

6/35/2

T-7163/22



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

U 345297

15:00
08/04/22
900/-

पश्चिम बंगाल सरकार
पश्चिम बंगाल सरकार
पश्चिम बंगाल सरकार
पश्चिम बंगाल सरकार

06 APR 2022

म. वि. र. वि. वि.
Rafiqul Islam
Alamgir Khan

DEED OF CONVEYANCE

Drafted by

Subhash Saha
Advocate
District Judge's Court
Burhanpur, Murshidabad
Enrollment No. F/504/366/2009

THIS SALE DEED is made on this 31st day of March 2022 TWO
THOUSAND AND TWENTY TWO

Contd....P/2

Handwritten signatures:
Safiqul Islam
Rafikul Islam
Allarakha SK
BETWEEN

1. **RAFIKUL ISLAM** S/O Jahidul Islam PAN no AAQPI1377L Aadhar no 5907 5899 9302 vill- Mokampara P.O- Sundipur P.S- Berhampore Dist- Murshidabad PIN- 742101 2. **ALLARAKHA SK** @ Seikh S/O Safiulla Sk PAN no BTUPS1849H Aadhar no 3599 1661 8422 of vill- Hatgacha P.O- Sundipur P.S- Berhampore Dist- Murshidabad PIN- 742101 3. **ENAMUL HOUQE** S/O late Kalu Sk PAN no ADKPH0655B Aadhar no 4170 9856 2827 of vill - Nischintapur P.O- Gopinathpur P.S- Beldanga Dist- Murshidabad PIN- 742134 all by occupation business , caste Muslim Indian Citizen hereinafter called the **OWNERS CUM VENDORS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART.

AND

FIJAX CONSTRUCTION PVT LTD represented by its Director Manoar Hossain Mandal Aadhar no 8927 1784 5175 S/O late Mahiruddin Mandal of Banjhetia P.O- Cosssimbazar P.S- Berhampore Dist- Murshidabad PAN no AADCF9547M Indian Citizen, hereinafter called the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS Haripada Som purchased 8.25 dec from Atanu Krishna Dutta vide Sale deed no 8871 dt 02.11.1955. RS ROR was prepared in the name of Haripada Som under RS kh no 769 of mouza- Ayodhyanagar to the extent of 8.25 dec approx .

Sd/- Som
Rajibul Islam
Alian or Khan

AND WHEREAS Haripada Som has sold out 2.0625 dec of land out of 8.25 dec to Santilata Som vide Sale deed vide no 1492 dt 16.02.1979.

AND WHEREAS Haripada Som has sold out 2.0625 dec of land out of 8.25 dec to Sikha rani Som vide Sale deed vide no 1491 dt 16.02.1979.

AND WHEREAS Haripada Som has sold out 2.0625 dec of land out of 8.25 dec to Pabitra Kumar Som vide Sale deed vide no 1489 dt 16.02.1979.

AND WHEREAS Haripada Som has sold out 2.0625 dec of land out of 8.25 dec to Prabir Kumar Som vide Sale deed vide no 1490 dt 16.02.1979.

AND WHEREAS Pabitra Kumar Som has sold out 2.0625 dec of land to Sibani Som vide Sale deed vide no 3432 dt 05.06.2007.

AND WHEREAS Prabir Kumar Som has sold out 193.13 sq ft on the 1st floor .22 dec to Chinmoy Barman and Jhuma Barman vide Sale deed vide no 2108 dt 28.02.2017.

AND WHEREAS Prabir Kumar Som has sold out 129 sq ft on the Ground floor .29 dec to Chinmoy Barman and Jhuma Barman vide Sale deed vide no 7730 dt 03.07.2017. The LR record was prepared in the name of Chinmoy Barman and Jhuma Barman measuring .30 dec.

AND WHEREAS Santi Lata Som has made gift of 2.0625 dec of land to Subharajit Roy and Surajit Roy vide Gift deed vide no 8387 dt 10.12.2003.

AND WHEREAS Sibani Som died leaving behind husband Prabir Kumar Som.

AND WHEREAS Prabir Kumar Som died leaving behind brother Pabitra Kumar Som and sister Sikha Rani Som and they have inherited the property left by Prabir Kuamr Som.

Y
Jalca

Siddhanta
Rafikul Islam
Allarakha Sk

AND WHEREAS Pabitra Kumar Som died leaving behind wife Rina Som.
AND WHEREAS Sikha Rani Som, Subharajit Roy and Surajit Roy, Rina Som, Chinmoy Barman and Jhuma Barman have sold out 8.25 dec to Rafikul Islam, Allarakha Sk and Enamul Haque vide Sale deed vide no **10986 dt 14.10.2020** and the present LR record stands in their names under LR- kh no 6929,6925,6951 and 7000 measuring 08 dec approx.

AND WHEREAS FIJAX CONSTRUCTION PVT LTD represented by its Director Manowar Hossain Mandal the vendee of this presence have entered into an agreement with the present vendors Rafikul Islam, Allarakha Sk and Enamul Haque to purchase the property mentioned hereunder at a consideration of Rs 80,00,000/- and one deed of agreement was executed in between the parties.

AND WHEREAS as per agreement the vendors and the purchaser agreed to complete the transaction of the said property at a total price of Rs 80,00,000/- (Eighty lakh) only.

NOW THIS DEED WITNESSTH that in pursuance of the said agreement the vendor of this presence after receiving the consideration money of Rs 80,00,000/- (Eighty lakh) only hereby transfer, convey, assure unto the purchasers by way of sale ALL THAT the said property as more fully mentioned hereunder free from all encumbrances.

Gabe

Subscribed
Rafiqul Islam
Alamgir Chandra

THE OWNERS CUM VENDORS COVENANTS WITH THE PURCHASER AS FOLLOWS:

1. The said property shall be quietly entered into and held and enjoyed by the Purchaser with all rights of transfer by sale, gift, mortgage or otherwise with the right of succession.
2. The Purchaser shall own and possess the said property peacefully and quietly having acquired good valid and marketable title therein from the Vendors on payment of rent year to year to the State of West Bengal and municipal tax to the concerned department after getting his name mutated in the office of landlord without interruption and disturbances by the Vendor or any person claiming through or under him. If any objection or claim is raised by the Vendor or any other person claiming through them or otherwise the same shall not be legally entertained. The property hereby sold is in Khas possession of the Vendors and the same is free from charges and encumbrances and nor in any way involved to any pending litigation or attachment. If the purchaser is dispossessed from the property hereby sold or from any part thereof due to the defect of title of the Vendors they shall be liable to refund the consideration money hereby paid by the purchaser to the Owners cum vendors. It is also hereby declared that if any mistake comes forward in future in the deed that will be rectified by the vendors of this presence.

Y
Jaha

2-11-2022
Rafiqul Islam
Alam Uddin

3. The vendors their heirs, administrators or assignees covenant with purchaser their heirs, administrators or assignees to save harmless, indemnify and keep indemnified the purchaser their heirs, administrators or assignees from or against all encumbrances, charges, and equities whatsoever.
4. That after a joint measurement of the said property both the parties are satisfied about the measurement and area of the sold out property.

IN WITNESS WHEREOF the parties with free will and without any under influence or without any request or some body hereby put their respective signature after knowing the contents of the deed on this 31st day of March 2022.

The annexed page contains the photographs and the finger prints of all the ten fingers of the vendors, and the purchaser and hand sketch map which will be treated as part of this deed.

SCHEDULE

Dist- Murshidabad P.S- Berhampore Town mouza – 89, Ayodhyanagar under Berhampore Municipality holding no 13/A, Nirupama Devi Road ward no 27

<u>Kh no</u>	<u>Plot no</u>	<u>Kind</u>	<u>Area</u>
LR 6929,6925, 6951,7000	RS 1122 LR 790	viti	8.25 dec

in specified portion butted and bounded
ON THE NORTH Drain,
ON THE SOUTH 12 ft wide Road ,
ON THE EAST Asim Dhar and ors
ON THE WEST Prafulla Chandra Guha
,since deceased

Memo of consideration

Rs 80,00,000/- (Eighty Lakh only) through cash/ cheque/ RTGS.

✓ Rafiqueul Islam

✓ Allan Chakraborty

3d/10/11/2011

Signature of Vendor / first part

Witness

1. Galan Mustafa
Dakua, Beldanga
2. Asirul Sik
Berhampore

Drafted by me

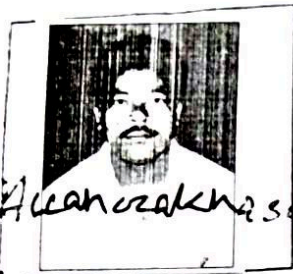

Advocate Adh

Typed by me

Sandip Das



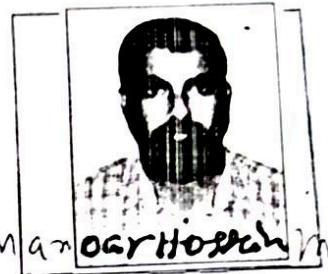
Rafiqul Islam



Alauzakhask



Manoj Kumar



Manoj Kumar

	L-T-P			L-T-P	
	L-I-P			L-I-P	
	L-M-P			L-M-P	
	L-R-P			L-R-P	
	L-L-P			L-L-P	
	R-T-P			R-T-P	
	R-I-P			R-I-P	
	R-M-P			R-M-P	
	R-R-P			R-R-P	
	R-L-P			R-L-P	



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

GRN Details

GRN: 192021220215378091 Payment Mode: Online Payment
GRN Date: 31/03/2022 21:30:18 Bank/Gateway: State Bank of India
BRN: IK0BPPZZE1 BRN Date: 31/03/2022,21:03:16
Payment Status: Successful Payment Ref. No: 2000900685/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: FIJAX CONSTRUCTION PVT LTD
Address: BANJETIA PS BERHAMPORE MSD
Mobile: 9475196144
Depositor Status: Buyer/Claimants
Query No: 2000900685
Applicant's Name: Mr. SUBHAS SAHA
Identification No: 2000900685/2/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000900685/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	319000
2	2000900685/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	80000
3	2000900685/2/2022	Mutation/Conversion -Receipt	0029-00-800-028-27	825
			Total	399825

IN WORDS: THREE LAKH NINETY NINE THOUSAND EIGHT HUNDRED TWENTY FIVE ONLY.

Major Information of the Deed







Deed No :	I-1203-07163/2022	Date of Registration	06/04/2022
Query No / Year	1203-2000900685/2022	Office where deed is registered	
Query Date	21/03/2022 5:49:31 PM	A D S R BERHAMPUR, District Murshidabad	
Applicant Name, Address & Other Details	SUBHAS SAHA BERHAMPORE, Thana : Baharampur Town, District : Murshidabad, WEST BENGAL, P - 742101, Mobile No : 8145789475, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 80,00,000/-	Rs. 80,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 320,000/- (Article:23)	Rs. 80,000/- (Article:A(1))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urba area)		

I Land Details :

District: Murshidabad, P.S. - Baharampur Town, Municipality: BERHAMPORE, Road: NIRUPAMA DEBI ROAD (WARI
27), Road Zone : (LANE1 -- LANE1), Mouza: Ayodhyaganar, JI No: 89, Pin Code : 742101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs:)	Market Value (In Rs.)	Other Details
L1	LR-790 (RS -1122)	LR-6929	Viti	Viti	4.12 Dec	39,95,154/-	39,95,154/-	Width of Approac Road: 12 Ft., Adjacent to Meta Road,
L2	LR-790 (RS -1122)	LR-6951	Viti	Viti	1.74 Dec	16,87,272/-	16,87,272/-	Width of Approac Road: 12 Ft., Adjacent to Meta Road,
L3	LR-790 (RS -1122)	LR-7000	Viti	Viti	0.07 Dec	67,878/-	67,878/-	Width of Approac Road: 12 Ft., Adjacent to Meta Road,
L4	LR-790 (RS -1122)	LR-6925	Viti	Viti	2.32 Dec	22,49,696/-	22,49,696/-	Width of Approac Road: 12 Ft., Adjacent to Meta Road,
TOTAL :					8.25Dec	80,00,000 /-	80,00,000 /-	
Grand Total :					8.25Dec	80,00,000 /-	80,00,000 /-	

Seller Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Rafikul Islam (Presentant) Son of Jahidul Islam Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office</p>   <p>01/04/2022 LTI 01/04/2022</p> <p><i>Rafikul Islam</i></p> <p>01/04/2022</p> <p>Village:- Nischintapur, P.O:- Gopinathpur, P.S:-Beldanga, District:-Murshidabad, West Bengal, India, PIN:- 742133 Sex: Male, By.Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: aaxxxxxx7l, Aadhaar No: 59xxxxxxxx9302, Status :Individual, Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office</p>
2	<p>Allarakha Sk, (Alias: Allarakha Seikh) Son of Safiulla Sk Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office</p>   <p>01/04/2022 LTI 01/04/2022</p> <p><i>Allarakha Sk</i></p> <p>01/04/2022</p> <p>Village:- Nischintapur, P.O:- Gopinathpur, P.S:-Beldanga, District:-Murshidabad, West Bengal, India, PIN:- 742133 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: btxxxxxx9h, Aadhaar No: 35xxxxxxxx8422, Status :Individual, Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office</p>
3	<p>Enamul Houqe Son of Late Kalu Sk Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office</p>   <p>01/04/2022 LTI 01/04/2022</p> <p><i>Enamul Houqe</i></p> <p>01/04/2022</p> <p>Village:- Sundipur Uttarpara, P.O:- Sundipur, P.S:-Baharampur Town, District:-Murshidabad, West Bengal, India, PIN:- 742102 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx5b, Aadhaar No: 41xxxxxxxx2827, Status :Individual, Executed by: Self, Date of Execution: 31/03/2022 , Admitted by: Self, Date of Admission: 01/04/2022 ,Place : Office.</p>

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	FIJAX CONSTRUCTION PVT LTD Village - BANJETIA P.O - COSSIMBAZAR RAJ, P.S.-Baharampur Town, District -Murshidabad, West Bengal. India, PIN- 742102 PAN No : AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Manoar Hossain Mandal Son of Late Mahiruddin Mandal Village:- Banjetia, P.O - Cossimbazar Raj, P.S.-Baharampur Town, District -Murshidabad, West Bengal, India, PIN - 742102, Sex Male, By Caste Muslim, Occupation Business, Citizen of, India, PAN No : AAxxxxxx7M, Aadhaar No: 89xxxxxxxx5175 Status : Representative, Representative of : FIJAX CONSTRUCTION PVT LTD (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
GOLAM MUSTAFA Son of Showkat Ali Village:- Dalua, P.O:- Dalua, P.S.- Beldanga, District:-Murshidabad, West Bengal, India, PIN:- 742133			
	01/04/2022	01/04/2022	01/04/2022

Identifier Of Rafikul Islam, Aljarakha Sk, Enamul Houqe,

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Rafikul Islam	FIJAX CONSTRUCTION PVT LTD-4.12 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Allarakha Sk	FIJAX CONSTRUCTION PVT LTD-1.74 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Aljarakha Sk	FIJAX CONSTRUCTION PVT LTD-0.07 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Enamul Houqe	FIJAX CONSTRUCTION PVT LTD-2.32 Dec

and Details as per Land Record

District: Murshidabad, P S - Baharampur Town, Municipality: BERHAMPORE, Road: NIRUPAMA DEBI ROAD (WARD-27), Road Zone : (LANE1 - LANE1) , Mouza: Ayodhyanagar, JI No: 89, Pin Code : 742101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 790, LR Khatian No - 6929	Owner: রাফিকুল ইসলাম, Gurdian: জাহিদুল ইসলাম, Address: নিজ Classification: ভিটি, Area: 0.04120000 Acre.	Rafikul Islam
L2	LR Plot No - 790, LR Khatian No - 6951	Owner: আল্লারাখা সেখ, Gurdian: সফিউল্লা সেখ, Address: নিজ Classification: ভিটি, Area: 0.01740000 Acre.	Allarakha Sk
L3	LR Plot No: - 790, LR Khatian No: - 7000		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No: - 790, LR Khatian No: - 6925	Owner: ইনামুল হক, Gurdian: কালু সেখ, Address: নিজ, Classification: ভিটি, Area: 0.02070000 Acre.	Enamul Houque

On 01-04-2022

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

Presented for registration at 15:29 hrs on 01-04-2022, at the Office of the A.D.S.R. BERHAMPUR by Rafikul Islam one of the Executants

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 80,00,000/-

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

Execution is admitted on 01/04/2022 by 1. Rafikul Islam, Son of Jahidul Islam, P.O: Gopinathpur, Thana: Beldanga, Murshidabad WEST BENGAL, India, PIN - 742133, by caste Muslim, by Profession Business, 2. Allarakha Sk, Alias Allarakha Sekh Son of Safiulla Sk, P.O. Gopinathpur, Thana: Beldanga, Murshidabad, WEST BENGAL, India, PIN 742133 by caste Muslim, by Profession Business, 3. Enamul Houqe, Son of Late Kalu Sk, P.O. Sundipur, Thana: Baharampur Town, Murshidabad, WEST BENGAL, India, PIN - 742102, by caste Muslim, by Profession Business Identified by GOLAM MUSTAFA, Son of Showkat Ali, P.O Dalua, Thana Beldanga, Murshidabad WEST BENGAL, India, PIN - 742133, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 80,000/- (A(1) = Rs 80,000/-) and Registration Fees paid by by online = Rs 80,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2022 9:31PM with Govt. Ref. No: 192021220215378091 on 31-03-2022, Amount Rs: 80,000/-, Bank State Bank of India (SBIN0000001), Ref. No. IKQBPPZZE1 on 31-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,20,000/- and Stamp Duty paid by by online = Rs 3,19,000/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/03/2022 9:31PM with Govt. Ref. No: 192021220215378091 on 31-03-2022, Amount Rs: 3,19,000/-, Bank: State Bank of India (SBIN0000001), Ref. No. IKQBPPZZE1 on 31-03-2022, Head of Account 0030-02-103-003 02

Subrata Chakraborty

Subrata Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BERHAMPUR

Murshidabad, West Bengal

On 06-04-2022

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 : : of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,20,000/- and Stamp Duty paid by Stamp Rs. 1,000/-

Description of Stamp

1. Stamp Type: Court Fees, Amount: Rs. 10/-
2. Stamp Type: Impressed, Serial no 601, Amount: Rs. 1,000/-, Date of Purchase: 14/03/2022, Vendor name: T K

Subrata Chakraborty

Subrata Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BERHAMPUR
Murshidabad, West Bengal

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1203-2022, Page from 125383 to 125399
being No 120307163 for the year 2022.



Digitally signed by SUBRATA
CHAKRABORTY
Date: 2022.04.07 15:25:41 +05:30
Reason: Digital Signing of Deed.

Subrata Chakraborty

(Subrata Chakraborty) 2022/04/07 03:25:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BERHAMPUR
West Bengal.

(This document is digitally signed.)