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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.

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

01 APR 2022

NAJMA AHMED
represented by her
constituted attorney -
Maidul Islam

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 31st day of March, in the year 2022,

BETWEEN

নং 9480 তার 31-03-2022

ক্রোতার নাম Tesminara Khatun

Faridpur Ganima Rd,

ভেঃ সানোওয়াজ মণ্ডল

ভেঃ ~~Munim~~ Khatun

P.S. Baruipur

মোঃ- এ ডি এস আর, বারুইপুর

জেলা- দক্ষিণ ২৪ পরগণা

মূল্য 5000/- 00



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স্বাক্ষরিত ও প্রমাণিত
তার ৩০/০৩/২০২২
অতিরিক্ত সচিব
জমিদারি ও মালিকানা বিভাগ
কলকাতা



Addl. District Sub-Registrar
Baruipur, South 24 Parganas

01 APR 2022

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

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NAJMA AHMED, having PAN: ACZPA6887E, 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, represented by her Registered constituted Power Of Attorney holder being Book No - 1, Volumn No. 1903-2020, Pages from 215419 to 215449, being Deed No. 04613, which was registered on 19.10.2020 at the office of Additional Registrar Of Assurance - III **MAIDUL ISLAM**, having PAN: ADAP16433Q, Voter Id. Card No. - JTK2785517, Mobile No. 9748054026, son of Late 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 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 her respective heirs, successors, legal representatives, administrators, executors, nominees and/or assignees) of the **FIRST PART**.

AND

JESMINARA KHATUN, having PAN: AFDPI5238Q, Voter Id. Card No. - TYK0048991, Mobile No. 8240282220, wife of Maidul Islam, daughter of Imam Ali Molla, by faith - Islam, by occupation - Housewife, by Nationality - Indian, residing at Village - Faridpur, Ganima Road, P.O. - Mallickpur, P.S. - Baruipur, District - South 24-Parganas, Pin - 7000145, hereinafter called and referred to as the **PURCHASER**

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

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

- i. By a registered Deed of Conveyance dated 11.12.1957 registered in the Office of the Sub-Registrar Baruipur and recorded in Book No. I, Volume No. 91, Pages from 244 to 246, being No. 8248, one Sadhan Chandra Khanra as the Vendor therein sold, transferred and conveyed unto and in favour of one Manmatha Nath Ghosh the Purchaser therein **ALL THAT** piece or parcel of Shali land, measuring about 20 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1013, R.S. Khatian No. 416, 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 TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances;
- ii. The said Manmatha Nath Ghosh applied mutation before the concerned B.L & L.R.O at Baruipur, District - South 24 Parganas in respect of his shares relating to the said land and accordingly L.R Khatian No. 516 was issued by the concerned authority against Manmatha Nath Ghosh.

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- iii. After demise of the said Manmatha Nath Ghosh his four sons namely Nakul Chandra Ghosh, Gokul Chandra Ghosh, Anukul Chandra Ghosh and Kamal Chandra Ghosh became the joint and absolute owners in respect of the said land having undivided 1/4th share each therein;
- iv. By a registered Sale Deed (Bengali Kobala) dated 08.12.1989, registered in the Office of the A.D.S.R. Baruipur and recorded in Book No. I, Volume No. 91, Pages from 10 to 13, being Deed No. 6580 for the year 1989, the said Nakul Chandra Ghosh as the Vendor therein sold, transferred and conveyed unto and in favour of one Sk. Abul Kasem the Purchaser therein **ALL THAT** piece or parcel of Shali land, measuring about 05 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1013, R.S. Khatian No. 416, L.R Khatian No - 516, 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 **TOGETHER WITH** all right, title and interest appertaining thereto free from all encumbrances against the valuable consideration as mentioned therein;
- v. By a registered Sale Deed (Bengali Kobala) dated 02.12.1989, registered in the Office of the A.D.S.R. Baruipur and recorded in Book No. I, Volume No. 89, Pages from 177 to 180, being Deed No. 6481 for the year 1989, the said Gokul Chandra Ghosh, Anukul Chandra Ghosh and Kamal Chandra Ghosh as the Vendor therein

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jointly sold, transferred and conveyed unto and in favour of the said Sk. Abul Kasem the Purchaser therein **ALL THAT** piece or parcel of Shali land, measuring about 15 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1013, R.S. Khatian No. 416, L.R Khatian No - 516, 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 TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances against the valuable consideration as mentioned therein;

- vi. By virtue of the aforesaid sale transactions the said Sk. Abul Kasem became the sole, and absolute owner in respect of **ALL THAT** piece or parcel of Shali land, measuring about 20 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1013, R.S. Khatian No. 416, L.R Khatian No - 516, 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 TOGETHE WITH all right, title and interest appertaining thereto free from all encumbrances;
- vii. By a registered Sale Deed (Bengali Kobala) dated 12.01.1993, registered in the Office of the A.D.S.R. Baruipur and recorded in Book No. I, Volume No. 1, Pages from 203 to 208, being Deed No. 71 for the year 1993, the said Sk. Abul Kasem as the Vendor no. 2

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therein sold, transferred and conveyed unto and in favour of the Iqbal Ahmed as the Purchaser therein **ALL THAT** piece or parcel of Shali land, measuring about 20 decimals more or less, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1013, R.S. Khatian No. 416, L.R Khatian No – 516, 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 TOGETHER WITH all right, title and interest appertaining thereto free from all encumbrances against the valuable consideration as mentioned therein;

- viii. 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 survivors and by virtue of the Mohammedan Law 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 land having undivided share each herein and the details of the share as per Mohammedan Law 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

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- ix) Subsequently by a registered Deed of Gift dated 25.01.2017, registered in the Office of the District Sub-Registrar-IV, at Alipore and recorded in Book No. I, Volume No. 1604-2017 Pages from 8712 to 8739 being Deed No. 00285 for the year 2017, the said Farah Zaki Siddiqui and Azhar Shokur Ahmed as the Donors therein gifted, donated, transferred unto and in favour of their mother Najma Ahmed the Donee therein and the Vendor No. 1 herein **ALL THAT** undivided $21/32^{\text{nd}}$ ($7/32 + 7/16 = 21/32$) share in respect of the **ALL THAT** piece or parcel of Shali land, measuring about 13.125 decimals more or less out of 20 decimals, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1013, R.S. Khatian No. 416, L.R Khatian No - 516, 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 TOGETHER WITH all rights, title and interest appertaining thereto free from all encumbrances out of natural love and affection;
- x) By virtue of the aforesaid transaction I Najma Ahmed have become sole and absolute owner in respect of **ALL THAT** undivided $25/32^{\text{nd}}$ share in respect of **ALL THAT** piece or parcel of Shali land, measuring 15.625 decimals more or less out of 20 decimals, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1013, R.S. Khatian No. 416, L.R. Khatian No. 516,

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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 and for the sake of brevity hereinafter called and referred to as the said property and more fully described in the Schedule hereunder written.

- B) After becoming the absolute owner of the schedule land described hereunder, the said Najma Ahmed appointed **MAIDUL ISLAM**, having PAN: ADAP16433Q, 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, as constituted Attorney by a registered General Power of Attorney being Book No – 1, Volumn No.1903-2020, Pages from 215419 to 215449, being Deed No. 04613, which was registered on 19.10.2020 at the office of Additional Registrar Of Assurance – III.
- C) The said vendor represented by her attorney has 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 Purchaser herein against valuable consideration.

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- D) That the Purchaser herein after coming to know about the intention of the Vendor herein approached the attorney herein for sale of the said land unto and in her favour at or for consideration of Rs. 5,00,000/- (Rupees Five Lakhs) only for which the Vendor represented by her attorney jointly agreed and accordingly the Vendor herein has made the following representations which has been fully relied and belief by the Purchaser herein up to her satisfaction:-

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.

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 Vendor to the Purchaser.

- i. That there shall be no difficulty in the mutation of the name of the Purchaser 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 her purchase by the Purchaser.

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

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- vii. That save those relating to sale of the said land to the Purchaser 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.
- E) That being satisfied and assured with above representation the Purchaser herein has agreed to purchase the said land and the Vendor represented by her attorney herein entered into this Deed of Conveyance with the Purchaser 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. 5,00,000/- (Rupees Five Lakhs) only paid by the Purchaser to the present 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 Purchaser herein **ALL THAT** piece and parcel of Shali land, measuring about **4.881** (Four Point Eight Eight One) **decimals** or **02** (Two) **Katha 15** (Fifteen) **Chatak 11** (Eleven) **Sq.ft.** little more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1013, R.S. Khatian No. 416, L.R. Khatian No. 516, 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

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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.

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 Purchaser absolutely and forever free from all encumbrances, charges and claims.

- I. **THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER**
as follows:-

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- 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, 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 Purchaser in the manner aforesaid.
- b) Notwithstanding any act, deed matter or thing whatsoever by the Vendor or her predecessors-in-interest or title done or executed or knowingly suffered to the contrary the Vendor is lawfully and absolutely entitled her respective shares to the said land hereby granted, transferred or expressed or intended so to be unto and to the use of the Purchaser 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 her 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 Purchaser 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 her predecessors-in-title;

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- 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 her predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser 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 Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

III. **AND THE VENDOR DO AND EACH OF THEM DOTH HEREBY DECLARE AND ASSURE THE PURCHASER** 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 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;

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- g) And that notwithstanding any act deed or thing by the Vendor or her predecessor-in-title the land benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be comprised the Vendor's share in the Dag comprised in the said land without any remainder or residue and the Purchaser 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 Purchaser 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 covenants liens attachments bargadars, lispends, uses debutters, trusts, acquisition, requisition, alignment, claims, demands and liabilities whatsoever or howsoever;

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- 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 Purchaser in the manner aforesaid;
- e) **AND THAT** the Vendor has represented and assured to the Purchaser that there is no action, suit, appeal or litigation in respect of the said land or any part or share thereof pending or

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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 agreed to pay the entire market value of the said land at the material time and to indemnify and keep the Purchaser fully saved harmless and indemnified from and against all losses, damages, costs, claims, demands, action or proceeding that the Purchaser 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 Purchaser 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.

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THE SCHEDULE ABOVE REFERRED TO:

(Description of the said land)

ALL THAT piece and parcel of Shali land, measuring about **4.881** (Four Point Eight Eight One) **decimals** or **02** (Two) **Katha 15** (Fifteen) **Chatak 11** (Eleven) **Sq.ft.** little more or less out of 15.625 decimals more or less out of 20 decimals together with all easements rights, title, interest lying and situates at **Mouza – Mallickpur** and comprised in **R.S. & L.R. Dag No. 1013**, R.S. Khatian No. 416, **L.R. Khatian No. 516**, 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 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. 1013 is given below:-

R.S & L.R DAG NO.	R.S KHATIAN NO.	L.R KHATIAN NO.	TOTAL AREA OF IQBAL AHMED	TOTAL SHARE AREA OF THE VENDOR	PRESENT SALE AREA (In Decimal)
1013	416	516	20 DEC	15.625 DEC	4.881 DEC

And the boundary of the Dag No. 1013 is given below:-

ON THE NORTH : By Dag Nos. 1012;
ON THE SOUTH : By Dag No. 1014 & 1015;
ON THE EAST : By Dag No 1011;
ON THE WEST : By Partly by Dag Nos. 1003 and 1004.

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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 Purchaser.

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) *Nizamuddin Laskar*
S/o - Late Golam Samdani Laskar
Khadar Bazar
P.O & P.S - Baruipur, KOI-700144

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2) *Babai Das*
S/o - Thantu Das
Mahinagar, Sardarpara
P.S - Sonarpur
Dist - South 24 Parganas.

SIGNATURE OF THE VENDOR

Drafted by me:

Nizamuddin Laskar

Nizamuddin Laskar

Advocate

Baruipur Civil Court

F/142/275/2012.

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represented by her
constituted attorney -
Maidul Islam

21

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within mentioned sum of **Rs.5,00,000/-** (Rupees Five Lakhs) only being the full and final consideration money as per Memo below:

MEMO

DATE	CASH/ CHEQUE NO.	BANK AND BRANCH NAME	AMOUNT (IN RS.)
25.02.2022	BY CASH	--	1,90,000/-
31.03.2022	472309	STATE BANK OF INDIA KHASHMALLICK, KOL - 145	3,10,000/-
TOTAL - Rs.5,00,000/- (Rupees Five Lakhs) only			

NAJMA AHMED
represented by her
constituted attorney -

Maidul Islam

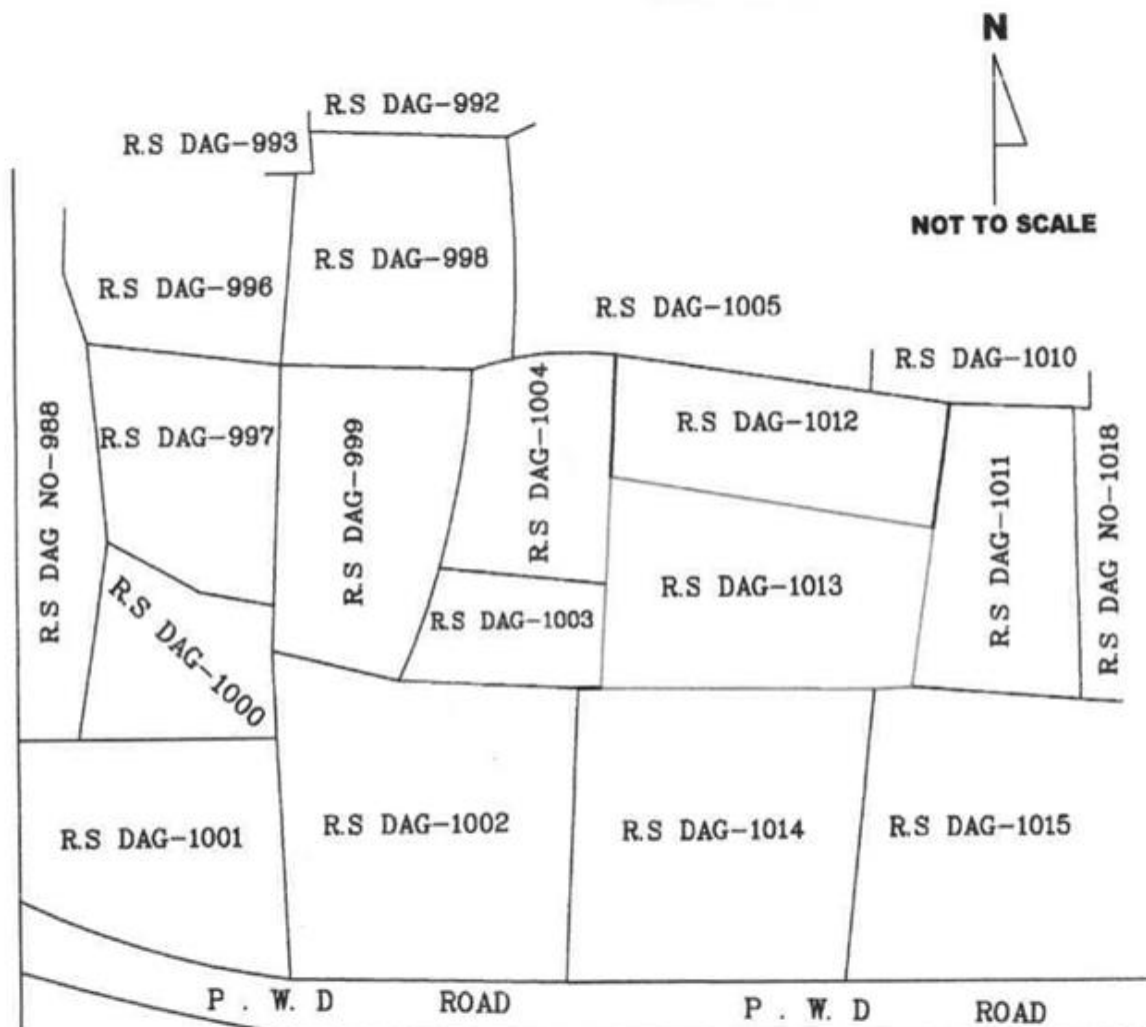
SIGNATURE OF THE VENDOR

WITNESSES:

1. Nizamuddin Laskar
S/o Late Golam Samdani Laskar
Khodar Bazar
P.O & P.S - Baruipura, Kol-700144
2. Babai Das
S/o - Jhantu Das
Mahinagar, Sardarpara
P.S - Sonarpur
Dist - South 24 Parganas.

SITE PLAN IN R.S AND L.R DAG NO-1013, MOUZA-MALLIKPUR
J.L NO -10, P.S-BARUIPUR, DIST-24PGS(S). SOLD PLOT
MARKED BY RED BORDER.

R.S & L.R DAG	AREA
1013	4.881 DECIMAL



DRAWN BY:-

Monirul Anam

MONIRUL ANAM
Surveyor

Vill.- Khodar Bazar, P.O.+P.S.- Barulpur
 Regd. No.- 0048 of 1991

Maidul Islam

SIGNATURE OF VENDOR

NAJMA AHMED.
 represented by her
 constituted attorney.

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

NAME : **MAIDUL ISLAM**

SIGNATURE : Maidul Islam

 Jesminara Khatun		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
Right hand						

NAME : **JESMINARA KHATUN**

SIGNATURE : Jesminara Khatun



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

GRN Details

GRN:	192022230000061891	Payment Mode:	Online Payment
GRN Date:	01/04/2022 11:05:07	Bank/Gateway:	State Bank of India
BRN :	CKT2902404	BRN Date:	01/04/2022 11:04:51
Payment Status:	Successful	Payment Ref. No:	2000997086/1/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	JESMINARA KHATUN
Address:	FARIDPUR BARUIPUR
Mobile:	8777615968
Depositor Status:	Buyer/Claimants
Query No:	2000997086
Applicant's Name:	Mr Nizam Laskar
Identification No:	2000997086/1/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000997086/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	27957
2	2000997086/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	10989
Total				38946

IN WORDS: THIRTY EIGHT THOUSAND NINE HUNDRED FORTY SIX ONLY.

Major Information of the Deed

Deed No :	I-1611-03600/2022	Date of Registration	01/04/2022
Query No / Year	1611-2000997086/2022	Office where deed is registered	
Query Date	29/03/2022 2:31:18 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
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. 5,00,000/-		Rs. 10,98,225/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 32,957/- (Article:23)		Rs. 10,989/- (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-1013	RS-516	Bastu	Shali	4.881 Dec	5,00,000/-	10,98,225/-	
Grand Total :					4.881Dec	5,00,000 /-	10,98,225 /-	

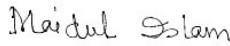
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature	
1	Najma Ahmed Wife of Late Iqbal Ahmed 8/3A, Alipore Park Road, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: acxxxxxx7e, Aadhaar No: 25xxxxxxxx4984, Status :Individual, Executed by: Attorney, Executed by: Attorney	

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Jesminara Khatun Wife of Maidul Islam Faridpur, City:- Not Specified, P.O:- Mallickpur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: afxxxxxx8q, Aadhaar No: 79xxxxxxxx8320, Status :Individual, Status : Not Executed

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Maidul Islam (Presentant) Son of Late Nur Mohammad Molla Date of Execution - 01/04/2022, , Admitted by: Self, Date of Admission: 01/04/2022, Place of Admission of Execution: Office	 Apr 1 2022 1:54PM	 LTI 01/04/2022	 01/04/2022
	Mirzapur, City:- Not Specified, 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 : Attorney, Attorney of : Najma Ahmed			

Identifier Details :

Name	Photo	Finger Print	Signature
Nizamuddin Laskar Son of Late Golam Samdani Laskar Khodar Bazar, City:- Not Specified, P.O:- Baruipur, P.S:-Baruipur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700144			
	01/04/2022	01/04/2022	01/04/2022
Identifier Of Maidul Islam			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Najma Ahmed	Jesminara Khatun-4.881 Dec

On 01-04-2022

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 12:04 hrs on 01-04-2022, at the Office of the A.D.S.R. BARUIPUR by Maidul Islam ,.

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 10,98,225/-

Executed by Attorney

Execution by Maidul Islam, , Son of Late Nur Mohammad Molla, Mirzapur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by profession Business as the constituted attorney of Najma Ahmed 8/3A, Alipore Park Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027 is admitted by him

Indetified by Nizamuddin Laskar, , , Son of Late Golam Samdani Laskar, Khodar Bazar, P.O: Baruipur, Thana: Baruipur, , 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 10,989/- (A(1) = Rs 10,982/- ,E = Rs 7/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 10,989/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/04/2022 11:07AM with Govt. Ref. No: 192022230000061891 on 01-04-2022, Amount Rs: 10,989/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT2902404 on 01-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 32,957/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 27,957/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 9480, Amount: Rs.5,000/-, Date of Purchase: 31/03/2022, Vendor name: S MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/04/2022 11:07AM with Govt. Ref. No: 192022230000061891 on 01-04-2022, Amount Rs: 27,957/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT2902404 on 01-04-2022, 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 1611-2022, Page from 97566 to 97594

being No 161103600 for the year 2022.



(Subhrangshu Shekhar Mandal) 2022/04/07 02:56:37 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)