

4463/2020

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38/8/20



पश्चिम बंगाल WEST BENGAL

AD 982881



2 - 1270374/2020

19/10/2020

After Consultation
through W.A. Adhikari
for the purpose of
the deed

13/11/20

Additional Registrar of Assurances-II
Kolkata Registration The above Sheet and the
endorsement of the 14 in this document
are the part of the document.

19 OCT 2020

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made on the 19th day of
October 2020;

BETWEEN

023099

13/10/2020

Sl. No.....Date.....

Name:.....

Add:.....

AMT.....100.....

13 OCT 2020

malay Shu.
Hbr.
city (in) count.
101-1

SOURMITRA CHANDRA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-7



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 OCT 2020



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

GRN: 19-202021-011120569-1

Payment Mode: Online Payment

GRN Date: 10/10/2020 16:54:11

Bank: State Bank of India

BRN: IK0ATBQIJ8

BRN Date: 10/10/2020 16:55:42

DEPOSITOR'S DETAILS

Id No.: 2001270374/5/2020

[Query No./Query Year]

Name: MAIDUL ISLAM

Contact No.: 9748054026

Mobile No.: +91 9748054026

E-mail: maidulislam889@gmail.com

Address: VILLMIRJAPURPO MALLICKPUR

Applicant Name: Mr Biswajit Paul

Office Name:

Office Address:

Status of Depositor: Buyer/Claimants

Purpose of payment / Remarks: Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001270374/5/2020	Property Registration- Stamp duty	0030-02-103-003-02	453433
2	2001270374/5/2020	Property Registration- Registration Fees	0030-03-104-001-16	111448

Total

564879

In Words: Rupees Five Lakh Sixty Four Thousand Eight Hundred Seventy Nine only

(1) **NAJMA AHMED**, having PAN: ACZPA6887E, wife 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, (2) **AZHAR SHOKUR AHMED**, having PAN: AFCPA2963D, 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, daughter of Late Iqbal Ahmed and wife of Mr. Imran Zaki Siddiqui, by faith – Islam, by occupation – Housewife, by Nationality – Indian, residing at Premises No. 27, Weston Street, P.O. – Bowbazar, P.S. – Bowbazar, Kolkata – 700012, 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**.

Mrs. Najma Ahmed.
Azhar Shokur Ahmed

AND

Maidul Islam
Habibul Rahim Bha

HABIBUR RAHAMAN BAIDYA, having PAN: AUVPB1396B, son of Late Lutfar Rahaman Baidya, by faith – Islam, by occupation – Business by Nationality – Indian, residing at Village and Post Office – Mallickpur, P.S. – Baruipur, District – South 24-Parganas, Pin – 700145, hereinafter called and referred to as the **CONFIRMING PARTY** (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, legal representatives, administrators, executors, nominees and/or assignees) of the **SECOND PART**.

A N D

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

Mrs. Najma Ahmed.
Azhar Shukur Ahmed.

Maidul Islam
Habibur Rahaman Baidya

RECITAL:**A) Devolution of title in respect of Dag No. 1004:-**

- i) By virtue of inheritance from the ancestors one Iqbal Ahmed became the sole and absolute owner in respect of **ALL THAT** piece or parcel of Shali land, measuring about 04 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1004, R.S. Khatian No. 436, L.R. Khatian No. 122, 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 **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 or parcel of Shali land, measuring about 02 decimals more or less, lying and situates at Mouza -

Maidul Islam

Mrs. Nafisa Ahmed.

Abbas Shukur Ahmed

Farah Zaki

Hali'ur Rahman Bujar

Mallickpur and comprised in R.S. & L.R. Dag No. 1004, R.S. Khatian No. 436, 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;

- iii) 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 Sadequa Khatun became the joint owners in respect of the property left by the deceased Suraiya Khatun in the following manner:-

Sl. No.	Name	Share %	Area
1.	Iqbal Ahmed	40%	0.8 decimal
2.	Shakila Khatun	20%	0.4 decimal

Mrs. Nazia Ahmed.
Azhar Shokur Ahmed.

Maidul Islam
Habibur Rahman Buz.

Sl. No.	Name	Share %	Area
3.	Sufia Khatun	20%	0.4 decimal
4.	Sadequa Khatun	20%	0.4 decimal

iv) That by virtue of Mohammedan Law of Inheritance the said Iqbal Ahmed has inherited from his sister Suraiya Khatun **ALL THAT** piece or parcel of land, measuring about 0.8 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1004, R.S. Khatian No. 436, 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.

v) By virtue of inheritance from the ancestors one Shakila Khatun became the sole and absolute owner in respect of **ALL THAT** piece or parcel of Shali land, measuring about 02 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1004, R.S.

Mrs. Napia Ahmed,
Azhar Shokur Ahmed -

Maidul Islam

Shakila Khatun

Khatian No. 436, 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;

- vi) That by virtue of Mohammedan Law of Inheritance the said Shakila Khatun inherited **ALL THAT** piece or parcel of land, measuring about 0.4 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1004, R.S. Khatian No. 436, 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 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

Mrs. Najma Ahmed.
 Azhar Shokur Ahmed.
 Farah Zaki

Maidul Islam
 Hali Anwar Rahman Bilya

ALL THAT piece or parcel of land, measuring about (02+0.4)= 02.4 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1004, R.S. Khatian No. 436, 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.

- viii) The said Shakila Khatun during her life time gifted, donated and transferred **ALL THAT** piece or parcel of Shali land, measuring about (02+0.4)= 02.4 decimals more or less along with other properties lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1004, R.S. Khatian No. 436, 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

Mrs. Najma Ahmed.

Azhar Shaker Ahmed -

Maidul Islam

Mahir Rahman Bha.

interest appertaining thereto free from all encumbrances unto and in favour of her brother Iqbal Ahmed by way of Oral Hiba forever;

- ix) By virtue of the aforesaid Oral Hiba the said Iqbal Ahmed has become the sole and absolute owner of **ALL THAT** piece or parcel of Shali land, measuring about $(02+0.4)= 02.4$ decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1004, R.S. Khatian No. 436, 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;

- x) By virtue of the aforesaid inheritance and Oral Hiba the said Iqbal Ahmed has become the sole and absolute owner of **ALL THAT** piece or parcel of Shali land, measuring about $(04+0.8+02.4) = 07.2$ decimals more or less out of 12 decimals lying and situates at Mouza - Mallickpur and

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shaker Ahmed

Habibul Rahman Bule

comprised in R.S. & L.R. Dag No. 1004, R.S. Khatian No. 436, 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;

B) Devolution of title in respect of Dag No. 1011:-

- i) By virtue of inheritance from the ancestors one Iqbal Ahmed became the sole and absolute owner in respect of **ALL THAT** piece or parcel of Shali land, measuring about 05.334 decimals more or less, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1011, R.S. Khatian No. 547, L.R. Khatian No. 122, 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 **ALONG**

WITH other properties;

Mrs. Nayma Ahmed.

Maidul Islam

Azhar Shokur Ahmed & Halim Rahman Bha.

- ii) By virtue of inheritance from the ancestors one Suraiya Khatun became the sole and absolute owner in respect of **ALL THAT** piece or parcel of Shali land, measuring about 02.666 decimals more or less, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1011, R.S. Khatian No. 547, 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;
- iii) 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 Sadequa Khatun became the joint owners in respect of the property left by the deceased Suraiya Khatun in the following manner :-

Mrs. Najma Ahmed.
 Ashar Shokur Ahmed .

Maidul Islam
 Hafizur Rahman Bulja .

Sl. No.	Name	Share %	Area
1.	Iqbal Ahmed	40%	1.0664 decimal
2.	Shakila Khatun	20%	0.5332 decimal
3.	Sufia Khatun	20%	0.5332 decimal
4.	Sadequa Khatun	20%	0.5332 decimal

- iv) That by virtue of Mohammedan Law of Inheritance the said Iqbal Ahmed has inherited from his sister Suraiya Khatun **ALL THAT** piece or parcel of land, measuring about 01.0664 decimals more or less, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1011, R.S. Khatian No. 547, 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.

- v) By virtue of inheritance from the ancestors one Shakila Khatun became the sole and absolute owner in respect of **ALL THAT** piece or parcel of Shali land, measuring about

Mrs. Najma Ahmed.

Maidul Islam

Asher Shaker Ahmed. Habi Nur Rahman Baly

02.666 decimals more or less, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1011, R.S. Khatian No. 547, 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;

- vi) That by virtue of Mohammedan Law of Inheritance the said Shakila Khatun inherited **ALL THAT** piece or parcel of land, measuring about 0.5332 decimals more or less, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1011, R.S. Khatian No. 547, 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 from her predeceased sister Suraiya Khatun.

Mrs. Najma Ahmed.
Azhar Shoker Ahmed.

Maidul Islam
Haji Mir Rahman Buge.

vii) That by virtue of Mohammedan Law of Inheritance the said Shakila Khatun has become the sole and absolute owner of **ALL THAT** piece or parcel of land, measuring about $(02.666 + 0.5332) = 03.1992$ decimals more or less, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1011, R.S. Khatian No. 547, 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.

viii) The said Shakila Khatun during her life time gifted, donated and transferred **ALL THAT** piece or parcel of Shali land, measuring about $(02.666 + 0.5332) = 03.1992$ decimals more or less along with other properties lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1011, R.S. Khatian No. 547, 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,

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shukur Ahmed . Hafeezur Rahman Durrani.

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;

- ix) By virtue of the aforesaid Oral Hiba the said Iqbal Ahmed has become the sole and absolute owner **ALL THAT** piece or parcel of Shali land, measuring about (02.666 + 0.5332) = 03.1992 decimals more or less, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag No. 1011, R.S. Khatian No. 547, 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;

- x) By virtue of the aforesaid inheritance and Oral Hiba the said Iqbal Ahmed became the sole and absolute owner of **ALL THAT** piece or parcel of Shali land, measuring about (05.334

Mrs. Najma Ahmed. *Maidul Islam*
Azhar Shaker Ahmed *Abul Kalam Azad*
Tarab Kati

+ 01.0664 + 03.1992) = 09.6 decimals more or less out of 16 decimals lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag No. 1011, R.S. Khatian No. 547, 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;

C) **Devolution of title in respect of Dag No. 1014:-**

- i) By virtue of inheritance from the ancestors one Iqbal Ahmed became the sole and absolute owner in respect of **ALL THAT** piece or parcel of Shali land, measuring about 10.333 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. 122, 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

Mrs. Najma Ahmed.

Azhar Shukur Ahmed.

Maidul Islam

Habibul Rahman Bha.

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 or 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;

- iii) 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

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shokar Ahmed . Hafizul Rehman Bdg.

respect of the property left by the deceased Suraiya Khatun
in the following manner :-

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

- iv) That by virtue of Mohammedan Law of Inheritance the said Iqbal Ahmed has inherited from his sister Suraiya Khatun **ALL THAT** piece or parcel of land, measuring about 02.0667 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.

Mrs. Najia Ahmed.

Maidul Islam

Azhar Shukur Ahmed.

Habibur Rahman

v) By virtue of inheritance from the ancestors one Shakila Khatun became the sole and absolute owner in respect of **ALL THAT** piece or 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;

vi) That by virtue of Mohammedan Law of Inheritance the said Shakila Khatun inherited **ALL THAT** piece or 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, West Bengal TOGETHER WITH all

Mrs. Najma Ahmed.
Azhar Shaker Ahmed
Farah Lata

Maidul Islam
Habibur Rahman Beg

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 or 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.

- viii) The said Shakila Khatun during her life time gifted, donated and transferred **ALL THAT** piece or 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.

Mrs. Najma Ahmed.
Ashraf Shaker Ahmed
Fareh Zaki

Maidul Islam

Habibur Rahim Bepi

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 unto and in favour of her brother Iqbal Ahmed by way of Oral Hiba forever;

- ix) By virtue of the aforesaid Oral Hiba the said Iqbal Ahmed has become the sole and absolute owner of **ALL THAT** piece or 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;

Mrs. Najma Ahmed.
Azhar Shoker Ahmed.

Maidul Islam
Hali'ur Rahman Baf

x) By virtue of the aforesaid inheritance and Oral Hiba the said Iqbal Ahmed has become the sole and absolute owner of **ALL THAT** piece or parcel of Shali land measuring about (10.333 + 02.0667 + 06.2) = 18.6 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. 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 along with other properties and for the sake of brevity hereinafter called and referred to as the said larger land;

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

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shokur Ahmed.

Farah Zaki Siddiqui

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:-

Sl. No	Name	Relation	Share
1	Najma Ahmed	Widow	1/8 th
2	Azhar Shokur Ahmed	Son	7/16 th
3	Farah Zaki Siddiqui	Daughter	7/32 nd
4	Samirah Ahmed	Daughter	7/32 nd

- E) 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 25/32nd ($1/8^{\text{th}} + 7/16^{\text{th}} + 7/32^{\text{nd}} = 25/32^{\text{nd}}$) share in respect of **ALL THAT** piece or parcel of Shali land, measuring about 27.657 decimals more or less out of 35.4 decimals out of 59 decimals, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag Nos. 1004, 1011 and 1014, R.S. Khatian Nos. 436, 547 and 211, L.R. Khatian Nos. 122, 709 and 757, J.L. No. 10, R.S. No. 124,

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shokur Ahmed

Farah Zaki Siddiqui

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 land and more fully described in the Schedule hereunder written.

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

- G) That the said 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

Mrs. Najma Ahmed.

Azhar Shokur Ahmed

Maidul Islam

Habibur Rahaman Baidya

approached the said Najma Ahmed and Ors. for transferring the said larger land unto and in favour of the Purchaser herein.

H) That the said Najma Ahmed, Azhar Shokur Ahmed and Farah Zaki Siddiqui 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.

I) That the Purchaser herein after coming to know about the intention of the Vendors and the Confirming Party herein approached the Vendors and the Confirming Party herein for sale of the said land unto and in his favour at or for consideration of Rs.73,25,000/- (Rupees Seventy Three Lakh Twenty Five Thousand) only for which the Vendors and the Confirming Party jointly agreed and accordingly the Vendors herein have made the following representations which have been fully relied and belief by the Purchaser herein upto his

satisfaction :-

Mrs. Najma Ahmed.
Azhar Shokur Ahmed.

Maidul Islam
Habibul Rahman Bep

- (i) 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.
- (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 Purchaser.
- (iii) 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 its purchase by the Purchaser.
- (iv) That save and except the Vendors and the Confirming Party

no other person have any right, title or interest in the said

Mrs. Najma Ahmed.

Maidul Islam

Aghar Shokur Ahmed

Hafiz Amir Rahn Buz

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.

- (v) 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.
- (vi) That no notice or claim has been received by the Vendors and the Confirming Party which would affect the ownership, user, enjoyment and transfer of the Vendors 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

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shoker Ahmed

Hafizur Rahman Bujar

nor sent any notice in respect thereof and that save and except the Vendors and the Confirming Party 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 Purchaser hereto, the Vendors and the Confirming Party have not dealt with or encumbered the said land in any manner nor entered upon any agreement or contract in respect thereof.
- J) That being satisfied and assured with above representation the Purchaser herein has agreed to purchase the said land and the Vendors and the Confirming Party herein jointly entered into this Deed of Conveyance with the Purchaser 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.73, 25,000/- (Rupees Seventy Three Lakh Twenty Five Thousand) only paid by the Purchaser to the Vendors and the confirming Party at or before the execution of these

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shukur Ahmed

Habibul Rahim Bujar

presents the receipt whereof the Vendors and the confirming Party admit and acknowledge. The Vendors/ Confirming Party herein do hereby jointly sell, grant, convey, transfer, assign and assure unto in favour of the Purchaser herein **ALL THAT** piece or parcel of Shali land, measuring about 27.657 decimals more or less, lying and situates at Mouza - Mallickpur and comprised in R.S. & L.R. Dag Nos. 1004, 1011 and 1014, R.S. Khatian Nos. 436, 547 and 211, 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,

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shukur Ahmed

Habibul Rahman Bujar

title and interest appertaining thereto free from all encumbrances whatsoever.

AND ALL estate, right, title, interest, use, possession claim or demand whatsoever of the Vendors/Confirming Party 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/Confirming Party or any person or persons from the Vendors/Confirming Party 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 for ever free from all encumbrances, charges and claims.

II. THE VENDORS/CONFIRMING PARTY DO HEREBY JOINTLY COVENANT WITH THE PURCHASER as follows:-

- a) Notwithstanding any act, deed or thing by the Vendors/Confirming Party done executed or knowingly suffered to the

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shaker Ahmed

Abul Kalam Azad

contrary the Vendors/Confirming Party 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 Purchaser in the manner aforesaid.

- b) Notwithstanding any act, deed matter or thing whatsoever by the Vendors/Confirming Party or his predecessors-in-interest or title done or executed or knowingly suffered to the contrary the Vendors/Confirming Party 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 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 Vendors or any of them or their predecessors-in-title done omitted executed or knowingly permitted or suffered to the

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shokar Ahmed

Mahidur Rahman

contrary the Vendors and the Confirming Party 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 and the Confirming Party 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

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shokeer Ahmed *Habibur Rahman*

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 Vendors and the Confirming Party 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 the Confirming Party and their predecessors-in-title;

- g) And that notwithstanding any act deed or thing by the Vendors and the Confirming Party or their predecessor-in-title the land benefits and rights hereby granted sold

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shaker Ahmed *Farah Roshan Beg*

conveyed transferred assigned and assured or expressed or intended so to be comprise the Vendors entire one hundred percent 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 Vendors 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 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

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shaker Ahmed

Habib ur Rashid Bhatti

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 lispendens uses debutters trusts acquisition requisition alignment claims demands and liabilities whatsoever or howsoever;

- i) And that the Vendors and the Confirming Party 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 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.

Mrs. Najma Ahmed.

Maidul Islam

Agha Shokur Ahmed Afari'ur Rahman Buz

III. **AND THE VENDORS AND THE CONFIRMING PARTY 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 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;

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shukur Ahmed

Hafizur Rahman Borge,

- 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 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 Purchaser in the manner aforesaid;

Mrs. Najma Ahmed.

Maidul Islam

Aghar Shokur Ahmed .

Habibul Rahman Bujar .

Jarrah Zaki

- e) **AND THAT** the Vendors have 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 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 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 Purchaser fully saved harmless and indemnified from and against all losses damages costs claims demands action or proceeding that the

Mrs. Najma Ahmed.

Maidul Islam

Azhar Shaker Ahmed

Hafizur Rahman Buz

Purchaser 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 Purchaser 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 or parcel of Shali land, measuring about 27.657 decimals more or less, lying and situates at Mouza – Mallickpur and comprised in R.S. & L.R. Dag Nos. 1004, 1011 and 1014, R.S. Khatian Nos. 436, 547 and 211, 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 and the same is more fully and particularly shown in the annexed Map or Plan verged with RED colour

Mrs. Najma Ahmed.

Maidul Islam

Agha Shokur Ahmed

Habibur Rahman Buj

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:-

S.L NO.	R.S & L.R DAG NO	L.R KHATIAN NO	TOTAL SHARE AREA OF IQBAL AHMED	PRESENT SALE AREA
1	1004	122	04 DECIMAL	05.625 DECIMAL
		709	02 DECIMAL	
		757	01.2 DECIMAL	
2	1011	122	05.334 DECIMAL	07.5 DECIMAL
		709	02.666 DECIMAL	
		757	01.6 DECIMAL	
3	1014	122	10.333 DECIMAL	14.532 DECIMAL
		709	05.116 DECIMAL	
		757	03.1 DECIMAL	
TOTAL =			35.4 DECIMAL	27.657 DECIMAL

And the boundary of the Dag No. 1004 is given below:-

ON THE NORTH : By Partly Dag Nos. 998 and 1005;

ON THE SOUTH : By Dag No. 1003;

Mrs. Najma Ahmed.

Maidul Islam

Ahmad Shokur Ahmed

Hafizur Rahman Biji

ON THE EAST : By Partly by Dag Nos. 1012 and 1013;
ON THE WEST : By Dag No. 999.

The boundary of the Dag No. 1011 is given below:-

ON THE NORTH : By Dag No 1010;
ON THE SOUTH : By Dag No 1015;
ON THE EAST : By Dag No 1018;
ON THE WEST : By Partly by Dag Nos. 1012 and 1013.

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.

IN ALL THAT the Vendors/Confirming Party have been in possession of the said property and that possession thereof has already been delivered by the Vendors/Confirming Party to the Purchaser.

Mrs. Najma Ahmed.
Azhar Shoker Ahmed

Maidul Islam
Habibur Rahim Bispl

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. Imran Zaki
27, Westa Street
Kolkata - 700012

1. Mrs. Najma Ahmed.

2. Aghaz Shokur Ahmed.

3. Farah Zaki

SIGNATURE OF THE VENDORS

2. Kamal Khan
5, Sumer Ang Tugler
84
Kolkata

Habibur Rahman Bulya

**SIGNATURE OF THE CONFIRMING
PARTY**

Maidul Islam

SIGNATURE OF THE PURCHASER

Drafted by me:

M. Saha
Advocate
City Civil Court, Calcutta
WB/120/2001

MEMO OF CONSIDERATION

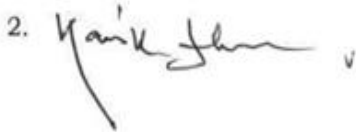
RECEIVED of and from the within-named Purchaser the within mentioned sum of Rs.52,50,000/- (Rupees Fifty Two Lakh Fifty Thousand) only being the full and final consideration money as per Memo below :

M E M O

S.L NO.	DATE	RTGS NO	UTR	BANK NAME & BRANCH NAME	PAID TO	AMOUNT (In Rs.)
1	14-08-2019	SBINR52019081400120520603241		State Bank Of India Subhashgram Kolkata-700146.	Azhar Shokur Ahmed	30,31,875.00
2	14-08-2019	SBINR52019081400124249603242		State Bank Of India Subhashgram Kolkata-700146.	Najma Ahmed	6,49,687.50
3	16-08-2019	SBINR52019081600061104603243		State Bank Of India Subhashgram Kolkata-700146	Farah Zaki Siddiqui	10,00,000.00
4	22-08-2019	SBINR52019082200047931603244		State Bank Of India Subhashgram Kolkata-700146.	Farah Zaki Siddiqui	5,15,937.50
5	Deduction Of TDS				Azhar Shokur Ahmed	30,625.00
6	Deduction Of TDS				Najma Ahmed	6,562.50
7	Deduction Of TDS				Farah Zaki Siddiqui	15,312.50
TOTAL = (Rupees Fifty Two Lakh Fifty Thousand) only						52,50,000.00

WITNESSES:

1. Imran Zaki
27, Weston Street
Kolkata - 700012

2. 

1. Mrs. Najma Ahmed.

2. Azhar Shokur Ahmed.

3. Farah Zaki

SIGNATURE OF THE VENDORS

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within mentioned sum of Rs.20,75,000/- (Rupees Twenty Lakh Seventy Five Thousand) only being the full and final consideration money as per Memo below :

M E M O

S.L NO	DATE	CHEQUE NO	BANK NAME & BRANCH NAME	AMOUNT (In Rs.)
1	06-12-2016	00006	HDFC BANK BARUIPUR,KOL- 144	9,00,000.00
2	06-12-2016	00007	HDFC BANK BARUIPUR,KOL- 144	6,75,000.00
3	18-02-2017	000040	HDFC BANK BARUIPUR,KOL- 144	5,00,000.00
TOTAL =				20,75,000.00

(Rupees Twenty Lakh Seventy Five Thousand) only

WITNESSES:

1. *Inwon Laki*
27, Weston Street
Kolkata - 700012

2.

Ali'ur Rahim Budge.

**SIGNATURE OF THE CONFIRMING
PARTY**

SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Mrs. Najma Ahmed</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Azhar Shukur Ahmed</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



<i>Farah Latif</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

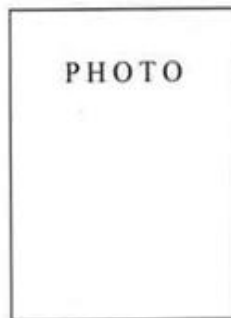


<i>Hafiz Nur Rahman Bhai</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

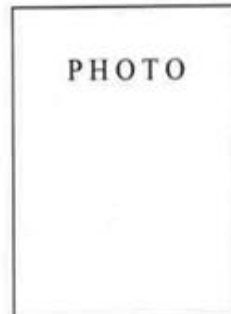
SPECIMEN FORM FOR TEN FINGERPRINTS



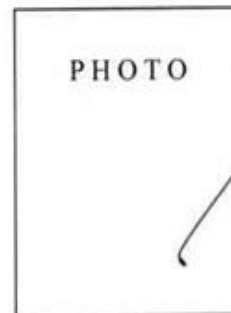
Maideul Islam	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



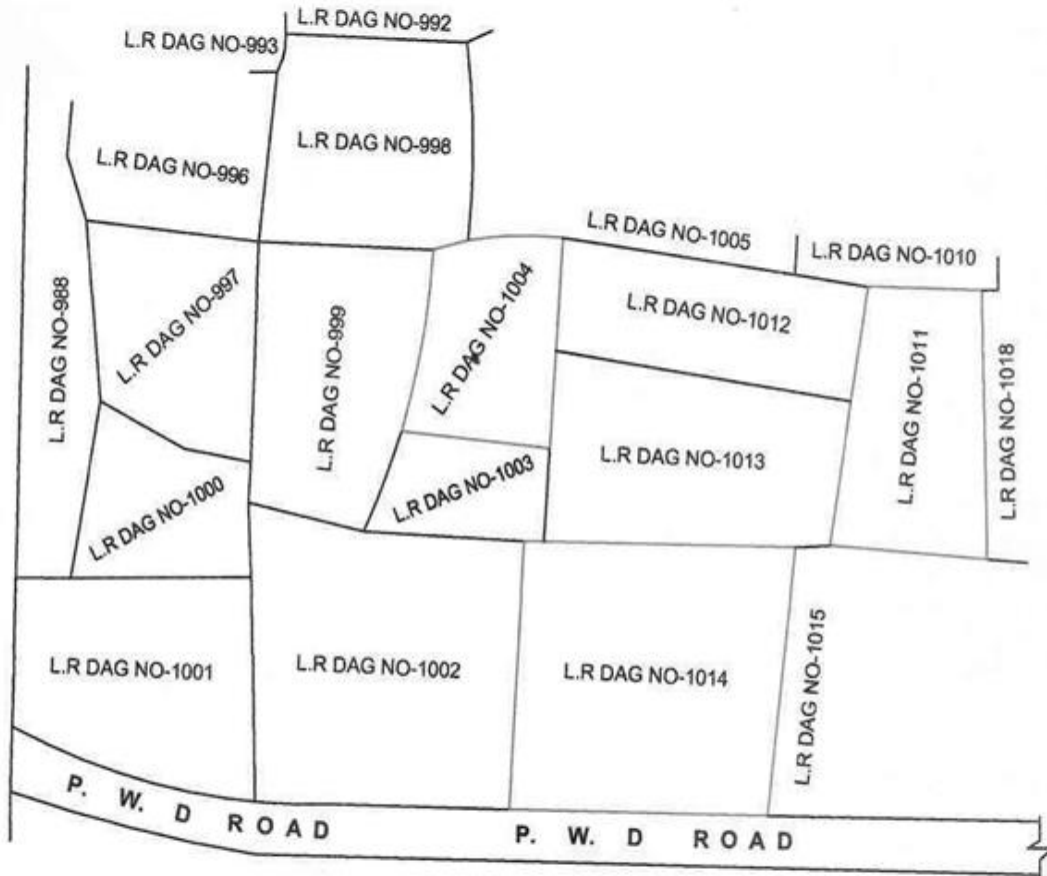
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PLAN SHOWING R.S AND L.R DAG NOS.1004,1011 AND 1014 AT MOUZA MALLICKPUR
J.L NO-10, POLICE STATION- BARUIPUR, DISTRICT- SOUTH 24 PARGANAS

NOT TO SCALE



R.S AND L.R DAG NO	LAND AREA (IN DECIMAL)
1004	05.625 DECIMAL
1011	07.5 DECIMAL
1014	14.532 DECIMAL
TOTAL	27.657 DECIMAL



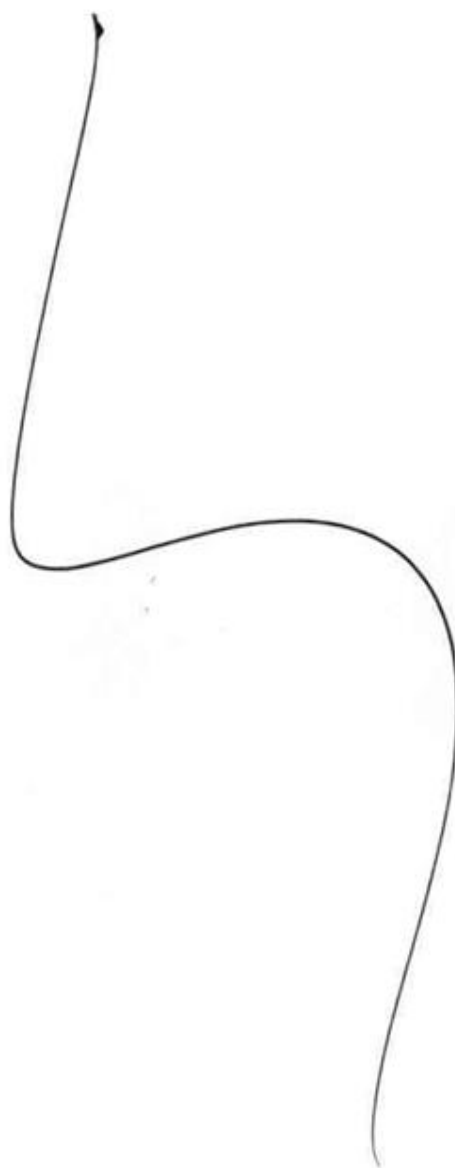
Habibur Rahman Dey
SIGNATURE OF THE CONFIRMING PARTY

Maidul Islam
SIGNATURE OF THE PURCHASER

Mrs. Nayma Ahmed.
SIGNATURE OF VENDER NO-1

Agha Shukur Ahmed
SIGNATURE OF VENDER NO-2

Farah Zaki
SIGNATURE OF VENDER NO-3

A large, handwritten mark, possibly a signature or a stylized letter, is drawn in the center of the page. It consists of a single continuous line that starts with a small upward tick, curves to the left, then sweeps around to the right and finally curves back down towards the center.



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

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

To
Habibur Rahaman Baidya
হাবিবুর রহমান বৈয়াক
23/06/2015
NEAR GANIMA ROAD STATE BANK ATM
Mallickpur(ct)
Mallickpore, South 24 Parganas
West Bengal - 700145



KH464249091FT

46424909



আপনার আধার সংখ্যা / Your Aadhaar No. :

2104 9083 8319

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



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

জন্মতারিখ / DOB: 23/03/1959

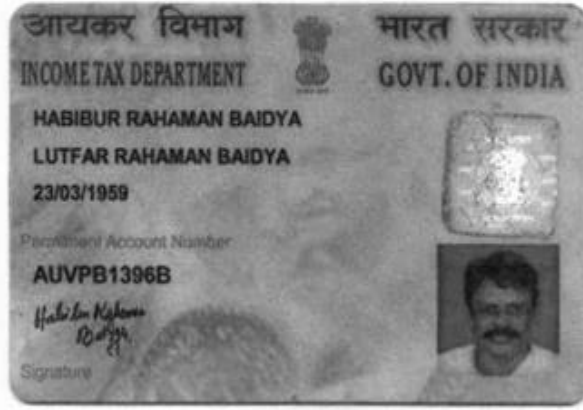
পুরুষ / Male

2104 9083 8319



আধার - সাধারণ মানুষের অধিকার

Habibur Rahaman Baidya



Habibur Rahman Baidya



ভারতীয় পরিচয় পরিদপ্তর

ভারত সরকার
Unique Identification Authority of India
Government of India

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

To
Maidul Islam
মইদুল ইসলাম
Mirzapur
Alna Mirzapur
Mallickpore, South 24 Parganas
West Bengal - 700145

25/09/2014



KH031524405FT

3152440



আপনার আধার সংখ্যা / Your Aadhaar No. :

7154 1808 9383

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

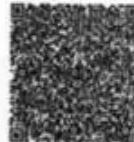
Government of India



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

ELECTION COMMISSION OF INDIA
भारत निर्वाचन आयोग

IDENTITY CARD
चुने का पहचान कार्ड

Electors Name Kaushik Hossain
चुने का नाम काउशिक हॉसन

Father's Name Sanwar Ustagar
पिता का नाम सनवर उस्तागर

Sex M
लिंग पुरुष

Age as on 1.1.2000 20
1.1.2000 के दिन की उम्र 20

Kaushik Hossain

Address
पता
 S. N. ROAD, COURAH-HATRA, DISTRICT KOLKATA
 कोलकाता

Signature
हस्ताक्षर
 [Signature]

Facsimile Signature
Electoral Registration Officer
संविदा संकेत

Assembly Constituency 140 - Coochpur
संसदीय क्षेत्र 140 - कोचपुर

District Kolkata
जिला कोलकाता

Date 22.08.2001
दिनांक 22.08.2001



Azhar Shokur Ahmed



आयकर विभाग
INCOME TAX DEPARTMENT
AZHAR SHOKUR AHMED



भारत सरकार
GOVT. OF INDIA

IQBAL AHMED

22/01/1979

Permanent Account Number

AFCPA2963D

A.S. Ahmed

Signature



23062015

Azhar Shokur Ahmed.

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, भूखंडी स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल कोलोनी, नज़्म बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mintri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



Azhar Shokur Ahmed.



आयकर विभाग
INCOME TAX DEPARTMENT
AZHAR SHOKUR AHMED



भारत सरकार
GOVT. OF INDIA

IQBAL AHMED

22/01/1979

Permanent Account Number

AFCPA2963D

A. S. Ahmed

Signature



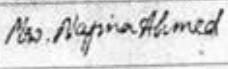
20002015

Azhar Shokur Ahmed

इस कार्ड को खोने / खोने पर सूचना सूचित करें / लौटाने:
आयकर सेवा सेवा इकाई, एनएसडीएल
5वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/3,
मोडल कॉलोनी, नज़्द बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/3,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8060, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौरिंग्ही बस्पाघर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the Issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Mrs. Najma Ahmed.

 भारत सरकार
GOVERNMENT OF INDIA

 नजमा अहमद
Najma Ahmed
DOB: 29-03-1944
Gender: Female



2504 0419 4984

आधार - आम आदमी का अधिकार

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

8/3a, अलिपोर पार्क रोड, अलिपोर
4 ईस्ट, 8, कोलकाता, पश्चिम बंगाल, 700027

Address:
8/3a, Allpore Park Road, Allpore
H.o, Kolkata, West Bengal, 700027



 1947
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001

Mrs. Najma Ahmed.

Major Information of the Deed

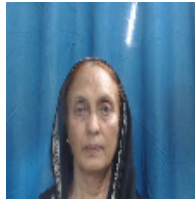
Deed No :	I-1902-03818/2020	Date of Registration	19/10/2020
Query No / Year	1902-2001270374/2020	Office where deed is registered	
Query Date	05/10/2020 2:15:26 PM	1902-2001270374/2020	
Applicant Name, Address & Other Details	Biswajit Paul P-16, CIT Road,Thana : Phool Bagan, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874673130, Status :Seller/Executant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 20,75,000/-]		
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 90,68,250/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 4,53,533/- (Article:23)	Rs. 1,11,530/- (Article:A(1), E.)		
Remarks			

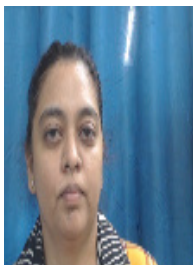
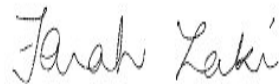
Land Details :

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-1004	RS-122	Bastu	Shali	5.625 Dec	1,00,000/-	17,43,750/-	Width of Approach Road: 2 Ft.,
L2	RS-1011	RS-709	Bastu	Shali	7.5 Dec	1,50,000/-	18,75,000/-	Width of Approach Road: 2 Ft.,
L3	RS-1014	RS-757	Bastu	Shali	14.532 Dec	50,000/-	54,49,500/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			27.657Dec	3,00,000 /-	90,68,250 /-	
	Grand Total :				27.657Dec	3,00,000 /-	90,68,250 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Najma Ahmed Wife of Late Iqbal Ahmed Executed by: Self, Date of Execution: 19/10/2020 , Admitted by: Self, Date of Admission: 19/10/2020 ,Place : Office			
		19/10/2020	LTI 19/10/2020	19/10/2020

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 Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/10/2020 , Admitted by: Self, Date of Admission: 19/10/2020 ,Place : Office				
2	Name Azhar Shokur Ahmed Son of Late Iqbal Ahmed Executed by: Self, Date of Execution: 19/10/2020 , Admitted by: Self, Date of Admission: 19/10/2020 ,Place : Office	Photo  19/10/2020	Finger Print  LTI 19/10/2020	Signature  19/10/2020
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 Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/10/2020 , Admitted by: Self, Date of Admission: 19/10/2020 ,Place : Office				
3	Name Farah Zaki, (Alias: FARAH ZAKI SIDDIQUI) Daughter of Late Iqbal Ahmed Executed by: Self, Date of Execution: 19/10/2020 , Admitted by: Self, Date of Admission: 19/10/2020 ,Place : Office	Photo  19/10/2020	Finger Print  LTI 19/10/2020	Signature  19/10/2020
27, Weston Street, P.O:- Bowbazar, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: BSxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/10/2020 , Admitted by: Self, Date of Admission: 19/10/2020 ,Place : Office				
4	Name Habibur Rahaman Baidya Son of Late Lutfer Rahaman Baidya Executed by: Self, Date of Execution: 19/10/2020 , Admitted by: Self, Date of Admission: 19/10/2020 ,Place : Office	Photo  19/10/2020	Finger Print  LTI 19/10/2020	Signature  19/10/2020
Village - 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 Not Provided by UIDAI, Status :Confirming Party, Executed by: Self, Date of Execution: 19/10/2020 , Admitted by: Self, Date of Admission: 19/10/2020 ,Place : Office				

Buyer 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: 19/10/2020 , Admitted by: Self, Date of Admission: 19/10/2020 ,Place : Office			
		19/10/2020	LTI 19/10/2020	19/10/2020
	Son of Nur Mohammad Molla Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/10/2020 , Admitted by: Self, Date of Admission: 19/10/2020 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kaushik Hossen Son of Late Sanwar Ustagar 5, Sonar Gouranga Temple Street, P.O:- Hatkhola, P.S:- Jorabagan, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700005			
	19/10/2020	19/10/2020	19/10/2020
Identifier Of Najma Ahmed, Azhar Shokur Ahmed, Farah Zaki, Habibur Rahaman Baidya, Maidul Islam			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Najma Ahmed	Maidul Islam-0.9 Dec
2	Azhar Shokur Ahmed	Maidul Islam-3.15 Dec
3	Farah Zaki	Maidul Islam-1.575 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Najma Ahmed	Maidul Islam-1.2 Dec
2	Azhar Shokur Ahmed	Maidul Islam-4.2 Dec
3	Farah Zaki	Maidul Islam-2.1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Najma Ahmed	Maidul Islam-2.32512 Dec
2	Azhar Shokur Ahmed	Maidul Islam-8.13792 Dec
3	Farah Zaki	Maidul Islam-4.06896 Dec

On 19-10-2020

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 18:25 hrs on 19-10-2020, at the Office of the A.R.A. - II KOLKATA by Maidul Islam ,Claimant.

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 90,68,250/-

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

Execution is admitted on 19/10/2020 by 1. Najma Ahmed, Wife of Late Iqbal Ahmed, 8/3A, Alipore Park Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Business, 2. Azhar Shokur Ahmed, Son of Late Iqbal Ahmed, 8/3A, Alipore Park Road, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by Profession Business, 3. Farah Zaki, Alias FARAH ZAKI SIDDIQUI, Daughter of Late Iqbal Ahmed, 27, Weston Street, P.O: Bowbazar, Thana: Bowbazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Muslim, by Profession House wife, 4. Habibur Rahaman Baidya, Son of Late Lutter Rahaman Baidya, Village - Mallickpur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business, 5. Maidul Islam, Son of Nur Mohammad Molla, Village - Mirzapur, P.O: Mallickpur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Muslim, by Profession Business

Indetified by Mr Kaushik Hossen, , , Son of Late Sanwar Ustagar, 5, Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,11,530/- (A(1) = Rs 90,682/- ,B = Rs 20,750/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 1,11,446/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/10/2020 4:55PM with Govt. Ref. No: 192020210111205691 on 10-10-2020, Amount Rs: 1,11,446/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ATBQIJ8 on 10-10-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,53,433/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 4,53,433/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23099, Amount: Rs.100/-, Date of Purchase: 13/10/2020, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/10/2020 4:55PM with Govt. Ref. No: 192020210111205691 on 10-10-2020, Amount Rs: 4,53,433/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ATBQIJ8 on 10-10-2020, Head of Account 0030-02-103-003-02



Abhijit Basu

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2020, Page from 177084 to 177151

being No 190203818 for the year 2020.



(Abhijit Basu) 2020/12/17 02:38:33 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)