

02778/23

I-2686/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 234218

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with document are the part of this document.

[Signature]
 District Sub-Registrar-V
 Alipore, South 24 Parganas

31 AUG 2023

DEED OF CONVEYANCE

1. Date: This Indenture is made on this the 29th Day of August, 2023, (Two Thousand and Twenty-Three).
2. Nature of Document: Deed of Conveyance.

02 MAY 2023

2153

No.....**Rs. 100/-** Date.....

Name :

B. C. LAHIRI

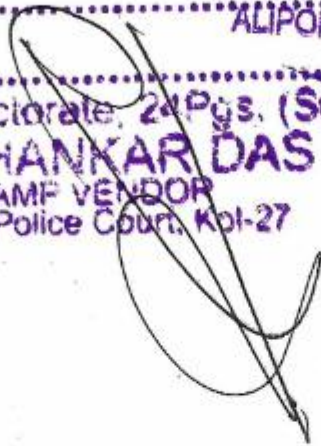
Address : Advocate
ALIPORE JUDGES COURT

Vendor : KOL - 27

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27



Aungiraj Singh
C/o Binay Kumar Singh,
Upper Kulti, Bohal,
Kulti, Paschim Bardhaman,
PIN: 713342.

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
31 AUG 2023

3. Parties:

- 3.1 **(1) ABDUL MOLLA, (PAN- EJPPM1009D)**, (AADHAAR No. 394569806730), Son of Late Babulal Molla, by faith Muslim, by Nationality Indian, resident of: Hatishala, P.O.- Hatishala, P.S.- Kolkata Leather Complex, District- South 24 Parganas, West Bengal – 700135, **(2) MAHIUDDIN ALI MOLLA, (PAN- CXJPM0801M)**, (AADHAAR No. 801855554124), **(3) ALAUDDIN MOLLA (PAN FKPPM0665F)**, (AADHAAR NO. 618482534772), **(4) SAHABUDDIN MONDAL (PAN CRTPM5527J)**, (AADHAAR NO. 715627409878), all are Son of Rahim Baksh Molla, by faith Muslim, by Nationality Indian, resident of: Hatishala, P.O.- Hatishala, P.S.- Kolkata Leather Complex, District- South 24 Parganas, West Bengal – 700135, **(5) JAHANARA BIBI (PAN FPIP0250K)**, (AADHAAR NO. 406600404473), wife of Abed Ali, by faith Muslim, by Nationality Indian, resident of: Vill. & P.O.- Matigacha Bhuturia, P.S.- Barasat, Dsitric- North 24 Parganas, West Bengal – 700135, **(6) SAHIDA BIBI (PAN EDAPB3519N)**, (AADHAAR NO. 202814096355), Daughter of Rahim Baksh Molla, by faith Muslim, by Nationality Indian, resident of: Chougharia, P.O.- Rohanda, P.S.- Barasat, Dsitric- North 24 Parganas, West Bengal – 700135, **(7) RAFIQUL ISLAM (PAN ACXPI1017J)**, (AADHAAR NO. 430211493310), **(8) SAFIQUL ISLAM (PAN AHCPI2438K)**, (AADHAAR NO. 993878627541), **(9) NOOR ISLAM MOLLA (PAN CNRPM2521C)**, (AADHAAR NO. 614423664774), **(10) MD. SAHIDUL MOLLA (PAN EEZPM8092H)**, (AADHAAR NO. 580179369409), **(11) SARIFUL ISLAM (PAN AEVPI0829N)**, (AADHAAR NO. 563262544405), **(12) SAIFUL ISLAM (PAN ACUPI6291H)**, (AADHAAR NO. 622008961303), all are Son of Late Moslem Molla, by faith Muslim, by

Nationality Indian, resident of: Naoabad, P.O.- Polerhat, P.S.- Kashipur, Dsitric- South 24 Parganas, West Bengal – 700135, **13) MAMTAJ BIBI [PAN DDUPB4020D]**, (AADHAAR NO. 477229869948), Daughter of Late Moslem Molla, by faith Muslim, by Nationality Indian, resident of: Chougharia, P.O.- Rohanda, P.S.- Barasat, Dsitric- North 24 Parganas, West Bengal – 700135 Daughter of Rahim Baksh Molla, by faith Muslim, by Nationality Indian, resident of: Ghataker Beriya, Badi, P.O.- Iswaripur, District- South 24 Parganas, West Bengal – 743502, hereinafter called and referred to as the **“OWNERS/ VENDORS”** (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**. That the Vendors are being represents by his their Attorney, **MR. SAMBIT BASU, [PAN- ANCPB9442Q]**, (AADHAAR NO. 406789027498), son of Late Sabyasachi Basu, by faith Hindu, by nationality Indian, by occupation Business, residing at Samannoy Park, Post Office- Joteshibrampur, Police Station- Maheshtala, Kolkata-700141.

- 3.2 **MR. AMIT GHOSH, [PAN- AHNPG7172P]**, (AADHAAR NO. 981304177819), son of Sri Tapan Ghosh, by faith Hindu, by Nationality Indian, by occupation- Business, residing at: Village- Khariberia, Post Office & Police Station- Bishnupur, District- South 24 Parganas, Pin- 743503, hereinafter called and referred to as the **PURCHASER**, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives, and assigns) of the **SECOND PART**.

WHEREAS one Babulal Molla was the RS recorded owner of **60 decimals** landed property, i.e., **31 decimals** comprised in R.S. & L.R. Dag No- 864, **26 decimals** comprised in R.S. & L.R. Dag No- 865, & **3 decimals** comprised in R.S. & L.R. Dag No- 866, appertaining to R. S. Khatian No.- 571, in Mouza-Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS said Babulal Molla during his lifetime sold 30 decimal out of 60 decimal landed property to one Lakshmikanta Ghosh, Vide Deed No. 9146, and thereafter said Babulal Molla died intestate leaving behind Two sons namely Abdar Molla, Abdul Molla, and two daughters namely Achiya Bibi & Akiya Bibi.

AND WHEREAS said Abdar Molla, Abdul Molla, Achiya Bibi & Akiya Bibi, jointly became owner of **30 decimals** landed property, i.e., **15.50 decimals** comprised in R.S. & L.R. Dag No- 864, **13 decimals** comprised in R.S. & L.R. Dag No- 865, & **01.50 decimals** comprised in R.S. & L.R. Dag No- 866, appertaining to R. S. Khatian No.-571, in Mouza-Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS by virtue of inheritance said Abdul Molla became the absolute owner of **10 decimals** landed property i.e., **5.16 decimals** comprised in R.S. & L.R. Dag No- 864, **4.34 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.50 decimals** comprised in R.S. & L.R. Dag No- 866, appertaining to R. S. Khatian No.-571, in Mouza-Hatishala, J. L. No.

09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS said Abdul Molla appointed Mr. SAMBIT BASU, Son of Late Sabyasachi Basu, as his lawful Attorney in respect of his said **10 decimals** landed property, by virtue of Registered General Power of Attorney duly registered/ executed on dated 28/07//2021, in the office of the A.D.S.R. Bhangar recorded into Book No. I, Volume No. 1621-2021, Pages: 130278-130296, Being No. 03444 of 2021.

AND WHEREAS by virtue of inheritance said Achiya Bibi became the absolute owner of **5 decimals** landed property i.e., **2.59 decimals** comprised in R.S. & L.R. Dag No- 864, **2.16 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.25 decimals** comprised in R.S. & L.R. Dag No- 866, appertaining to R. S. Khatian No.-571, in Mouza-Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS said Achiya Bibi, daughter of Late Babulal Molla, wife of Rahim Baksh Molla, while being seized and possessed of the said landed property, died intestate leaving behind her three sons namely Mahiuddin Ali Molla, Alauddin Molla, Sahabuddin Mondal, and two daughters namely Jahanara Bibi & Sahida Bibi.

AND WHEREAS said all Mahiuddin Ali Molla, Alauddin Molla, Sahabuddin Mondal, Jahanara Bibi & Sahida Bibi, jointly became owner of **5 decimals** landed property i.e., **2.59 decimals** comprised in R.S. & L.R.

Dag No- 864, **2.16 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.25 decimals** comprised in R.S. & L.R. Dag No- 866, appertaining to R. S. Khatian No.-571, in Mouza-Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS said all Mahiuddin Ali Molla, Alauddin Molla, Sahabuddin Mondal, Jahanara Bibi & Sahida Bibi, appointed Mr. SAMBIT BASU, Son of Late Sabyasachi Basu, as his lawful Attorney in respect of their said **5 decimals** landed property, by virtue of Registered General Power of Attorney duly registered/ executed on dated 28/07//2021, in the office of the A.D.S.R. Bhangar recorded into Book No. I, Volume No. 1621-2021, Pages: 130297-130332, Being No. 03442 of 2021.

AND WHEREAS by virtue of inheritance said Akiya Bibi became the absolute owner of **5 decimals** landed property i.e., **2.59 decimals** comprised in R.S. & L.R. Dag No- 864, **2.16 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.25 decimals** comprised in R.S. & L.R. Dag No- 866, appertaining to R. S. Khatian No.-571, in Mouza-Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS said Akiya Bibi, daughter of Late Babulal Molla, wife of Late Moslem Molla, while being seized and possessed of the said landed property, died intestate leaving behind her six sons namely Rafiqul Islam, Safiqul Islam, Noor Islam Molla, Md. Sahidul Molla, Sariful Islam, Saiful Islam, , and one daughter namely Mamtaj Bibi.

AND WHEREAS said all Rafiqul Islam, Safiqul Islam, Noor Islam Molla, Md. Sahidul Molla, Sariful Islam, Saiful Islam, Mamtaj Bibi, jointly became owner of **5 decimals** landed property i.e., **2.59 decimals** comprised in R.S. & L.R. Dag No- 864, **2.16 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.25 decimals** comprised in R.S. & L.R. Dag No- 866, appertaining to R. S. Khatian No.-571, in Mouza-Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).

AND WHEREAS said all Rafiqul Islam, Safiqul Islam, Noor Islam Molla, Md. Sahidul Molla, Sariful Islam, Saiful Islam, Mamtaj Bibi, appointed Mr. SAMBIT BASU, Son of Late Sabyasachi Basu, as his lawful Attorney in respect of their said **5 decimals** landed property, by virtue of Registered General Power of Attorney duly registered/ executed on dated 28/07//2021, in the office of the A.D.S.R. Bhangar recorded into Book No. I, Volume No. 1621-2021, Pages: 130376-130417, Being No. 03443 of 2021.

AND WHEREAS saleable area of Vendor *Abdul Molla* is **10 decimals**, i.e., **5.16 decimals** comprised in R.S. & L.R. Dag No- 864, **4.34 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.50 decimals** comprised in R.S. & L.R. Dag No- 866, saleable area of Vendor *Mahiuddin Ali Molla* is **1.26 decimals**, i.e., **0.65 decimals** comprised in R.S. & L.R. Dag No- 864, **0.54 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.07 decimals** comprised in R.S. & L.R. Dag No- 866, saleable area of Vendor *Alauddin Molla* is **1.25 decimals**, i.e., **0.65 decimals** comprised in R.S. & L.R. Dag No- 864, **0.54 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.06 decimals** comprised in R.S. & L.R. Dag No- 866, saleable area of Vendor

Sahabuddin Mondal is **1.25 decimals**, i.e., **0.65 decimals** comprised in R.S. & L.R. Dag No- 864, **0.54 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.06 decimals** comprised in R.S. & L.R. Dag No- 866, saleable area of Vendor *Jahanara Bibi* is **0.63 decimals**, i.e., **0.33 decimals** comprised in R.S. & L.R. Dag No- 864, **0.27 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.03 decimals** comprised in R.S. & L.R. Dag No- 866, saleable area of Vendor *Sahida Bibi* is **0.62 decimals**, i.e., **0.32 decimals** comprised in R.S. & L.R. Dag No- 864, **0.27 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.03 decimals** comprised in R.S. & L.R. Dag No- 866, saleable area of Vendor *Rafiqul Islam* is **0.78 decimals**, i.e., **0.40 decimals** comprised in R.S. & L.R. Dag No- 864, **0.34 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.04 decimals** comprised in R.S. & L.R. Dag No- 866, saleable area of Vendor *Safiqul Islam* is **0.77 decimals**, i.e., **0.40 decimals** comprised in R.S. & L.R. Dag No- 864, **0.33 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.04 decimals** comprised in R.S. & L.R. Dag No- 866, saleable area of Vendor *Nur Islam Molla* is **0.77 decimals**, i.e., **0.40 decimals** comprised in R.S. & L.R. Dag No- 864, **0.33 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.04 decimals** comprised in R.S. & L.R. Dag No- 866, saleable area of Vendor *Md. Sahidul Molla* is **0.77 decimals**, i.e., **0.40 decimals** comprised in R.S. & L.R. Dag No- 864, **0.33 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.04 decimals** comprised in R.S. & L.R. Dag No- 866, saleable area of Vendor *Sariful Islam* is **0.76 decimals**, i.e., **0.39 decimals** comprised in R.S. & L.R. Dag No- 864, **0.33 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.04 decimals** comprised in R.S. & L.R. Dag No- 866, saleable area of Vendor *Saiful Islam* is **0.75 decimals**, i.e., **0.39 decimals** comprised in R.S. & L.R. Dag No- 864, **0.33 decimals** comprised in R.S. &

L.R. Dag No- 865, & **0.03 decimals** comprised in R.S. & L.R. Dag No- 866, saleable area of Vendor *Mamtaj Bibi* is **0.39 decimals**, i.e., **0.20 decimals** comprised in R.S. & L.R. Dag No- 864, **0.17 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.02 decimals** comprised in R.S. & L.R. Dag No- 866 ; **Total saleable area is 20 decimals.**

SALEABLE AREA OF	DAG	AREA (DEC)
Abdul Molla, S/o Lt. Babulal Molla	864	5.16
	865	4.34
	866	0.5
Mahiuddin, S/o Lt. Achiya Bibi	864	0.65
	865	0.54
	866	0.07
Alauddin, S/o Lt. Achiya Bibi	864	0.65
	865	0.54
	866	0.06
Sahabuddin, S/o Lt. Achiya Bibi	864	0.65
	865	0.54
	866	0.06
Jahanara Bibi, S/o Lt. Achiya Bibi	864	0.33
	865	0.27
	866	0.03
Sahida Bibi, D/o Lt. Achiya Bibi	864	0.32
	865	0.27
	866	0.03
Rafiqul Islam S/o Lt. Akiya Bibi	864	0.4
	865	0.34
	866	0.04
Safiqul Islam S/o Lt. Akiya Bibi	864	0.4
	865	0.33
	866	0.04
Nur Islam S/o Lt. Akiya Bibi	864	0.4
	865	0.33
	866	0.04
Md Sahidul S/o Lt. Akiya Bibi	864	0.4
	865	0.33
	866	0.04

Sariful S/o Lt. Akiya Bibi	864	0.39
	865	0.33
	866	0.04
Saiful S/o Lt. Akiya Bibi	864	0.39
	865	0.33
	866	0.03
Mamtaj Bibi D/o Lt. Akiya Bibi	864	0.2
	865	0.17
	866	0.02
TOTAL AREA		20

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of Rs. 24,24,300/- (**Rupees Twenty-Four Lacs Twenty-Four Thousand Three Hundred 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 **20 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 measuring about **20 decimal** landed property, i.e., **10.33 decimals** comprised in R.S. & L.R. Dag No- 864, **8.67 decimals** comprised in R.S. & L.R. Dag No- 865, & **1 decimals** comprised in R.S. & L.R. Dag No- 866, appertaining in R.S. *Khatian* No.571, 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 Police Station- Bhangore now at Kolkata Leather Complex (K.L.C.), District- 24 Parganas South, PIN – 700135, and the property is Butted and Bounded as follows:

ON THE NORTH : Others Land of Same Dag.

ON THE SOUTH : Others Land of Same Dag.

ON THE EAST : Others Land of Same Dag.

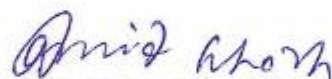
ON THE WEST : Others Land of Same Dag.

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. Anugraj Singh
Pin, 713343.
2. Satakhhi Maji
Pin - 711202



SIGNATURE OF PURCHASER



(SAMBIT BASU)

SIGNATURE OF OWNER/ VENDOR

As the lawful Attorney of Owner/Vendor

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 the within mentioned sum of **Rs. 24,24,300/- (Rupees Twenty-Four Lacs Twenty-Four Thousand Three Hundred only)** being the full and final payment of the consideration for sale of the said land from the purchaser.

<u>Date</u>	<u>Bank Name</u>	<u>Cash / Cheque No.</u> <u>/NEFT</u>	<u>Amount (Rs.)</u>
30.08.23	HDFC	000018	12,12,150/-
30.08.23	HDFC	000019	12,12,150/-
Total Rs. 24,24,300/- (Rupees Twenty-Four Lacs Twenty-Four Thousand Three Hundred only)			Rs. 24,24,300/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:












1. *Anuraj Singh*
Pin: 713343.
2. *Satakhhi Maji*
Pin - 711202



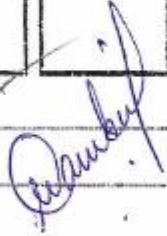
(SAMBIT BASU)












SIGNATURE OF OWNER/ VENDOR

As the lawful Attorney of Owner/Vendor


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

Name _____

Signature  _____

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

Name _____

Signature  _____

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

Name _____

Signature _____



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



310820232019654368

GRIPS Payment Detail

GRIPS Payment ID:	310820232019654368	Payment Init. Date:	31/08/2023 00:22:12
Total Amount:	361547	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	717198112	BRN Date:	31/08/2023 00:22:48
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	AMIT GHOSH
Mobile:	9830806854

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240196543691	Directorate of Registration & Stamp Revenue	361547
Total			361547

IN WORDS: THREE LAKH SIXTY ONE THOUSAND FIVE HUNDRED FORTY SEVEN ONLY.

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





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



192023240196543691

GRN Details

GRN:	192023240196543691	Payment Mode:	Online Payment
GRN Date:	31/08/2023 00:22:12	Bank/Gateway:	AXIS Bank
BRN :	717198112	BRN Date:	31/08/2023 00:22:48
GRIPS Payment ID:	310820232019654368	Payment Init. Date:	31/08/2023 00:22:12
Payment Status:	Successful	Payment Ref. No:	2002108656/2/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	AMIT GHOSH
Address:	HATISALA
Mobile:	9830806854
Depositor Status:	Buyer/Claimants
Query No:	2002108656
Applicant's Name:	Mr Aangraj Singh
Identification No:	2002108656/2/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	31/08/2023
Period To (dd/mm/yyyy):	31/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002108656/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	271130
2	2002108656/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	90417
			Total	361547

IN WORDS: THREE LAKH SIXTY ONE THOUSAND FIVE HUNDRED FORTY SEVEN ONLY.

PAID

Major Information of the Deed

Deed No :	I-1630-02686/2023	Date of Registration	31/08/2023
Query No / Year	1630-2002108656/2023	Office where deed is registered	
Query Date	17/08/2023 12:59:57 PM	D.S.R. - V 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. 24,24,300/-	Rs. 90,40,342/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,71,230/- (Article:23)	Rs. 90,449/- (Article:A(1), E)		
Remarks			

Land Details :

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



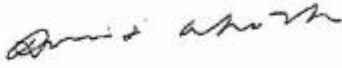
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-864 (RS :-864)	LR-1233, (RS:-57110)	Bastu	Shali	10.33 Dec	12,52,150/-	48,80,925/-	
L2	LR-865 (RS :-865)	LR-1233, (RS:-57110)	Pukur	Pukur	8.67 Dec	10,50,900/-	36,86,917/-	
L3	LR-866 (RS :-866)	LR-1233, (RS:-57110)	Bastu	Shali	1 Dec	1,21,250/-	4,72,500/-	
					20Dec	24,24,300 /-	90,40,342 /-	
		TOTAL :			20Dec	24,24,300 /-	90,40,342 /-	
	Grand Total :							

Seller Details :




SI No	Name,Address,Photo,Finger print and Signature
1	ABDUL MOLLA Son of Late BABULAL 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.:: EJxxxxxx9D, Aadhaar No: 39xxxxxxxx6730, Status :Individual, Executed by: Attorney, Executed by: Attorney

2	MOHIUDDIN ALI MOLLA Son of RAHIM BAKSH 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.:: CXxxxxxx1M, Aadhaar No: 80xxxxxxxx4124, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	ALAUDDIN MOLLA Son of RAHIM BAKSH 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.:: FKxxxxxx5F, Aadhaar No: 61xxxxxxxx4772, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	SAHABUDDIN MONDAL Son of RAHIM BAKSH 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.:: CRxxxxxx7J, Aadhaar No: 71xxxxxxxx9878, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	JAHANARA BIBI Wife of ABED ALI City:- , P.O:- MATIGACHA BHUTURIA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: FPxxxxxx0K, Aadhaar No: 40xxxxxxxx4473, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	SAHIDA BIBI Daughter of RAHIM BAKSH MOLLA City:- , P.O:- ROHANDA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: EDxxxxxx9N, Aadhaar No: 20xxxxxxxx6355, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	RAFIQUL ISLAM Son of Late MOSLEM MOLLA City:- , P.O:- POLERHAT, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: ACxxxxxx7J, Aadhaar No: 43xxxxxxxx3310, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	SAFIQUL ISLAM Son of Late MOSLEM MOLLA City:- , P.O:- POLERHAT, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: AHxxxxxx8K, Aadhaar No: 99xxxxxxxx7541, Status :Individual, Executed by: Attorney, Executed by: Attorney
9	NOOR ISLAM MOLLA Son of Late MOSLEM MOLLA City:- , P.O:- POLERHAT, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: CNxxxxxx1C, Aadhaar No: 61xxxxxxxx4774, Status :Individual, Executed by: Attorney, Executed by: Attorney
10	MD SAHIDUL MOLLA Son of Late MOSLEM MOLLA City:- , P.O:- POLERHAT, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: EExxxxxx2H, Aadhaar No: 58xxxxxxxx9409, Status :Individual, Executed by: Attorney, Executed by: Attorney
11	SARIFUL ISLAM Son of Late MOSLEM MOLLA City:- , P.O:- POLERHAT, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: AExxxxxx9N, Aadhaar No: 56xxxxxxxx4405, Status :Individual, Executed by: Attorney, Executed by: Attorney
12	SAIFUL ISLAM Son of Late MOSLEM MOLLA City:- , P.O:- POLERHAT, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: ACxxxxxx1H, Aadhaar No: 62xxxxxxxx1303, Status :Individual, Executed by: Attorney, Executed by: Attorney
13	MAMTAJ BIBI Daughter of Late MOSLEM MOLLA City:- , P.O:- ROHANDA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: DDxxxxxx0D, Aadhaar No: 47xxxxxxxx9948, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature			Signature
Sl No	Name	Photo	Finger Print	Signature
1	Mr AMIT GHOSH Son of Mr TAPAN GHOSH Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office	 31/08/2023	 LTI 31/08/2023	 31/08/2023
Son of Mr TAPAN GHOSH City:- , P.O:- BISHNUPUR, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHxxxxxx2P, Aadhaar No: 98xxxxxxxx7819, Status :Individual, Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			Signature
Sl No	Name	Photo	Finger Print	Signature
1	Mr SAMBIT BASU (Presentant) Son of Late SABYASACHI BASU Date of Execution - 29/08/2023, , Admitted by: Self, Date of Admission: 31/08/2023, Place of Admission of Execution: Office	 Aug 31 2023 12:41PM	 LTI 31/08/2023	 31/08/2023
City:- , P.O:- JOTESHIRAMPUR, 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 : Attorney, Attorney of : ABDUL MOLLA, MOHIUDDIN ALI MOLLA, ALAUDDIN MOLLA, SAHABUDDIN MONDAL, JAHANARA BIBI, SAHIDA BIBI, RAFIQU L ISLAM, SAFIQU L ISLAM, NOOR ISLAM MOLLA, MD SAHIDUL MOLLA, SARIFUL ISLAM, SAIFUL ISLAM, MAMTAJ BIBI				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AANGRAJ SINGH Son of Mr BINAY KUMAR SINGH City:- , P.O:- KULTI, P.S:-Kulfi, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343	 31/08/2023	 31/08/2023	 31/08/2023
Identifier Of Mr AMIT GHOSH, Mr SAMBIT BASU			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ABDUL MOLLA	Mr AMIT GHOSH-5.16 Dec
2	MOHIUDDIN ALI MOLLA	Mr AMIT GHOSH-0.65 Dec
3	ALAUDDIN MOLLA	Mr AMIT GHOSH-0.65 Dec
4	SAHABUDDIN MONDAL	Mr AMIT GHOSH-0.65 Dec
5	JAHANARA BIBI	Mr AMIT GHOSH-0.33 Dec
6	SAHIDA BIBI	Mr AMIT GHOSH-0.32 Dec
7	RAFIQUL ISLAM	Mr AMIT GHOSH-0.4 Dec
8	SAFIQUL ISLAM	Mr AMIT GHOSH-0.4 Dec
9	NOOR ISLAM MOLLA	Mr AMIT GHOSH-0.4 Dec
10	MD SAHIDUL MOLLA	Mr AMIT GHOSH-0.4 Dec
11	SARIFUL ISLAM	Mr AMIT GHOSH-0.39 Dec
12	SAIFUL ISLAM	Mr AMIT GHOSH-0.38 Dec
13	MAMTAJ BIBI	Mr AMIT GHOSH-0.2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ABDUL MOLLA	Mr AMIT GHOSH-4.34 Dec
2	MOHIUDDIN ALI MOLLA	Mr AMIT GHOSH-0.54 Dec
3	ALAUDDIN MOLLA	Mr AMIT GHOSH-0.54 Dec
4	SAHABUDDIN MONDAL	Mr AMIT GHOSH-0.54 Dec
5	JAHANARA BIBI	Mr AMIT GHOSH-0.27 Dec
6	SAHIDA BIBI	Mr AMIT GHOSH-0.27 Dec
7	RAFIQUL ISLAM	Mr AMIT GHOSH-0.34 Dec
8	SAFIQUL ISLAM	Mr AMIT GHOSH-0.34 Dec
9	NOOR ISLAM MOLLA	Mr AMIT GHOSH-0.33 Dec
10	MD SAHIDUL MOLLA	Mr AMIT GHOSH-0.33 Dec
11	SARIFUL ISLAM	Mr AMIT GHOSH-0.33 Dec
12	SAIFUL ISLAM	Mr AMIT GHOSH-0.33 Dec
13	MAMTAJ BIBI	Mr AMIT GHOSH-0.17 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	ABDUL MOLLA	Mr AMIT GHOSH-0.5 Dec
2	MOHIUDDIN ALI MOLLA	Mr AMIT GHOSH-0.07 Dec
3	ALAUDDIN MOLLA	Mr AMIT GHOSH-0.06 Dec
4	SAHABUDDIN MONDAL	Mr AMIT GHOSH-0.06 Dec
5	JAHANARA BIBI	Mr AMIT GHOSH-0.03 Dec
6	SAHIDA BIBI	Mr AMIT GHOSH-0.03 Dec
7	RAFIQUL ISLAM	Mr AMIT GHOSH-0.04 Dec
8	SAFIQUL ISLAM	Mr AMIT GHOSH-0.04 Dec
9	NOOR ISLAM MOLLA	Mr AMIT GHOSH-0.04 Dec
10	MD SAHIDUL MOLLA	Mr AMIT GHOSH-0.04 Dec
11	SARIFUL ISLAM	Mr AMIT GHOSH-0.04 Dec
12	SAIFUL ISLAM	Mr AMIT GHOSH-0.03 Dec
13	MAMTAJ BIBI	Mr AMIT GHOSH-0.02 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:- 864, LR Khatian No:- 1233		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 865, LR Khatian No:- 1233		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 866, LR Khatian No:- 1233		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 163002686 / 2023

On 31-08-2023

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 12:31 hrs on 31-08-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr SAMBIT BASU ,

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 90,40,342/-

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

Execution is admitted on 31/08/2023 by Mr AMIT GHOSH, Son of Mr TAPAN GHOSH, P.O: BISHNUPUR, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, 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 Mr SAMBIT BASU, , Son of Late SABYASACHI BASU, P.O: JOTESHIRAMPUR, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Business as constituted attorney for 1. ABDUL MOLLA P.O: HATISHALA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. MOHIUDDIN ALI MOLLA P.O: HATISHALA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 3. ALAUDDIN MOLLA P.O: HATISHALA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 4. SAHABUDDIN MONDAL P.O: HATISHALA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 5. JAHANARA BIBI P.O: MATIGACHA BHUTURIA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 6. SAHIDA BIBI P.O: ROHANDA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, 7. RAFIQUIL ISLAM P.O: POLERHAT, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 8. SAFIQUIL ISLAM P.O: POLERHAT, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 9. NOOR ISLAM MOLLA P.O: POLERHAT, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 10. MD SAHIDUL MOLLA P.O: POLERHAT, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 11. SARIFUL ISLAM P.O: POLERHAT, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 12. SAIFUL ISLAM P.O: POLERHAT, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 13. MAMTAJ BIBI P.O: ROHANDA, Thana: Barasat, , North 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 90,449.00/- (A(1) = Rs 90,403.00/- ,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 90,417/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2023 12:22AM with Govt. Ref. No: 192023240196543691 on 31-08-2023, Amount Rs: 90,417/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717198112 on 31-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,71,230/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 2,71,130/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2153, Amount: Rs.100.00/-, Date of Purchase: 02/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2023 12:22AM with Govt. Ref. No: 192023240196543691 on 31-08-2023, Amount Rs: 2,71,130/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717198112 on 31-08-2023, Head of Account 0030-02-103-003-02



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 78651 to 78681

being No 163002686 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.09.05 14:41:53 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 05/09/2023
DISTRICT SUB-REGISTRAR
Jaideb Pal
West Bengal.