

4343/23

I-4228/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 090957

H 090957

2-679428/23

23/3/23

Certified that the document is admitted to registration, the signature sheets and the endorsement stamps attached with the document are genuine & correct.

District Sub-Register-III  
Alipore, South 24-parganas

23 MAR 2023

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this the 23... day of March, 2023 (Two Thousand Twenty Three) A(D).

BETWEEN

**JAYNAL SARDAR** (Aadhaar No. 3127 1542 0670) son of Late Abubakkar Sardar, by faith Islam, by occupation - Cultivation, by Nationality - Indian, residing at Village 11 No. Manirtat, Post Office - Manirtat, Police Statom - Jaynagar now Bakultala, District : South 24 Parganas, Pin - 743349, in the state of West Bengal, hereinafter called and referred to as the **OWNER/ VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, legal representatives, executors, administrators and/or assigns) of the **ONE PART.**

**A N D**

**SUNDARBAN WELFARE TRUST** (PAN ABFTS4146K) (Unique No. of VO/NGO - WB/2022/0333457, Registration No. 120500063), a Trust, having its registered office at Village - Manirtat, P.O. - Manirtat, P.S. - Jaynagar now Bakultala, Dist. - South 24 Parganas, Pin - 743349, in the state of West Bengal, **REPRESNETED** by its PRESIDENT - (1) **ABUKASEM MOLLA** (PAN CBQPM8424B) (Aadhaar No. 8131 8409 3278) son of Abdul Khalek Molla, by faith - Islam, by occupation - Cultivation, by Nationality - Indian, residing at Village - 11 No. Manirtat, Post Office - Manirtat, Police Station - Jaynagar now Bakultala, District : South 24-parganas, Pin 743349, in the state of West Bengal and by its SECRETARY - (2) **ZAKARIA KHAN** (Aadhaar No. 4939 8876 8345) son of Ebrahim Khan, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at Radhaballavpur, Post Office - Radhaballavpur, Police Station - Kultali, District : South 24-Parganas, Pin 743349, in the state of West Bengal, hereinafter called and referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, administrators, legal representatives and assigns) of the **OTHER PART :**

**WHEREAS** the total land measuring 177 Decimals comprised in R.S Dag No. 3648, Shali land measuring 177 Decimals, under R.S. Khatian No. 1565, of Mouza - Manirtat, J.L. No. 143, P.S. Jaynagar now Bakultala, District : South 24-Parganas, is the present sold land.

**AND WHEREAS** the land described in schedule below originally belonged to Binapani Devi and her name has been duly recorded in R.S. R.O.R. under R.S. Khatian No. 1565, of Mouza - Manirtat, J.L. No. 143, Police Station - Jaynagar now Bakultala, District : South 24 Parganas.

**AND WHEREAS** the said Binapani Devi sold & transferred her land by a registered Sale Deed to the said Abutaher Gazi, on 06.04.1963, vide Deed No. 7093, registered at Jaynagar S.R. Office.

**AND WHEREAS** the said Abutaher Gazi sold & transferred his land by a registered Sale Deed to the said the present vendor, on 19.07.1986, vide Deed No. 4013, registered at Jaynagar S.R. Office.

**AND WHEREAS** the present Vendor has good marketable title, possession and free from all encumbrances and he has good right to transfer the property described in schedule below to any person or persons. The Vendor herein has agreed to sell and transfer the said land.

**AND WHEREAS** the vendor in urgent need of cash money and declared to the purchaser herein to sell the Schedule below property at a consideration of **Rs.4,00,000/- (Rupees four lakhs) only**. And the purchaser herein agreed to purchase the same at a consideration of **Rs.4,00,000/- (Rupees four lakhs) only**.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the Rs.4,00,000/- (Rupees four lakhs) only being agreed as the price of the property, and the receipt whereof is being acknowledge hereby and hereunder grant, convey, sale, transfer, assign and assure all his estate and interest in the schedule property with all appurtenances. **AND ALL** the right, title, interest, claims and demands whatsoever of the Vendor into or upon the same and every part thereof. **TO HAVE AND TO HOLD** the same unto and to the use of the purchaser its legal representatives and assigns absolutely and forever together with title deeds, writings, and other evidences of title **AND THE VENDOR** do hereby covenant with the purchaser its legal representatives and assigns that notwithstanding any acts deed or things here to before done, executed or knowingly suffered to the contrary the vendor is now lawfully seized and possessed of the said property free from any encumbrances, attachments or defect in title whatsoever and that the vendor his full power and absolute authority to sell the said property in manner aforesaid **AND** the purchaser its hereafter peaceably and quietly hold, posses and enjoy the said property in khas without any claim or demand whatsoever from the vendor or any person claiming through or under him. **AND FURTHER THAT** the vendor his heirs, executors, administrators or assigns, covenant with the purchaser its legal representatives and assigns to save harmless indemnify and keep indemnified the purchaser of its legal representatives or assigns from or against all encumbrances, charges and equities in any manner whatsoever. And the vendor his heirs, administrators or assigns further covenant that-1 re will at the request and at costs of the purchaser its executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly and every part thereof in manner aforesaid according to the true intent and meaning of this deed.

**AND FURTHER THAT** the Vendor also confirmed, ratified and declared

to the purchaser that any defect to the title of the said land will be testified at the costs of the Purchaser and/or any taxes/rates are unpaid in connection with said land shall be paid by the vendor prior to the execution of this indenture.

**THE VENDOR** further declares that the land intending to be sold has not been previously sold, leased, mortgage or gifted any time and there is no charges, liens, lispendences and there in no case, suit or proceedings, pending before any court of law and there is no acquisition or requisition in respect of the said land, the land is in no way of encumbered and is free from all encumbrances.

**IF** any of the representation of covenants made herein before by the Vendor is subsequently found to be false or incorrect or any fraud is detected at a letter date whereby or by reason whereof the Purchaser may suffer any loss or damage in the event the Vendor shall be liable to compensate the loss or damage as may be sustained by the purchaser.

**THE SCHEDULE ABOVE REFERRED TO :**

**(Description of the land)**

**ALL THAT** piece and parcel of land measuring Sali **177 Decimals** together with all easement right, title, interest in recorded in comprised in **R.S. Dag No. 3648**, under R.S. Khatian No. 1565, of Mouza - Manirtat, J.L. No. 143, local limit of Minirtat Gram Panchayat, Police Station - Jaynagar now Bakultala, District : South 24-Parganas. Proportionate annual rent payable to the collector South 24 Parganas.

The property is being butted and bounded as follows :-

**ON THE NORTH** : Land of R.S. Dag No. 3640 and self,

**ON THE SOUTH** : Self,

**ON THE EAST** : Abusiddik, Abutaher and Abukahar,

**ON THE WEST** : 8' feet wide Kancha Common Passage.

**IN WITNESS WHEREOF** the Vendor and the Purchaser hereto set and subscribed their hands on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In presence of :-

**WITNESSES :**

1. *Handwritten name in Bengali script*

*Handwritten signature*

*Handwritten signature*

2. Sankar Mondal  
Joy nagar Majilpur  
24/9/88 (3)



L.T.F Jaymal Sardar

*Handwritten name in Bengali script*

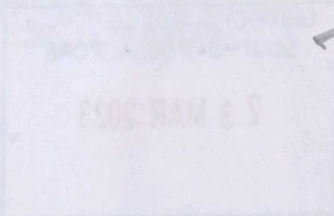
**VENDOR**

For Sundarban Welfare Trust

*Handwritten signature*

Zakaria Khan

**PURCHASER**



**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within named the Purchaser the within mentioned sum of **Rs.4,00,000/- (Rupees four lakhs) only** as the total consideration money in respect of the Schedule mentioned property, as per Memo below :

**MEMO**

Sl. No.	Particulars	Amount
1)	Bank to Bank transfer dated 09/02/2023	Rs. 1,00,000/-
2)	Bank to Bank transfer dated 28/02/2023	Rs. 1,00,000/-
3)	Bank to Bank transfer dated 09/03/2023	Rs. 1,00,000/-
4)	Cash	Rs. 1,00,000/-
	<b>TOTAL</b>	<b>Rs. 4,00,000/-</b>

(Rupees four lakhs) only

In presence of :-

**WITNESSES :**

1. *ଅମର କୁମାର ମହାନ୍ତି*  
*ସମ୍ପତ୍ତି*  
*ଅଧ୍ୟକ୍ଷ*
2. Sankar Mondal  
*Joynarayan Majhi/Bus*

*L.T.I Jaynal Sardar*



*ଅମର କୁମାର ମହାନ୍ତି*

**VENDOR**

**Drafted by :**

*Bansari Mondal*  
*A.M.*  
*W.B - 2/9/2008,*  
**Advocate**

Sri Bansari Mondal  
LL.B. Advocate  
Baruipur Court, L.R.T.T. Salt Lake  
Calcutta High Court

**Baruipur Police Court,  
Kolkata 700144.**

Typed by :

*Goutam Kr. Pramanik*

Goutam Kr. Pramanik  
Alipore Police Court  
Kolkata - 700027.



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name JAYNAL SARDAR

Signature Jaynal Sardar  
L.T.F

જાગૃતિ આલોચના



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ABUKASEEM MOLLA

Signature A. Molla



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ZAKARIA KHAN

Signature Zakariakhan

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....



## Major Information of the Deed



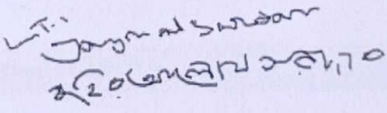
Deed No :	I-1603-04228/2023	Date of Registration	23/03/2023
Query No / Year	1603-2000679478/2023	Office where deed is registered	
Query Date	14/03/2023 3:18:35 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shankar Mondal Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9732619963, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4,00,000/-	Rs. 7,86,623/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 23,619/- (Article:23)	Rs. 7,912/- (Article:A(1), E)		
Remarks			

### Land Details :

District: South 24-Parganas, P.S:- Joynagar, Gram Panchayat: MANIRTAT, Mouza: Manirtat, JI No: 143, Pin Code : 743349

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details	
L1	RS-3648	RS-1565	Shali	Shali	177 Dec	4,00,000/-	7,86,623/-	Width of Approach Road: 8 Ft.,
<b>Grand Total :</b>					<b>177Dec</b>	<b>4,00,000 /-</b>	<b>7,86,623 /-</b>	

### Seller Details :



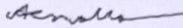


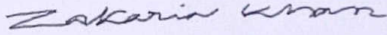
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Jaynal Sardar</b> Son of Late Abubakkar Sardar Executed by: Self, Date of Execution: 23/03/2023 , Admitted by: Self, Date of Admission: 23/03/2023 ,Place : Office			
		23/03/2023	LTI 23/03/2023	23/03/2023

11 No Manirtat, City:- Not Specified, P.O:- Manirtat, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743349 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, Aadhaar No: 31xxxxxxxx0670, Status :Individual, Executed by: Self, Date of Execution: 23/03/2023  
 Admitted by: Self, Date of Admission: 23/03/2023 ,Place : Office



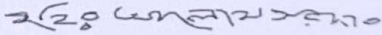
**Buyer Details :**

Name,Address,Photo,Finger print and Signature
<b>SUNDARBAN WELFARE TRUST</b> Manirtat, City:- Not Specified, P.O:- Manirtat, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743349 , PAN No.:: ABxxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>Abukasem Molla</b> Son of Abdul Khalek Molla Date of Execution - 23/03/2023, , Admitted by: Self, Date of Admission: 23/03/2023, Place of Admission of Execution: Office			
	Mar 23 2023 1:58PM	LTI 23/03/2023	23/03/2023
Manirtat, City:- Not Specified, P.O:- Manirtat, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743349, Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , PAN No.:: cbxxxxxx4b, Aadhaar No: 81xxxxxxxx3278 Status : Representative, Representative of : SUNDARBAN WELFARE TRUST (as president)			
<b>Zakaria Khan (Presentant )</b> Son of Ebrahim Khan Date of Execution - 23/03/2023, , Admitted by: Self, Date of Admission: 23/03/2023, Place of Admission of Execution: Office			
	Mar 23 2023 2:01PM	LTI 23/03/2023	23/03/2023
Radaballavpur, City:- , P.O:- RADHABALLAVPUR, P.S:-Kultali, District:-South 24-Parganas, West Bengal, India, PIN:- 743349, Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , Aadhaar No: 49xxxxxxxx8345 Status : Representative, Representative of : SUNDARBAN WELFARE TRUST (as Secretary)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Zahir Alam Sardar</b> Son of Jaynal Sardar 11 No Manirtat, City:- Not Specified, P.O:- Manirtat, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743349			

23/03/2023

23/03/2023

23/03/2023

Identifier Of Jaynal Sardar, Abukasem Molla, Zakaria Khan

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Jaynal Sardar	SUNDARBAN WELFARE TRUST-177 Dec

On 23-03-2023

**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 13:46 hrs on 23-03-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Zakaria Khan ,.

**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 7,86,623/-

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

Execution is admitted on 23/03/2023 by Jaynal Sardar, Son of Late Abubakkar Sardar, 11 No Manirtat, P.O: Manirtat, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743349, by caste Muslim, by Profession Cultivation

Identified by Zahir Alam Sardar, , , Son of Jaynal Sardar, 11 No Manirtat, P.O: Manirtat, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743349, by caste Muslim, by profession Cultivation

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 23-03-2023 by Abukasem Molla, president, SUNDARBAN WELFARE TRUST (Trust), Manirtat, City:- Not Specified, P.O:- Manirtat, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743349

Identified by Zahir Alam Sardar, , , Son of Jaynal Sardar, 11 No Manirtat, P.O: Manirtat, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743349, by caste Muslim, by profession Cultivation

Execution is admitted on 23-03-2023 by Zakaria Khan, Secretary, SUNDARBAN WELFARE TRUST (Trust), Manirtat, City:- Not Specified, P.O:- Manirtat, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743349

Identified by Zahir Alam Sardar, , , Son of Jaynal Sardar, 11 No Manirtat, P.O: Manirtat, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743349, by caste Muslim, by profession Cultivation

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7,912.00/- ( A(1) = Rs 7,866.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 7,880/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2023 6:18AM with Govt. Ref. No: 192022230345450901 on 23-03-2023, Amount Rs: 7,880/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW4789403 on 23-03-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 23,619/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 18,619/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 22133, Amount: Rs.5,000.00/-, Date of Purchase: 22/03/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2023 6:18AM with Govt. Ref. No: 192022230345450901 on 23-03-2023, Amount Rs: 18,619/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKW4789403 on 23-03-2023, Head of Account 0030-02-103-003-02

*Bdasgupta*

**Baishali Dasgupta**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**

**South 24-Parganas, West Bengal**

ertificate of Registration under section 60 and Rule 69.  
egistered in Book - I  
olume number 1603-2023, Page from 119100 to 119114  
eing No 160304228 for the year 2023.



Digitally signed by BAISHALI  
DASGUPTA  
Date: 2023.03.23 15:40:03 +05:30  
Reason: Digital Signing of Deed.

*Bdasgupta*

(Baishali Dasgupta) 2023/03/23 03:40:03 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)