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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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A.D.S.R. Bhargore  
S/24 Perganas

10 MAR 2023.

## DEED OF CONVEYANCE

This DEED OF CONVEYANCE made on this 10<sup>th</sup> day of  
.....March....., 2023 (Two Thousand and Twenty Three).

**BETWEEN**

**NO 1. GAUTAM NASKAR**, PAN NO. **AHOPN5553E**, Aadhaar No. 6071 2028

8425, Mobile No.- 9123836063, Son of Shridhar Naskar, residing at Village – Jotbhim, P.O – Hatgacha, P.S- Kolkata Leather Camp, District- South 24 Parganas, Kolkata – 700 059, West Bengal, by Nationality - Indian, by faith- Hindu , by occupation- Business,

**2. MALINA GAIN**, PAN NO. **COEPG6220A**, Aadhaar No. 9351 8882 6149,

Mobile No.- 9123836063, Wife of – Rabin gain, Daughter of Arani Naskar Alias Arani Kumar Naskar, residing at Village – Raghunathpur North Para, P.O – Raghunathpur, P.S- Baguiati, District- North 24 Parganas, Kolkata – 700 059, West Bengal, by Nationality -Indian, by faith- Hindu , by occupation- House Wife,

**3. SANDHYA MONDAL**, PAN NO. **HYVPM5501C**, Aadhaar No. 9140 5209

0801, Mobile No.- 9123836063, Wife of – Sankar Mondal, Daughter of Arani Naskar Alias Arani Kumar Naskar Alias Arogi Naskar, residing at AC 129, Krishnapur Baroari Tala Road, P.O – Krishnapur, P.S- Baguiati, District- North 24 Parganas, Kolkata – 700 102, West Bengal, by Nationality -Indian, by faith- Hindu , by occupation- House Wife, hereinafter called and referred to as the **VENDORS**, (which expression

shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, representatives and/ or assigns) of the **FIRST PART**.

- AND -

1. **ABDUS SAMAD**, PAN NO.- **FUGPS6740N**, AADHAAR NO- **3801 4466 8409**, Mobile No.- 8348665141, Son of – Abdul Latif, residing at Village - Umarpur, P.O – Ghorshala, P.S.- Raghunathganj, Pin – 742 229, District – Murshidabad, West Bengal, Nationality- INDIAN, By faith- Muslim, Occupation- Service;

2. **SAHANAJ PARVIN**, PAN NO.- **BXHPP1765L**, Aadhar No. - 6362 1756 9127, Mobile No.- 9123311659, Wife of Abdur Rakib, Daughter of Mir Sajahan Ali, residing at Village - Umarpur, P.O – Ghorshala, P.S.- Raghunathganj, Pin – 742 229, District – Murshidabad, West Bengal, Nationality- INDIAN, By faith- Muslim, Occupation- Housewife, hereinafter called and referred to as the **PURCHASERS**, (which expression unless excluded by or repugnant to the context shall be deemed to include her heirs, administrators, representatives, executors and/or assigns) of the **OTHER PART**.

**WHEREA** Arani Kumar Naskar Alias Arani Naskar was the absolute owners according to the **R.S. R.O.R.** vide **R.S. Khatian No. 18** as 16(sixteen) Ana Share in respect of **ALL THAT** piece and parcel of Bastu land measuring an area of **65 Decimals**, corresponding to **R.S. Dag No. 557**, under **R.S. KHATIAN NO. 18** (*recorded in the name of Arani Kumar Naskar*), lying and situated at **MOUZA - JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas, Kolkata- 700 059, West Bengal and absolutely seized and possessed the same.

**AND WHEREAS** while being in peaceful possession over the aforesaid property, i.e. **ALL THAT** piece and parcel of Bastu land measuring an area of **65 Decimals**, corresponding to **R.S. Dag No. 557**, under **R.S. KHATIAN NO. 18** (*recorded in the name of Arani Kumar Naskar*), lying and situated at **MOUZA - JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas,

Kolkata- 700 059, West Bengal said **Arani Kumar Naskar Alias Arani Naskar**, died intestate leaving behind his Wife **Rani Bala Naskar**, **Six sons** namely **Bijay Naskar, Sujoy Naskar, anil Naskar, Sridhar Chandra Naskar, Sukumar Naskar** and **Sudam Naskar** and **Four Daughters** namely- **Parul Naskar Alias Palani Sarder, Malina Gain (Vendor No. 2 herein), Sandhya Mondal (Vendor No. 3 herein)** and **Pari Naskar** as his legal heirs and successors, who jointly inherited  $\frac{1}{11}$  th share each of the aforesaid property, according to the Hindu Succession Act, and jointly seized and possessed the same.

**AND WHEREAS** by virtue of inheritance said **Rani Bala Naskar**, became the absolute owner of land according her share, **ALL THAT** piece and parcel of Bastu land measuring an area of **5.91 Decimals** out of **65 Decimals**, be the same a little more or less, corresponding to **R.S. and L.R. Dag No. 557**, under **R.S. KHATIAN NO. 18** (*recorded in the name of Arani Kumar Naskar*), lying and situated at **MOUZA - JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District-South 24 Parganas, Kolkata- 700 059, West Bengal and being in peaceful possession over the said property mutated his name in the **L.R.R.O.R. vide L.R. Khatian No. 526** and therefore she died intestate

leaving behind **Six sons** namely **Bijay Naskar, Sujoy Naskar, anil Naskar, Sridhar Chandra Naskar, Sukumar Naskar** and **Sudam Naskar** and **Four Daughters** namely- **Parul Naskar Alias Palani Sarder, Malina Gain (Vendor No. 2 herein), Sandhya Mondal (Vendor No. 3 herein)** and **Pari Naskar**, as her legal heirs and successors, who jointly inherited  $\frac{1}{10}$  th share each of the aforesaid recorded property, according to the Hindu Succession Act, and jointly seized and possessed the same.

**AND WHEREAS** by virtue of inheritance from father said **Malina Gain (Vendor No. 2 herein)**, became the absolute owner of land according her share, **ALL THAT** piece and parcel of Bastu land measuring an area of **5.907 Decimals** out of **65 Decimals**, be the same a little more or less, corresponding to **R.S. and L.R. Dag No. 557**, under **R.S. KHATIAN NO. 18** (recorded in the name of **Arani Kumar Naskar**), lying and situated at **MOUZA - JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas, Kolkata- 700 059, West Bengal and being in peaceful possession over the said property mutated her name in the **L.R.R.O.R.** vide **L.R. Khatian No. 456** and being in peaceful possession over the said property.

**AND WHEREAS** by virtue of inheritance from Mother said **Malina Gain (Vendor No. 2 herein)**, became the absolute owner of land according her share, **ALL THAT** piece and parcel of Bastu land measuring an area of **0.591 Decimals** out of **5.907 Decimals**, be the same a little more or less, out of **65 Decimals**, be the same a little more or less, corresponding to **R.S. and L.R. Dag No. 557**, under **L.R. KHATIAN NO. 526** (*recorded in the name of Rani Bala Naskar*), lying and situated at **MOUZA - JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas, Kolkata- 700 059, West Bengal and being in peaceful possession over the said property.

**AND WHEREAS** by virtue of inheritance from father said **Sandhya Mondal (Vendor No. 3 herein)**, became the absolute owner of land according her share, **ALL THAT** piece and parcel of Bastu land measuring an area of **5.907 Decimals** out of **65 Decimals**, be the same a little more or less, corresponding to **R.S. and L.R. Dag No. 557**, under **R.S. KHATIAN NO. 18** (*recorded in the name of Arani Kumar Naskar*), lying and situated at **MOUZA - JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas, Kolkata- 700 059, West Bengal and being in peaceful possession over the said property mutated her name in the **L.R.R.O.R.**

vide **L.R. Khatian No. 613** and being in peaceful possession over the said property.

**AND WHEREAS** by virtue of inheritance from Mother said **Sandhya Mondal (Vendor No. 3 herein)**, became the absolute owner of land according her share, **ALL THAT** piece and parcel of Bastu land measuring an area of **0.591 Decimals** out of **5.907 Decimals**, be the same a little more or less, out of **65 Decimals**, be the same a little more or less, corresponding to **R.S. and L.R. Dag No. 557**, under **L.R. KHATIAN NO. 526** (*recorded in the name of Rani Bala Naskar*), lying and situated at **MOUZA - JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas, Kolkata- 700 059, West Bengal and being in peaceful possession over the said property.

**AND WHEREAS** by virtue of inheritance from Father said **Pari Naskar**, became the absolute owner of land according her share, **ALL THAT** piece and parcel of Bastu land measuring an area of **5.907 Decimals** out of **65 Decimals**, be the same a little more or less, corresponding to **R.S. and L.R. Dag No. 557**, under **R.S. KHATIAN NO. 18** (*recorded in the name of Arani Kumar Naskar*), lying and situated at **MOUZA - JOTBHIM**,

J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas, Kolkata- 700 059, West Bengal and being in peaceful possession over the said property and possessed the same.

**AND WHEREAS** by virtue of inheritance from Mother said **Pari Naskar** became the absolute owner of land according her share, **ALL THAT** piece and parcel of Bastu land measuring an area of **0.591 Decimals** out of **5.907 Decimals**, be the same a little more or less, out of **65 Decimals**, be the same a little more or less, corresponding to **R.S. and L.R. Dag No. 557**, under **R.S. KHATIAN NO. 18** (recorded in the name of **Arani Kumar Naskar**), lying and situated at **MOUZA - JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas, Kolkata- 700 059, West Bengal and being in peaceful possession over the said property.

**AND WHEREAS** by virtue of inheritance from Father and Mother said **Pari Naskar**, became the absolute owner of land according to her share and she transferred her share, i.e. **ALL THAT** piece and parcel of **Bastu** land measuring an area of **6.51 Decimals** out of **65 Decimals**, be the same a little more or less, corresponding to **R.S. and L.R. Dag No. 557**,

under **R.S. KHATIAN NO. 18** (recorded in the name of **Arani Kumar Naskar**), lying and situated at **MOUZA – JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas, Kolkata- 700 059, West Bengal to **Sanjib Naskar, Prosenjit Naskar, Goutam naskar, Mintu Naskar, Utpal Naskar, Subhas Naskar** and **Prabir Naskar** by virtue of a Registered Deed of Sale, vide Deed No. 1281, dated 04.03.2013, Registered in the Office of A.D.S.R., Bhangar, South 24 Parganas and delivered the physical possession over the same.

**AND WHEREAS** by virtue of said Deed of Purchase said **Goutam Naskar (Vendor No. 1 herein)**, became the absolute owner of land, **ALL THAT** piece and parcel of Bastu land measuring an area of **1.086 Decimals**, be the same a little more or less, out of **6.51 Decimals** out of **65 Decimals**, be the same a little more or less, corresponding to **R.S. and L.R. Dag No. 557**, lying and situated at **MOUZA – JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet District- South 24 Parganas, Kolkata- 700 059, West Bengal and being in peaceful possession over the said property mutated her name in the **L.R.R.O.R.**

vide **L.R. Khatian No. 1446** and being in peaceful possession over the said property.

**AND WHEREAS** by virtue of aforesaid description, the **Vendors herein**, became the owner of the below schedule of property and seized and possessed the same and since he has been enjoying the said property free from all encumbrances, interferences and disturbances of any other person or persons whatsoever and paying the Govt. Revenue and other taxes as its sole and absolute Owners and occupier from time to time.

**AND WHEREAS** while remained in absolute possession and enjoyment of the said land the Vendors herein **have** agreed to sell and the Purchasers herein **have** agreed to purchase **ALL THAT** piece and parcel of **Bastu** land measuring an area of **ALL THAT 4.694** Decimals out of **65 Decimals**, be the same a little more or less, comprising in corresponding to **R.S. and L.R. Dag No. 557**, under L.R. Khatian No. – 456, 526, 613 and 1446 lying and situated at **MOUZA – JOTBHIM**, J.L. 03, A.D.S.R. Office - Bhangar, under the Police Station - Kolkata Leather Camp, within the limits of **Bamanghata** Gram Panchayet in the District of