALL THAT** piece and parcel of Shali land, measuring about 01 cottah more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1014, R.S. Khatian No. 211, L.R. Khatian Nos. 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

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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.

AND ALL estate, right, title, interest, use, possession claim or demand whatsoever of the Vendor 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 Vendor or any person or persons from the Vendor may procure the same without any action either at law or in equity **TO HAVE AND TO HOLD** own possess and 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 for ever free from all encumbrances, charges and claims.

II. THE VENDOR DO HEREBY JOINTLY COVENANT WITH THE PURCHASERS as follows:-

- a) Notwithstanding any act, deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor now has good right, full power and absolute authority to grant,

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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 Vendor or his predecessors-in-interest or title done or executed or knowingly suffered to the contrary the Vendor is 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.
- c) That notwithstanding any act deed matter or thing by the Vendor or any of them or their predecessors-in-title done omitted executed or knowingly permitted or suffered to the contrary the Vendor is 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;

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- d) And that the Vendor has 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 Vendor has 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;
- 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 lispensens uses debutters trusts acquisition requisition vesting prohibitions claims demands and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor and his predecessors-in-title;

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Farid ali Loskar

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- g) And that notwithstanding any act deed or thing by the Vendor or his 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 Vendor entire one hundred percent 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 Vendor 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 receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons 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 Vendor and all person or persons having or lawfully rightfully or equitably claiming as aforesaid and by and at the costs of the Vendor 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

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- 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

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covenants liens attachments bargadars lispendens uses
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demands and liabilities whatsoever or howsoever;

- i) And that the Vendor 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 Vendor 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 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 VENDOR DO AND 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

Famil ali Lashar

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 Vendor 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, 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 Vendor 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;

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- e) **AND THAT** the Vendor has 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 Vendor 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 Vendor no other person can claim any right 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 Vendor hereinabove, the Vendor 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 Vendor or in case any of the representation or assurances made and/or contained on the part of the Vendor 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 Vendor as security for the obligations and liabilities of the Vendor;

Farid ali Lashar

13/02/2021 - 24/02/2021

THE SCHEDULE ABOVE REFERRED TO:

(Description of the said land)

ALL THAT piece and parcel of Shali land, measuring about 01 cottah more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1014, R.S. Khatian No. 211, L.R. Khatian Nos. 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 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 is given below:-

R.S & L.R DAG NO	L.R KHATIAN NO	TOTAL SHARE AREA OF IQBAL AHMED	VENDOR AREA OF SHARE	PRESENT SALE AREA
1014	709	05.166 DECIMAL	4.843 DECIMALS	01 COTTAH
	757	1.0333 DECIMAL		
TOTAL =		6.1993 DECIMALS (M/L)	4.843 DECIMALS (M/L)	01 COTTAH (M/L)

The boundary of the Dag No. 1014 is given below:-

ON THE NORTH : By Partly by Dag Nos. 1003 and 1013;

ON THE SOUTH : By P.W.D. Road;

ON THE EAST : By Dag No 1015;

ON THE WEST : By Dag No. 1002.

Fonid ali Lashar

13/12/2021

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

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

Kolkata in presence of:

WITNESSES:

1. Nizamuddin Laskar
Khookar Bazar
P.O & P.S - Baruipur
Kol - 700144

Maidul Islam

2. Nurul Islam Laskar
Vill - Faridpur
P.O - Mallikpur
P.S - Baruipur
Kol - 700145

SIGNATURE OF THE VENDOR

Farid ali Laskar
631121311 - 2411111111

Drafted by me:

Nizamuddin Laskar

Nizamuddin Laskar

Advocate

Baruipur Civil Court

F/142/275/2012.

SIGNATURE OF THE PURCHASERS

Typed by:

Kabirul Anam
Kabirul Anam, Baruipur.

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchasers the within mentioned sum of Rs. 4,12,500/- (Rupees Four Lakh Twelve Thousand Five Hundred) only being the full and final consideration money as per Memo below :

M E M O

DATE	RTGS UTR NO	BANK NAME & BRANCH NAME	AMOUNT (In Rs.)
21.08.2019	IOBAR52019082 100671446	Indian Overseas Bank New Market, Kolkata-700087.	4,12,500.00

WITNESSES:

1. Nizamuddin Laskar
Khodar Bazar
P.O & P.S - Baruipur
Kol- 700144

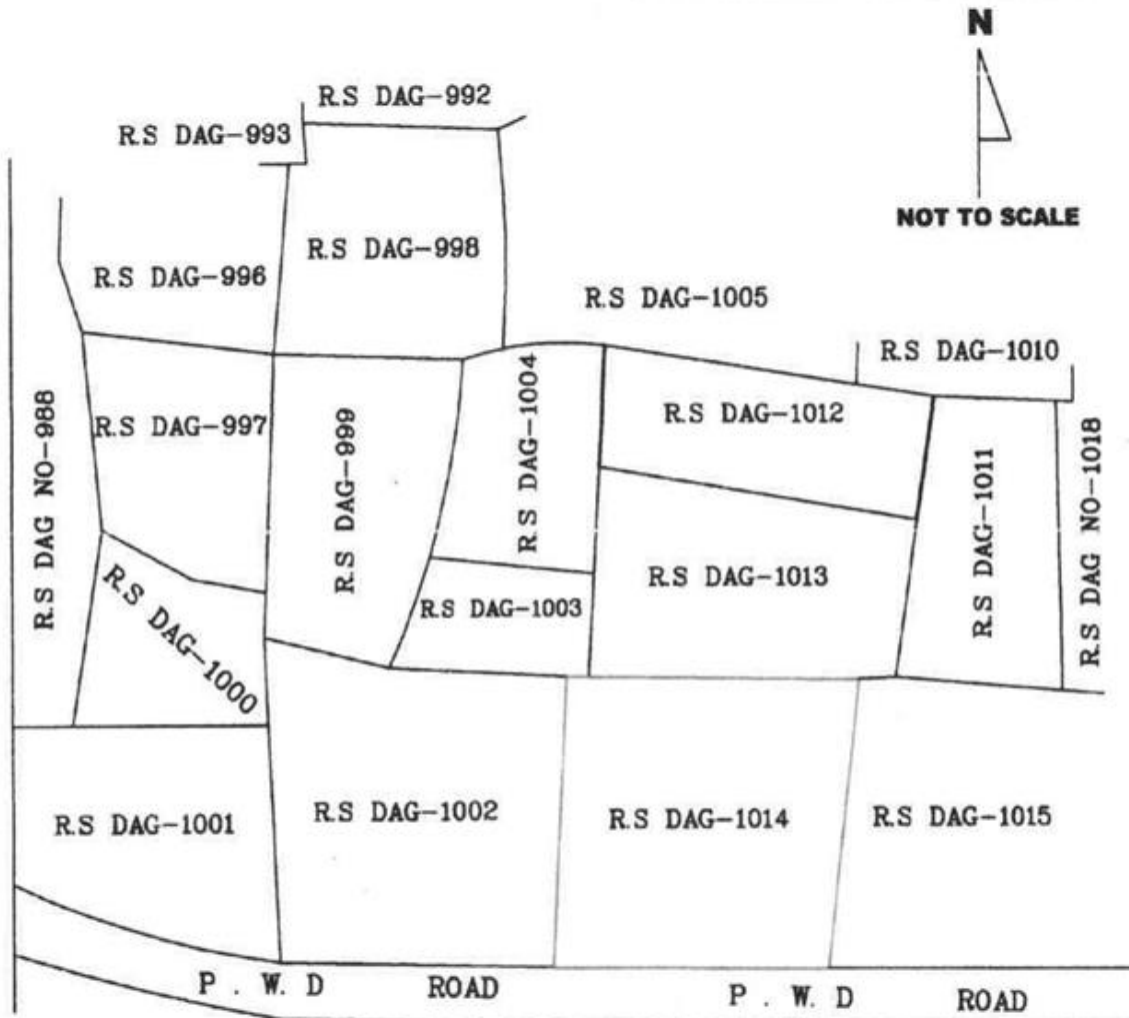
2. Nurul Islam Laskar
VII - Faridpur
P.O - Mallinpur
P.S - Baruipur
Kol - 700145

Maidul Islam

SIGNATURE OF THE VENDOR

**SITE PLAN IN R.S AND L.R DAG NO-1014, MOUZA-MALLIKPUR
J.L NO -10, P.S-BARUIPUR, DIST-24PGS(S). SOLD PLOT
MARKED BY RED BORDER.**

R.S & L.R DAG	AREA
1014	1.65 DECIMAL



DRAWN BY:-

Monirul Anam

MONIRUL ANAM

Surveyor

Vill.- Khoda P.S.- BaruiPUR

Regd. No.- 0948 of 1991

Maidul Islam

SIGNATURE OF VENDOR

 Maidul Islam		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
	Right hand					

NAME : MAIDUL ISLAM

SIGNATURE : Maidul Islam

 Farid ali Laskar		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
	Right hand					

NAME : FARID ALI LASKAR

SIGNATURE : Farid ali Laskar

 Soharab Ali Laskar		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
	Right hand					

NAME : SOHARAB ALI LASKAR

SIGNATURE : Soharab Ali Laskar



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

GRN Details

GRN:	192021220065908651	Payment Mode:	Online Payment
GRN Date:	31/08/2021 09:21:17	Bank/Gateway:	State Bank of India
BRN :	CKR2666422	BRN Date:	31/08/2021 09:08:24
Payment Status:	Successful	Payment Ref. No:	2001592280/2/2021
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	FARID ALI LASKAR
Address:	FARIDPUR BARUIPUR
Mobile:	8777615968
Depositor Status:	Buyer/Claimants
Query No:	2001592280
Applicant's Name:	Mr Nizam Laskar
Identification No:	2001592280/2/2021
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001592280/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	11716
2	2001592280/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	5576
Total				17292

IN WORDS: SEVENTEEN THOUSAND TWO HUNDRED NINETY TWO ONLY.



ভারত সরকার
Unique Identification Authority of India
Government of India

অসিকারকৃত আইডি / Enrollment No. : 1040/20673/88489

25/09/2014
To
Maidul Islam
মইদুল ইসলাম
Mirzapur
Akna Mirzapur
Mallickpore, South 24 Parganas
West Bengal - 700145



KH031524405FT

3152440



আপনার আধার সংখ্যা / Your Aadhaar No. :

7154 1808 9383

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

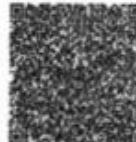
Government of India



মইদুল ইসলাম
Maidul Islam
পিতা : নূর মোহাম্মদ মোল্লা
Father : Nur Mohammad Molla

জন্মতারিখ / DOB: 07/09/1982
পুরুষ / Male

7154 1808 9383



আধার - সাধারণ মানুষের অধিকার

Maidul Islam


 ভারতের নির্বাচন কমিশন
 পশ্চিম পূর্ব
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 JTK2785517




নির্বাচকের নাম : Maidul Islam
 Elector's Name : মইদুল ইসলাম
 পিতার নাম : Nur Mohammad Molla
 Father's Name : নূর মহম্মদ মোল্লা
 লিঙ্গ/Sex : পুরুষ/M
 জন্ম তারিখ
 Date of Birth : XX/XX/1981

JTK2785517

ঠিকানা :
 মিরজাপুর, মালিকপুর, বারুইপুর, পশ্চিম ২৪ পরগণা ৭০০১৪৫

Address:
 Mirzapur, Mallickpur, Barupur, South 24 Parganas
 700145



Date: 12/04/2007

140-বারুইপুর পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 অধিকর্তার দায়িত্বে অনুমোদিত
 Facsimile Signature of the Electoral
 Registration Officer for
 140-Barupur Paschim Constituency

টিকান পরিবর্তন হলে নতুন টিকানায় যেতে হবে এবং সেখানে ৬ একটি
 পত্রের নতুন একটি পত্রিকায় পত্রের জন্য নির্দিষ্ট করে এই
 পত্রিকায় পত্রটি উত্তোলন 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.

Maidul Islam



Maidul Islam

ভারত সরকার
Government of India

ফরিদ আলি লসকার
Farid Ali Laskar
পিতা : সৈয়দ আলি লসকার
Father : Saiyed Ali Laskar

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

7075 5770 4711

আখার - 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 303 1547

hapt@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 Saiyad Ali Laskar

পিতার নাম সৈয়দ আলি লস্কার

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 27

১.১.২০০৬ এ বয়স ২৭

Address:
Faridpur Mallikpur Baruipur South 24 Parganas 700145

ঠিকানা:
ফরিদপুর মল্লিকপুর বারুইপুর দক্ষিণ ২৪ পরগণা ৭০০১৪৫



Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 104-Baruipur

বিধানসভা নির্বাচন ক্ষেত্র : ১০৪-বারুইপুর

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

Date: 06.01.2006 **তারিখ:** ০৬.০১.২০০৬

Farid ali Laskar



Farid ali Laskar



ভারত সরকার
Unique Identification Authority of India
Government of India

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

To
সোহারাব আলি লস্কর
Soharab Ali Laskar
S/O: Saliyad Ali Laskar
Faridpur School Math
Faridpur
Mallickpore
Baruipur South 24 Parganas
West Bengal 700145
9831799385



MD840587816FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

9920 8497 6706

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সোহারাব আলি লস্কর
Soharab Ali Laskar
জন্মতারিখ / DOB : 18/01/1975
বুকে / Male



9920 8497 6706

আমার আধার, আমার পরিচয়

সোহারাব আলি লস্কর


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 Malikipur Barulpur South 24 Parganas 700145

ঠিকানা:
ফরিদপুর মালিকপুর বারুলপুর দক্ষিণ ২৪ পরগণা ৭০০১৪৫



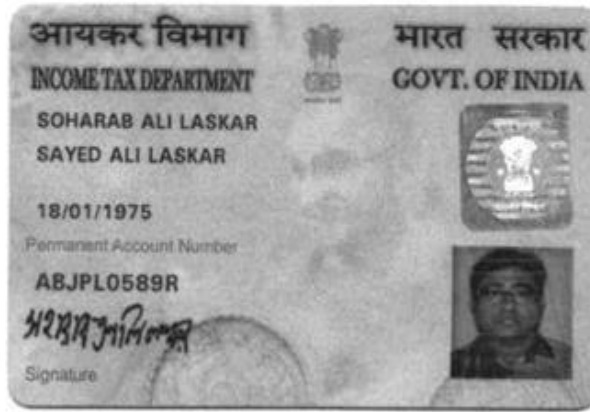
Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 104-Barulpur
বিধানসভা নির্বাচন কেন্দ্র: ১০৪-বারুলপুর

District: South 24 Parganas জেলা: দক্ষিণ ২৪ পরগণা

Date: 06.04.2006 তারিখ: ০৬.০৪.২০০৬

৬৩৮২৭৮৮ সোহরাব আলি লস্কার



63121212 गति लक्ष्मी



ভারত সরকার
Unique Identification Authority of India
Government of India

ভাগিকাকৃতির আই ডি / Enrollment No.: 1040/20410/92522

To
নিজামুদ্দিন লস্কর
Nizamuddin Laskar
Khodar Bazar
Baruipur
Baruipur South 24 Parganas
West Bengal 700144
182205985
ML822059859FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4561 1256 7487

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



নিজামুদ্দিন লস্কর
Nizamuddin Laskar
পিতা : গোলাম সামদানি লস্কর
Father : Golam Samdani Laskar
জন্মতারিখ / DOB : 15/01/1983
পুরুষ / Male



4561 1256 7487

আধার - সাধারণ মানুষের অধিকার

Nizamuddin Laskar

(Live Data As On 31/08/2021,14:20:39)

জে.এল নং (J.L No.): 10 থানা (P.S.): বারুইপুর

Plot No. দাগ নং	Classification শ্রেণী	Total Area of the Plot(Acre) জমির মোট পরিমাণ(একর)	Plot Map দাগের ম্যাপ
1014	শালি	0.31	Click Here

Khatian No. খতিয়ান নং	Owner Name রায়তের নাম	Father/Husband পিতা/স্বামী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
122	ইকবাল আমেদ	আব্দুল সুকুর	0.3333	0.1100	Nil
709	সাকিলা খাতুন	মহঃ জালালউদ্দিন	0.1664	0.0500	Nil
716	সাদেকা খাতুন	আব্দুল সুকুর	0.0085	0.0000	Nil
730	সুফিয়া খাতুন	সলিল রায়	0.0088	0.0000	Nil
757	সুরাইয়া খাতুন	আব্দুল গহর	0.0753	0.0200	Nil
5147	মোমরেজ আলি মোল্লা	মহব্বত আলি মোল্লা	0.0868	0.0300	Nil
5206	মুসা করিম সরদার	আলি হোসেন সরদার	0.2330	0.0700	Nil
5207	সালাউদ্দিন মোল্লা	মোসারফ আলি মোল্লা	0.0868	0.0300	Nil

Major Information of the Deed

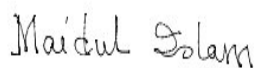
Deed No :	I-1611-05777/2021	Date of Registration	31/08/2021
Query No / Year	1611-2001592280/2021	Office where deed is registered	
Query Date	24/08/2021 8:32:36 PM	1611-2001592280/2021	
Applicant Name, Address & Other Details	Nizam Laskar Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 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. 4,12,500/-		Rs. 5,56,875/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 16,716/- (Article:23)		Rs. 5,576/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: MALLIKPUR, Mouza: Mallikpur, JI No: 10, 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-1014	RS-211	Bastu	Shali	1 Katha	4,12,500/-	5,56,875/-	Property is on Road Adjacent to Metal Road,
Grand Total :					1.65Dec	4,12,500 /-	5,56,875 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Maidul Islam (Presentant) Son of Nur Mohammad Molla Executed by: Self, Date of Execution: 31/08/2021 , Admitted by: Self, Date of Admission: 31/08/2021 ,Place : Office			
		31/08/2021	LTI 31/08/2021	31/08/2021
	Mirzapur, City:- , 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.:: ADxxxxxx3Q, Aadhaar No: 71xxxxxxxx9383, Status :Individual, Executed by: Self, Date of Execution: 31/08/2021 , Admitted by: Self, Date of Admission: 31/08/2021 ,Place : Office			

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Farid Ali Laskar Son of Saiyed Ali Laskar Alias Saiyad Ali Laskar Executed by: Self, Date of Execution: 31/08/2021 , Admitted by: Self, Date of Admission: 31/08/2021 ,Place : Office	Photo  31/08/2021	Finger Print  LTI 31/08/2021	Signature  31/08/2021
	Son of Saiyed Ali Laskar Alias Saiyad Ali Laskar Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx4B, Aadhaar No: 70xxxxxxxx4711, Status :Individual, Executed by: Self, Date of Execution: 31/08/2021 , Admitted by: Self, Date of Admission: 31/08/2021 ,Place : Office			
2	Name Soharab Ali Laskar Son of Saiyed Ali Laskar Alias Saiyad Ali Laskar Executed by: Self, Date of Execution: 31/08/2021 , Admitted by: Self, Date of Admission: 31/08/2021 ,Place : Office	Photo  31/08/2021	Finger Print  LTI 31/08/2021	Signature  31/08/2021
	Son of Saiyed Ali Laskar Alias Saiyad Ali Laskar Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ABxxxxxx9R, Aadhaar No: 99xxxxxxxx6706, Status :Individual, Executed by: Self, Date of Execution: 31/08/2021 , Admitted by: Self, Date of Admission: 31/08/2021 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Nizamuddin Laskar Son of Late Golam Samdani Laskar Khodarbazar, City:- , P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144	 31/08/2021	 31/08/2021	 31/08/2021
Identifier Of Maidul Islam, Farid Ali Laskar, Soharab Ali Laskar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Maidul Islam	Farid Ali Laskar-0.825 Dec, Soharab Ali Laskar-0.825 Dec

On 31-08-2021

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.

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

Presented for registration at 12:50 hrs on 31-08-2021, at the Office of the A.D.S.R. BARUIPUR by Maidul Islam ,Executant.

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 5,56,875/-

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

Execution is admitted on 31/08/2021 by 1. Maidul Islam, Son of Nur Mohammad Molla, Mirzapur, P.O: Mallickpur, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business, 2. Farid Ali Laskar, Son of Saiyed Ali Laskar Alias Saiyad Ali Laskar, Faridpur, P.O: Mallickpur, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business, 3. Soharab Ali Laskar, Son of Saiyed Ali Laskar Alias Saiyad Ali Laskar, Faridpur, P.O: Mallickpur, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business

Indetified by Nizamuddin Laskar, , , Son of Late Golam Samdani Laskar, Khodarbazar, P.O: Baruiপুর, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,576/- (A(1) = Rs 5,569/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 5,576/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2021 9:22AM with Govt. Ref. No: 192021220065908651 on 31-08-2021, Amount Rs: 5,576/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR2666422 on 31-08-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 16,716/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 11,716/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 7872, Amount: Rs.5,000/-, Date of Purchase: 31/08/2021, Vendor name: S MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2021 9:22AM with Govt. Ref. No: 192021220065908651 on 31-08-2021, Amount Rs: 11,716/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR2666422 on 31-08-2021, 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 156628 to 156668

being No 161105777 for the year 2021.



(Subhrangshu Shekhar Mandal) 2021/09/02 03:18:08 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)