

CHANDRA

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I-11122 93



एक सौ रुपये

Rs. 100

₹. 100

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AP 385504

08/09/2023
 Q-2002287605/2023

Certified that the document is admitted the Registration. The signature sheets and the endowment sheets attached with the document are the part of this document.

(Signature)

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1908
 Alipore, South 24 Parganas


08 SEP 2023

DEED OF CONVEYANCE

1. **Date:** This Indenture is made on this the 08th Day of September, 2023 (Two Thousand and Twenty – Three).
2. **Nature of Document:** Deed of Conveyance.

18 AUG 2023

S. No. 5929 Date
Sold to Sudeep Chakraborty Adv.
of Alipore J. Court - Keel-27
Rupees 100/-


Stamp Vendor
Alipore Police Court
South 24 Pgs., KOL-27

Hangooji Singh
40 Balraj Kor. Singh
Upperkulti, Bahadur,
Kulti, Bichin Bandopadhyay.
PIN: 715343.



District Sub-Registrar-IV
Registrar I/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

08 SEP 2023

3. Parties:

- 3.1 **ALAMGIR MOLLA**, Son of Nur Mahammad Molla, by Faith: Muslim, by Nationality: Indian, by Occupation: Cultivation, Resident of: Vill. & P.O.: Hatishala, P.S.: KLC (Kolkata Leather Complex), District: 24 Parganas (South), State: West Bengal, PIN: 700135; being duly represented by his Lawful Attorney **MANIRUL SANPUI**, [PAN: **DRSPS5563L**], [ADHAAR No.: **457592396427**], Son of: Fajer Sanpui; by Faith: Muslim, by Nationality: Indian, by Occupation: Cultivation, Resident of: Vill. & P.O.: Hatishala, P.S.: KLC (Kolkata Leather Complex), District: 24 Parganas (South), State: West Bengal, PIN: 700135, hereinafter called and referred to as the "**OWNER/VENDOR**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.
- 3.2 **MR. SAMBIT BASU**, [PAN: **ANCPB9442Q**], [AADHAAR No.: **406789027498**], Son of Late Sabyasachi Basu, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Samannoy Park, P.O.: Joteshibrampur, P.S.: Maheshtala, District: 24 Parganas (South), State: West Bengal, PIN: 700141, hereinafter called and referred to as the "**PURCHASER**" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs executors, administrators, representatives, successors, nominees and assigns) of the **SECOND PART**.

WHEREAS one Moinaddin Molla & Aminaddin Molla was the RS recorded owner of **64 Decimals** landed property, comprised in **R.S. & L.R. DAG No.: 867**, recorded in R.S. *Khatian* No.: 116, at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet* No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South).

AND WHEREAS said Moinaddin Molla & Aminaddin Molla, sold and transferred **64 Decimals** landed property, comprised in **R.S. & L.R. DAG No.: 867**, recorded in R.S.

ভূমি সংস্কার আইনের ৫০,৫৬,৫৭ ধারায় প্রদত্ত ক্ষমতা বলে

জেলা- দক্ষিণ ২৪ পরগণা

ব্লক- ভাঙড়-২

[১৬০৩০০৯]

মৌজা- হাতিশালা

মিউটেশন

শুনানী নোটিশ

কেস নং- MN/২০২৩/১৬০৩/২৩৮০৩

তারিখ- ২৩/০৯/২০২৩

বাদী

মোবাইল নং- 8926538482

ইমেল - nashem82aktar@gmail.com

নাম

পিতা/স্বামীর নাম

ঠিকানা

সম্বিত বসু
SAMBIT BASU

পিতা-সব্যসাচি বসু
Father-LATE SABYASACHI HASU

সং: নিজ
SAMANNGY PARK JOTESHBRAMPUR
SOUTH ২৪PGS

বিবাদী

আকলিমা বিবি

স্বামী-আওলাদ হোসেন

নিজ

রাবিয়া বিবি

স্বামী-কাজী লোকমান

নিজ

আজিকা বিবি

স্বামী-খলিলুর রহমান

নিজ

রাহিমা বিবি

স্বামী-নজরুল হক

নিজ

জালাল উদ্দিন মোল্লা

পিতা-ময়নুদ্দিন

নিজ

নিয় মনমুদ মোল্লা

পিতা-ময়নুদ্দিন

নিজ

আলমগীর মোল্যা

পিতা-মহম্মদ

নিজ

এতদ্বারা জানানো যাইতেছে যে, 23/09/2023 তারিখের আবেদনের ভিত্তিতে হাতিশালা মৌজার নিম্ন ভূশীল বর্ণিত দাগের সরেজমিন শুনানী গ্রহণ করা হইবে। আপনাকে আপনার বক্তব্যের সমর্থনে যাবতীয় তথ্য প্রমাণাদি সহ 13/10/2023 তারিখে ১১.০০০০ টার সময় নিম্ন স্বাক্ষরকারীর করণে উপস্থিত থাকিতে আদেশ দেওয়া যাইতেছে। অন্যথায় আইন মোতাবেক ব্যবস্থা গ্রহণ করা হইবে।

তপশীল

মৌজা- হাতিশালা

জে.এল.নং- ৯

দাগ নং	খতিয়ান নং	অংশ	অংশ পরিমাণ (এ)
৮৬৭	২৩৬৪	৫২৪০	০.৬৪০০

তারিখ- ০৬/১০/২০২৩

ব্লক- ভাঙড়-২

জেলা- দক্ষিণ ২৪ পরগণা

রাজস্ব আধিকারিক

সমষ্টি ভূমি ও ভূমি সংস্কার আধিকারিকের করণ

Khatian No.: 116, at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet* No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South), to **Alamgir Molla, S/o Nur Mahammad Molla**, by virtue of registered Deed of Conveyance, being No.: **02703** for the year 1962; Book No.: I; Vol. No.: 24; Pages from 296 to 298.

AND WHEREAS by virtue of aforementioned purchase, said Alamgir Molla acquired and became the absolute and lawful owners of **64 Decimals** landed property, comprised in **R.S. & L.R. Dag No.: 867**, recorded in R.S. *Khatian* No.: 116, at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet* No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South).

AND WHEREAS being the absolute owner and possessor and occupier of the said landed property Alamgir Molla, recorded his name in at present L.R. operation vide **L.R. Khatian No.: 2664**.

AND WHEREAS being the absolute owner and possessor and occupier of the said landed property Alamgir Molla, converted the characteristics of the said landed property from Shali to Bastu, vide Conversion **Case No.: CN/2023/1603/1217**.

AND WHEREAS said namely Alamgir Molla appointed Manirul Sanpui, S/o Faujer Sanpui as his Lawful Attorney for the aforementioned piece and parcel of land vide registered General Power of Attorney being No.: **00302** for the year 2012; Book No: IV; CD Vol. No.: 1; Page from 4117 to 4127.

AND WHEREAS being an absolute and lawful owner, the Vendor hereto offered to sell, transfer and convey **ALL THAT** undivided plot of land measuring an area of **64 Decimals** comprised in **R.S. & L.R. DAG No.: 867**, recorded in R.S. *Khatian* No.: 116, corresponding to L.R. *Khatian* No.: 2664, at *Mouza*: Hatishala, J.L. No.: 9, P.S.: K.L.C. (Kolkata Leather Complex), within Beonta *Gram Panchayet* No.: II, Additional District Registration Office Bhangore, District: 24 Parganas (South), more fully mentioned in the schedule hereunder

written, at or for the total price and/or consideration of **Rs. 86,00,000/- (Rupees Eighty-Six Lacs Only)**.

AND WHEREAS the Purchaser herein has agreed with the Vendor herein for absolute purchase of the said plot of land fully mentioned and described in the schedule hereunder written at or for above mentioned consideration, free from all encumbrances and attachments whatsoever.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 86,00,000/- (Rupees Eighty-Six Lacs Only)** to be true and lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and to have been received and from the same and every part thereof and doth hereby acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the property hereby conveyed) the Vendor do hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser **ALL THAT** demarcated plot of land measuring a total area of **64 Decimals**, more fully and elaborately described in the schedule hereunder together with all sorts of easement right over the ways paths, passages, advantages and benefits whatsoever to the said property belonging to or in anywise appertaining thereto or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainders and all the rents issues and profits thereof and every part thereof together with all other ways paths passages sewers advantages and appurtenance whatsoever to the said property and all the deeds pattahs muniments documents writings and other evidences of title exclusively relating to the said property which is now are or in the custody/possession and control of the Vendor or which the Vendor can procure without any suit or action **AND** all the estate right title interest property claim and demand whatsoever of the said Vendor into or upon the said property and every part or portion thereof **TO HAVE AND TO HOLD** the said property hereby granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be with all rights benefits easements and appurtenances thereto unto and to the use of the Purchaser herein absolutely and forever **SUBJECT HOWEVER** to the purchaser making payment of the rents/taxes **AND** free and

clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances created made done executed or suffered by the Vendor AND the Vendor doth hereby further covenant with the purchaser herein that the said owner and all the persons claiming through under or in trust for the Vendor shall and will from time to time and all materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. THAT notwithstanding any act deed matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary the Vendor herein is now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part and portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.
2. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor has now full right power and absolute authority to grant sell, convey, transfer, assign, and assure the said property and all other benefits and right hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.
3. AND THAT the purchaser herein shall and may from time to time and at material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction

interruptions disturbances claims and demands whatsoever or howsoever from time to time or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.

4. AND THAT the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lis-pendens attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.
5. AND FURTHER THAT the Vendor all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby granted sold , conveyed transferred assigned and assured unto and to the use of the purchaser herein in manner as aforesaid as shall or may be reasonably required by the purchaser.
6. AND FURTHERMORE, THAT the Vendor and all his successors in interest executors and administrators shall at all time hereafter indemnify and keep indemnified the purchaser, his heirs, and executors, administrators and assigns against all loss, damages costs charges and expenses, if any suffered by reason of any defect of the Vendor or any breach of the covenants hereunder contained.

THE SCHEDULE OF THE PROPERTY

REFERRED TO ABOVE

ALL THAT piece and parcel of vacant Shali Land property measuring an area about **64 Decimals**, comprised in **R.S. & L.R. DAG No.: 867**, appertaining in R.S. *Khatian* No.: 116, corresponding to L.R. *Khatian* No.: 2664, lying and situated at **MOUZA: HATISHALA**, vide J.L. No.: 09, within the limits of Beonta II No. Gram Panchayet, A.D.S.R. Office at Bhangore, & D.S.R. South 24 Parganas Office at Alipore, under P.S.: Bhangore now at K.L.C.(Kolkata Leather Complex), District: 24 Parganas (South), PIN: 700135, **That the property is not adjacent to any Metal Road**, TOGETHER WITH all sorts of easement right over the passage/road and other benefits, facilities and advantages attached therein or thereto more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this Sale of Deed.

ON THE NORTH : Lands of DAG No.: 868.

ON THE SOUTH : Other Lands of the same DAG.

ON THE EAST : Lands of DAG No.: 866 & 864.

ON THE WEST : 50 Feet Wide Road.

IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Anuraj Singh
PIN: 713342.
2. Sunita Mohan
PIN: 700735



SIGNATURE OF OWNER/VENDOR
As the lawful Attorney of Owner



SIGNATURE OF PURCHASER

Drafted & Prepared By:



SUDEEP CHAKRABORTY
(ADVOCATE)
Enrolment No.: F-1013/859/2019
Alipore Judges Court
Computer Print.

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser/s by the within named vendors the within mentioned sum of **Rs. 86,00,000/- (Rupees Eighty-Six Lacs Only)** being the full consideration money.

Date	Ch. No.	Particulars	Amount
30-12-2019	-	NEFT:000080149135/BDBL0001720/MANIRUL SANPUI	₹ 50,000.00
14-02-2020	-	MMT/IMPS/004514146866/EXP/MANIRUL/BDBL0001720	₹ 50,000.00
12-03-2020	397	CLG/MANIRUL SANPUI/BNB	₹ 30,000.00
30-07-2020	-	MMT/IMPS/021213500367/MANIRUL/BDBL0001720	₹ 30,000.00
05-10-2020	-	MMT/IMPS/027918015120/MANIRUL/BDBL0001720	₹ 30,000.00
06-10-2020	-	MMT/IMPS/028017582594/MANIRUL/BDBL0001720	₹ 30,000.00
09-10-2020	-	MMT/IMPS/028313568821/MANIRUL/BDBL0001720	₹ 1,00,000.00
14-10-2020	-	MMT/IMPS/028815409819/MANIRUL/BDBL0001720	₹ 50,000.00
27-11-2020	-	MMT/IMPS/033216114899/MANIRUL/BDBL0001720	₹ 50,000.00
04-12-2020	-	MMT/IMPS/033914769072/MANIRUL/BDBL0001720	₹ 50,000.00
09-12-2020	-	MMT/IMPS/034413968044/MANIRUL/BDBL0001720	₹ 50,000.00
21-12-2020	-	MMT/IMPS/035613028981/MANIRUL/BDBL0001720	₹ 1,00,000.00
13-01-2021	-	MMT/IMPS/101318562234/MANIRUL/BDBL0001720	₹ 1,00,000.00
14-07-2021	675	CLG/MANIRUL SANPUI/BNB	₹ 1,00,000.00
09-09-2021	-	MMT/IMPS/125222025478/MANIRUL/BDBL0001720	₹ 50,000.00
11-09-2021	-	MMT/IMPS/125413004305/MANIRUL/BDBL0001720	₹ 1,00,000.00
18-09-2021	-	MMT/IMPS/126117376418/MANIRUL/BDBL0001720	₹ 1,00,000.00
24-09-2021	-	MMT/IMPS/126719555870/MANIRUL/BDBL0001720	₹ 1,50,000.00

08-10-2021	-	MMT/IMPS/128113790243/MANIRUL/BDBL0001720	₹ 1,00,000.00
23-10-2021	-	MMT/IMPS/129616910498/MANIRUL/BDBL0001720	₹ 30,000.00
28-10-2021	-	MMT/IMPS/130117394327/MANIRUL/BDBL0001720	₹ 50,000.00
11-11-2021	-	MMT/IMPS/131521572471/MANIRUL/BDBL0001720	₹ 80,000.00
30-11-2021	827	CLG/MANIRUL SANPUI/BNB	₹ 1,00,000.00
15-12-2021	-	MMT/IMPS/134915427841/MANIRUL/BDBL0001720	₹ 50,000.00
23-12-2021	932	CLG/MANIRUL SANPUI/BNB	₹ 1,00,000.00
29-12-2021	933	CLG/MANIRUL SANPUI/BNB	₹ 1,00,000.00
29-12-2021	-	MMT/IMPS/136320001953/MANIRUL/BDBL0001720	₹ 50,000.00
18-01-2022	931	CLG/MANIRUL SANPUI/BNB	₹ 2,00,000.00
18-03-2022	999	CLG/MANIRUL SANPUI/BNB	₹ 2,00,000.00
21-03-2022	-	MMT/IMPS/208015046581/MANIRUL/BDBL0001720	₹ 1,00,000.00
27-03-2022	-	MMT/IMPS/208618328509/MANIRUL/BDBL0001720	₹ 50,000.00
13-04-2022	1000	CLG/MANIRUL SANPUI/BNB	₹ 2,00,000.00
29-04-2022	1001	CLG/MANIRUL SANPUI/BNB	₹ 2,00,000.00
11-05-2022	-	MMT/IMPS/213121505731/MANIRUL/BDBL0001720	₹ 2,00,000.00
28-05-2022	-	MMT/IMPS/214819391439/MANIRUL/BDBL0001720	₹ 30,000.00
07-06-2022	-	MMT/IMPS/215818458403/MANIRUL/BDBL0001720	₹ 2,00,000.00
12-06-2022	-	MMT/IMPS/216322911060/MANIRUL/BDBL0001720	₹ 10,000.00
12-06-2022	-	MMT/IMPS/216322925811/MANIRUL/BDBL0001720	₹ 90,000.00
16-06-2022	-	MMT/IMPS/216718672202/MANIRUL/BDBL0001720	₹ 50,000.00
08-07-2022	-	MMT/IMPS/218914498993/MANIRUL/BDBL0001720	₹ 1,00,000.00
08-07-2022	-	MMT/IMPS/218918180211/MANIRUL/BDBL0001720	₹ 25,000.00
20-07-2022	-	MMT/IMPS/220112805805/MANIRUL/BDBL0001720	₹ 47,500.00
07-09-2022	-	MMT/IMPS/225021871151/MANIRUL/BDBL0001720	₹ 1,00,000.00

10-09-2022	-	MMT/IMPS/225318673285/MANIRUL/BDBL0001720	₹ 30,000.00
16-09-2022	-	MMT/IMPS/225922344480/MANIRUL/BDBL0001720	₹ 25,000.00
19-09-2022	-	MMT/IMPS/226220664429/MANIRUL/BDBL0001720	₹ 60,000.00
23-09-2022	-	MMT/IMPS/226610117529/MANIRUL/BDBL0001720	₹ 40,000.00
27-09-2022	-	MMT/IMPS/227015663806/MANIRULM/BDBL0001720	₹ 40,000.00
29-09-2022	-	MMT/IMPS/227218669144/MANIRUL/BDBL0001720	₹ 50,000.00
11-10-2022	-	MMT/IMPS/228422779061/MANIRUL/BDBL0001720	₹ 25,000.00
18-10-2022	-	MMT/IMPS/229122440091/MANIRUL/BDBL0001720	₹ 50,000.00
01-11-2022	-	MMT/IMPS/230512208397/MANIRUL/BDBL0001720	₹ 30,000.00
28-11-2022	-	MMT/IMPS/233219081973/MANIRUL/BDBL0001720	₹ 1,00,000.00
30-11-2022	-	MMT/IMPS/233421433391/MANIRUL/BDBL0001720	₹ 1,00,000.00
05-12-2022	-	MMT/IMPS/233917256185/MANIRUL/BDBL0001720	₹ 1,00,000.00
08-01-2023	-	MMT/IMPS/300813073674/MANIRUL/BDBL0001720	₹ 1,00,000.00
10-01-2023	-	MMT/IMPS/301021479381/MANIRUL/BDBL0001720	₹ 1,00,000.00
03-02-2023	-	MMT/IMPS/303418334625/MANIRUL/BDBL0001720	₹ 50,000.00
08-02-2023	-	MMT/IMPS/303917109002/MANIRUL/BDBL0001720	₹ 50,000.00
02-03-2023	-	MMT/IMPS/306118338598/MANIRUL/BDBL0001720	₹ 1,00,000.00
28-03-2023	-	MMT/IMPS/308721330887/MANIRUL/BDBL0001720	₹ 50,000.00
18-04-2023	-	MMT/IMPS/310821709921/MANIRUL/BDBL0001720	₹ 1,50,000.00
01-06-2023	-	MMT/IMPS/315218164860/MANIRUL/BDBL0001720	₹ 50,000.00
16-06-2023	-	MMT/IMPS/316721157508/MANIRUL/BDBL0001720	₹ 50,000.00
26-06-2023	-	MMT/IMPS/317718552592/MANIRUL/BDBL0001720	₹ 1,00,000.00
02-07-2023	-	MMT/IMPS/318315461951/MANIRUL/BDBL0001720	₹ 50,000.00
25-07-2023	-	MMT/IMPS/320621786924/MANIRUL/BDBL0001720	₹ 1,00,000.00
28-07-2023	-	MMT/IMPS/320915327774/MANIRUL/BDBL0001720	₹ 50,000.00

31-07-2023	-	MMT/IMPS/321219546837/MANIRUL/BDBL0001720	₹ 20,000.00
24-08-2023	-	MMT/IMPS/323617037132/MANIRUL/BDBL0001720	₹ 40,000.00
07-09-2023	-	MMT/IMPS/325017343065/MANIRUL/BDBL0001720	₹ 30,000.00
08-09-2023	-	Cheque No.: 389094 (AXIS Bank)	₹5,00,000.00
08-10-2023	-	Cheque No.: 389095 (AXIS Bank)	₹5,00,000.00
08-11-2023	-	Cheque No.: 389096 (AXIS Bank)	₹5,00,000.00
08-12-2023	-	Cheque No.: 389097 (AXIS Bank)	₹5,00,000.00
08-01-2024	-	Cheque No.: 389098 (AXIS Bank)	₹5,00,000.00
08-02-2024	-	Cheque No.: 389099 (AXIS Bank)	₹4,77,500.00
08-03-2024		CASH	₹2,00,000.00
<i>Total: Rs. 86,00,000/- (Rupees Eighty-Six Lacs Only).</i>			

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. *Anugraj Singh*
PIN: 718343
2. *Starfitha Modak*
PIN: 700135.

Manirul Saqib

SIGNATURE OF OWNER/VENDOR
As the lawful Attorney of Owner

SITE PLAN

AT MOUZA:-HATISHALA, J.L.NO.-09; R.S. & L.R. DAG NO.:-867;
R.S.KHATIAN NO.:-116; L.R. KHATIAN.:-2664;
UNDER BEONTA II GRAM PANCHAYET; P.S.:-K.L.C.
AND DIST.-SOUTH 24 PARGANAS;

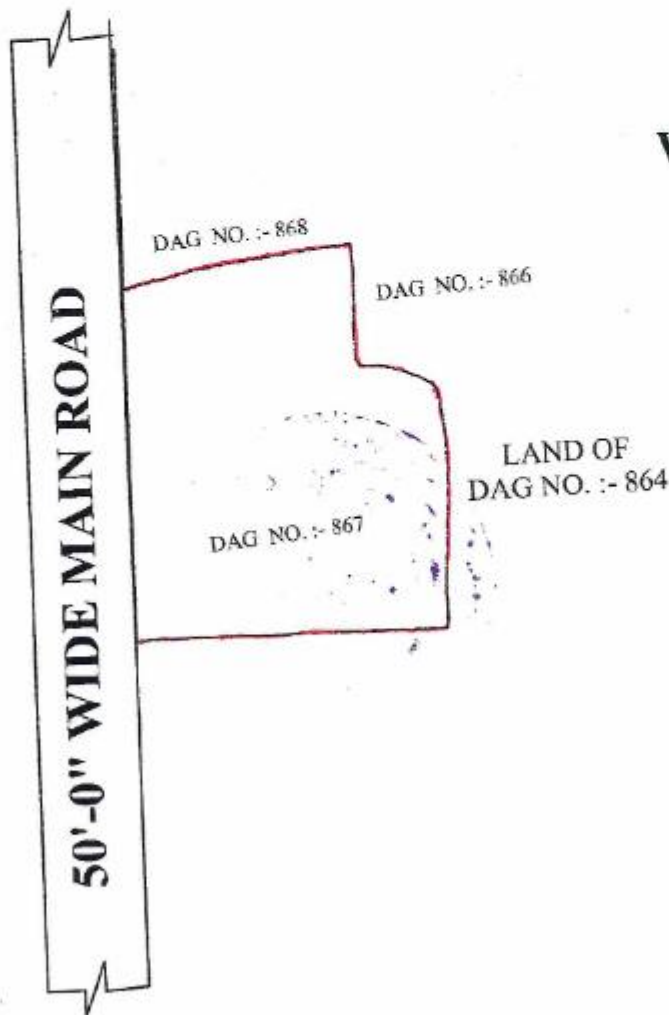
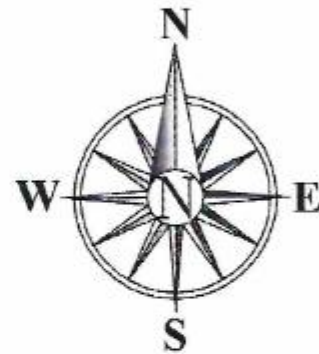
AREA OF LAND - 64DECIMAL.
SHOWN IN RED MARK.

Subhadip Ghosh



Scale - 1" = 147'-0"

PURCHASER














Moumita Sengupta












SIGNATURE OF VENDOR

Subhadip Ghosh
08/09/23
SUBHADIP GHOSH
(B. Tech Civil Engineer)
L.B.S. of Arambagh Municipality
Reg. No.: 29/ARM/LBS-II/2021-22

DRAWN BY

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name MAMIRUL SANPUI
 Signature Mamirul Sanpui

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name SAMBIT DAS
 Signature Sambit Das

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name _____
 Signature _____



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002287605/2023	Office where deed will be registered
Query Date	07/09/2023 10:11:32 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Aangraj Singh Thana : Kulti, District : Paschim Bardhaman, WEST BENGAL, PIN - 713343, Mobile No. : 7001605259, Status :Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 86,00,000/-	Rs. 2,88,39,888/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 11,53,616/- (Article:23)	Rs. 2,88,413/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-867 (RS :- 867)	LR-2664, (RS:- 11610)	Bastu	Shali	64 Dec	86,00,000/-	2,88,39,888/-	
Grand Total :					64Dec	86,00,000 /-	288,39,888 /-	

Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	ALAMGIR MOLLA Son of NUR MAHAMMAD MOLLA, City:- , P.O:- Hatishala, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. ANxxxxxx2Q, Aadhaar No Not Provided by UIDAI Status :Individual, Executed by: Attorney	Individual	Executed by: Attorney



Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr SAMBIT BASU Son of Late Sabyasachi Basu, City:- , P.O:- Joteshibrampur, P.S:-Maheshtala, District:-South 24- Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANxxxxxx2Q, Aadhaar No.: 40xxxxxxxx7498, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & Address	Attorney of
1	MANIRUL SANPUI Son of FAJER SANPUICity:- , P.O:- HATISHALA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No. DRxxxxxx3L , Aadhaar No.: 45xxxxxxxx6427	ALAMGIR MOLLA

Land Details as per Land Record

District: South 24-Parganas, Thana: Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9,
Pin Code : 700135

Sc No	Plot & Khatian Number	Details Of Land	Owner Name in English as Selected by Applicant
L1	LR Plot No:- 867, LR Khatian No:- 2664	Owner:আলমগীর মোল্যা, Gurdian:মহম্মদ , Address:নিজ , Classification:শালি, Area:0.65 Acre,	ALAMGIR MOLLA

Identifier Details :

Name & address
Mr AANGRAJ SINGH Son of Mr BINAY KUMAR SINGH City:- , P.O:- KULTI, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SAMBIT BASU, MANIRUL SANPUI

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ALAMGIR MOLLA	Mr SAMBIT BASU-64 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 07-10-2023) for e-Payment . Assessed market value & Query is valid for 30 days (i.e. upto 07-10-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.





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



192023240209125911

GRN Details

GRN: 192023240209125911
GRN Date: 07/09/2023 22:49:34
BRN : 2006689001
GRIPS Payment ID: 070920232020912590
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 07/09/2023 22:52:14
Payment Init. Date: 07/09/2023 22:49:34
Payment Ref. No: 2002287605/1/2023
[Query No*/Query Year]

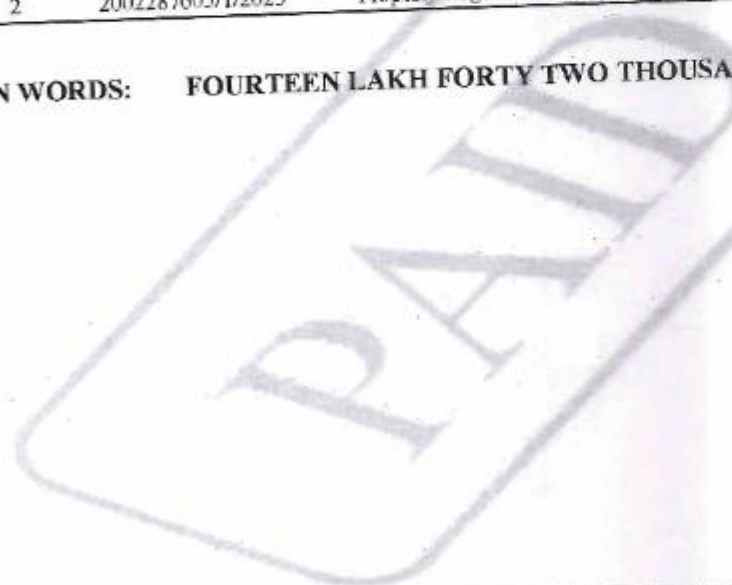
Depositor Details

Depositor's Name: Sambit Basu
Address: Hatishala
Mobile: 9830806854
Depositor Status: Buyer/Claimants
Query No: 2002287605
Applicant's Name: Mr Aangraj Singh
Identification No: 2002287605/1/2023
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 07/09/2023
Period To (dd/mm/yyyy): 07/09/2023

Payment Details

Sl. No	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002287605/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	1153616
2	2002287605/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	288413
			Total	1442029

IN WORDS: FOURTEEN LAKH FORTY TWO THOUSAND TWENTY NINE ONLY.





Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



070920232020912590

GRIPS Payment Detail

GRIPS Payment ID:	070920232020912590	Payment Init. Date:	07/09/2023 22:49:34
Total Amount:	1442029	No of GRN:	1
Bank/Gateway:	ICICI Bank	Payment Mode:	Online Payment
BRN:	2006689001	BRN Date:	07/09/2023 22:52:14
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

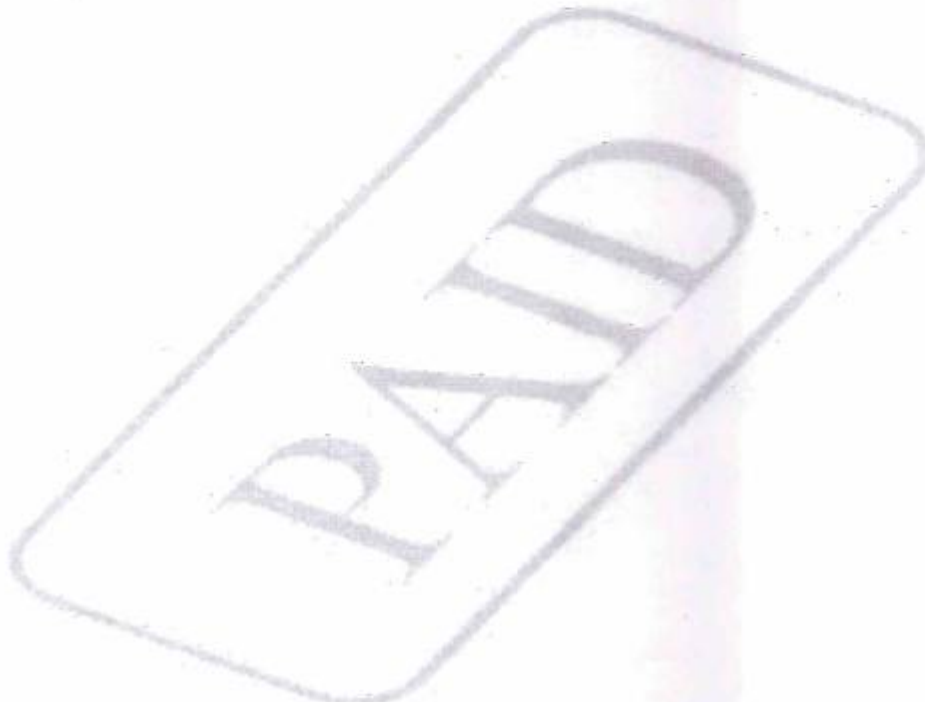
Depositor's Name: Sambit Basu
Mobile: 9830806854

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240209125911	Directorate of Registration & Stamp Revenue	1442029
Total			1442029

IN WORDS: FOURTEEN LAKH FORTY TWO THOUSAND TWENTY NINE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	I-1604-11122/2023	Date of Registration	08/09/2023
Query No / Year	1604-2002287605/2023	Office where deed is registered	
Query Date	07/09/2023 10:11:32 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Aangraj Singh Thana : Kulti, District : Paschim Bardhaman, WEST BENGAL, PIN - 713343, Mobile No. : 7001605259, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 86,00,000/-	Rs. 2,88,39,888/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 11,53,716/- (Article:23)	Rs. 2,88,445/- (Article:A(1), E)		
Remarks			

Land Details :



District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatishala, JI No: 9,
Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-867 (RS :867)	LR-2664, (RS:-116\0)	Bastu	Shali	64 Dec	86,00,000/-	2,88,39,888/-	
Grand Total :					64Dec	86,00,000 /-	288,39,888 /-	



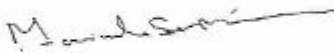
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ALAMGIR MOLLA Son of NUR MAHAMMAD MOLLA City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: ANxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAMBIT BASU (Presentant) Son of Late SABYASACHI BASU Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office	 08/09/2023	 LTI 08/09/2023	 08/09/2023
Son of Late SABYASACHI BASU City:- , P.O:- JOTESHIBRAMPUR, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx2Q, Aadhaar No: 40xxxxxxxx7498, Status :Individual, Executed by: Self, Date of Execution: 08/09/2023 , Admitted by: Self, Date of Admission: 08/09/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MANIRUL SANPUI Son of FAJER SANPUI Date of Execution - 08/09/2023 , , Admitted by: Self, Date of Admission: 08/09/2023, Place of Admission of Execution: Office	 Sep 8 2023 12:35PM	 LTI 08/09/2023	 08/09/2023
City:- , P.O:- HATISHALA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, , PAN No.:: DRxxxxxx3L, Aadhaar No: 45xxxxxxxx6427 Status : Attorney, Attorney of : ALAMGIR MOLLA				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AANGRAJ SINGH Son of Mr BINAY KUMAR SINGH City:- , P.O:- KULTI, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343	 08/09/2023	 08/09/2023	 08/09/2023
Identifier Of Mr SAMBIT BASU, MANIRUL SANPUI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	ALAMGIR MOLLA	Mr SAMBIT BASU-64 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9,
Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 867, LR Khatian No:- 2664	Owner:আলমগীর মোল্লা, Gurdian:মহম্মদ , Address:বিজ , Classification:পানি, Area:0.65000000 Acre,	ALAMGIR MOLLA

Endorsement For Deed Number : I - 160411122 / 2023

On 08-09-2023

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 12:33 hrs on 08-09-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SAMBIT BASU ,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 2,88,39,888/-

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

Execution is admitted on 08/09/2023 by Mr SAMBIT BASU, Son of Late SABYASACHI BASU, P.O: JOTESHIRAMPUR, Thana: Maheshala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business

Identified by Mr AANGRAJ SINGH, , Son of Mr BINAY KUMAR SINGH, P.O: KULTI, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by MANIRUL SANPUI, , Son of FAJER SANPUI, P.O: HATISHALA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Cultivation as constituted attorney for ALAMGIR MOLLA P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Identified by Mr AANGRAJ SINGH, , Son of Mr BINAY KUMAR SINGH, P.O: KULTI, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,88,445.00/- (A(1) = Rs 2,88,399.00/- ,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 2,88,413/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2023 10:52PM with Govt. Ref. No: 192023240209125911 on 07-09-2023, Amount Rs: 2,88,413/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2006689001 on 07-09-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,53,616/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 11,53,616/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5929, Amount: Rs.100.00/-, Date of Purchase: 18/08/2023, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/09/2023 10:52PM with Govt. Ref. No: 192023240209125911 on 07-09-2023, Amount Rs: 11,53,616/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 2006689001 on 07-09-2023, Head of Account 0030-02-103-003-02

(Handwritten Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 340670 to 340693
being No 160411122 for the year 2023.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2023.09.08 13:36:11 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 08/09/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.