

02780/23


I-2687/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 257101

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


District Sub-Registrar-V
Alipore, South 24 Parganas

31 AUG 2023

DEED OF CONVEYANCE

1. **Date:** This Indenture is made on this the 31st Day of August, 2023, (Two Thousand and Twenty-Three).
2. **Nature of Document:** Deed of Conveyance.

9440

10 MAY 2023

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

Name :**B. G. LAHIRI**

Advocate

Address :**ALIPORE JUDGES COURT**

KOL-27

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Angoraj Singh
Go Binay Kumar Singh
Upper Kulti, Bohal,
Kulti, Paschim Bardhaman,
PIN: 713343



3. Parties:

- 3.1 **(1) NUR MAHAMMAD MOLLA, (PAN- GIZPM1698M)**, (AADHAAR No. 863895393959), **(2) JANMAHAMMAD MOLLA, [PAN- GIZPM1696F]**, (AADHAAR No. 882951404093), **(3) DIN MAHAMMAD MOLLA. [PAN BWNPM6561Q]**, (AADHAAR NO. 784116832467), all are Son of Late Didar Baksh Molla @ Didar Baksh Molla, by Occupation Business, by faith Muslim, by Nationality Indian, resident of: Hatishala, P.O.- Hatishala, P.S.- Kolkata Leather Complex, District- South 24 Parganas, West Bengal - 700135, 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 lawful 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 Khoslal 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.- 771, 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 Khoslal Molla during his lifetime sold 30 decimal out of 60 decimal landed property to one Lakshmikanta Ghosh, Vide Deed No. 9146, and thereafter said Khoslal Molla died intestate leaving behind his wife namely Atojan Bibi, Two sons namely Didar Baksh Molla, Fajlur Rahaman Molla, and three daughters namely Khatunjan Bibi, Aysa Bibi, & Rabiya Bibi.

AND WHEREAS said Atojan Bibi, Wife of Late Khoslal Molla, died, and Didar Baksh Molla, Fajlur Rahaman Molla, Khatunjan Bibi, Aysa Bibi, & Rabiya 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.-771, 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 Didar Baksh Molla became the absolute owner of **8.57 decimals** landed property i.e., **4.43 decimals** comprised in R.S. & L.R. Dag No- 864, **3.71 decimals** comprised in R.S. &

L.R. Dag No- 865, & **0.43 decimals** comprised in R.S. & L.R. Dag No- 866, appertaining to R. S. Khatian No.-771, 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 Didar Baksh Molla, son of late Khoslal Molla @ Moktalal Molla, while being sized and possessed of the aforesaid property died intestate leaving behind his four sons namely Din Mahammad Molla, Oli Mahammad alias Ali Mahammad Molla, Nur Mahammad Molla & Janmahammad Molla, and one daughter namely Rijia Bibi, they jointly inherit all the property and became owner & occupier as per the provision of Mohammedan Law.

AND WHEREAS said Din Mahammad Molla, Nur Mahammad Molla & Janmahammad Molla, all are son of Late Didar Baksh Molla @ Didar Baksh Molla, by virtue of inheritance became the owner and occupier of **5.675 decimals** landed property i.e., **2.95 decimals** (0.99+0.98+0.98) comprised in R.S. & L.R. Dag No- 864, **2.475 decimals** (0.825+0.825+0.825) comprised in R.S. & L.R. Dag No- 865, & **0.25 decimals** (0.09+0.08+0.08) comprised in R.S. & L.R. Dag No- 866, appertaining to R. S. Khatian No.-771, 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 Din Mahammad Molla appointed Mr. SAMBIT BASU, Son of Late Sabyasachi Basu, as his lawful Attorney in respect of his **1.905 decimal** landed property, i.e., **0.99 decimals** comprised in R.S. &

L.R. Dag No- 864, **0.825 decimal** landed property comprised in R.S. & L.R. Dag No- 865, & **0.09 decimal** landed property comprised in R.S. & L.R. Dag No- 866, by virtue of Registered General Power of Attorney duly registered/ executed on dated 15/06//2022, in the office of the A.D.S.R. Bhangar recorded into Book No. I, Volume No. 1621-2022, Pages: 167959-167976, Being No. 05442 of 2022.

AND WHEREAS said Nur Mohammad Molla & Janmahammad Molla appointed Mr. SAMBIT BASU, Son of Late Sabyasachi Basu, as their lawful Attorney in respect of their **3.77 decimal** landed property, i.e., **1.96 decimals** comprised in R.S. & L.R. Dag No- 864, **1.65 decimal** landed property comprised in R.S. & L.R. Dag No- 865, & **0.16 decimal** landed property comprised in R.S. & L.R. Dag No- 866, by virtue of Registered General Power of Attorney duly registered/ executed on dated 15/06//2022, in the office of the A.D.S.R. Bhangar recorded into Book No. I, Volume No. 1621-2021, Pages: 154591-154612, Being No. 04575 of 2021.

AND WHEREAS saleable area of Vendor *Din Mohammad Molla* is **1.905 decimal** landed property, i.e., **0.99 decimals** comprised in R.S. & L.R. Dag No- 864, **0.825 decimal** landed property comprised in R.S. & L.R. Dag No- 865, & **0.09 decimal** landed property comprised in R.S. & L.R. Dag No- 866; saleable area of *Nur Mohammad Molla* is **1.885 decimal** landed property, i.e., **0.98 decimals** comprised in R.S. & L.R. Dag No- 864, **0.825 decimal** landed property comprised in R.S. & L.R. Dag No- 865, & **0.08 decimal** landed property comprised in R.S. & L.R. Dag No- 866; saleable area of *Jan Mohammad Molla* is **1.885 decimal** landed property, i.e., **0.98 decimals** comprised in R.S. & L.R. Dag No- 864, **0.825**

decimal landed property comprised in R.S. & L.R. Dag No- 865, & **0.08 decimal** landed property comprised in R.S. & L.R. Dag No- **866**; **Total saleable area is 5.675 decimals.**

SALEABLE AREA OF	DAG	AREA (DEC)
Din Mahammad, S/o Lt. Didar Box Molla	864	0.99
	865	0.825
	866	0.09
Nur Mahammad, S/o Lt. Didar Box Molla	864	0.98
	865	0.825
	866	0.08
Jan Mahammad, S/o Lt. Didar Box Molla	864	0.98
	865	0.825
	866	0.08
TOTAL AREA		5.675

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 6,87,879/- (Rupees Six Lacs Eighty-seven Thousand Eight-Hundred Seventy-Nine 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 **5.675 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 **5.675 decimal** landed property, i.e., **2.95 decimals** comprised in R.S. & L.R. Dag No- 864, **2.475 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.25 decimals** comprised in R.S. & L.R. Dag No- 866, appertaining in R.S. *Khatian* No.771, 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. *Aangray Singh.*
PIN: 713343

2. *Satakhhi Maji*
Pin-711202

Amir Chowdhury

SIGNATURE OF PURCHASER

Sambit Basu

(SAMBIT BASU)
SIGNATURE OF OWNER/ VENDOR
As the lawful Attorney of Owner/Vendor

Drafted & Prepared By:

Sudeep Chakraborty

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. 6,87,879/- (Rupees Six Lacs Eighty-seven Thousand Eight-Hundred Seventy-Nine 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	H.D.F.C	000019	3,43,940/-
30.08.23	HDFC	000018	3,43,939/-
Total Rs. 6,87,879/- (Rupees Six Lacs Eighty-seven Thousand Eight-Hundred Seventy-Nine only)			Rs. 6,87,879/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Anuraj Singh
PIN - 713343.












2. Satapkhie 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
<p style="text-align: center;">PHOTO</p>	left hand					
	right hand					

Name _____

Signature _____



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



310820232019654198

GRIPS Payment Detail

GRIPS Payment ID:	310820232019654198	Payment Init. Date:	31/08/2023 00:15:57
Total Amount:	102514	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	717198111	BRN Date:	31/08/2023 00:16:37
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	192023240196541991	Directorate of Registration & Stamp Revenue	102514
Total			102514

IN WORDS: ONE LAKH TWO THOUSAND FIVE HUNDRED FOURTEEN ONLY.

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

PAID



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



192023240196541991

GRN Details

GRN:	192023240196541991	Payment Mode:	Online Payment
GRN Date:	31/08/2023 00:15:57	Bank/Gateway:	AXIS Bank
BRN :	717198111	BRN Date:	31/08/2023 00:16:37
GRIPS Payment ID:	310820232019654198	Payment Init. Date:	31/08/2023 00:15:57
Payment Status:	Successful	Payment Ref. No:	2002100339/2/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	AMIT GHOSH
Address:	HATISHALA
Mobile:	9830806854
Depositor Status:	Buyer/Claimants
Query No:	2002100339
Applicant's Name:	Mr Aangraj Singh
Identification No:	2002100339/2/2023
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	2002100339/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	76855
2	2002100339/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	25659

Total 102514

IN WORDS: ONE LAKH TWO THOUSAND FIVE HUNDRED FOURTEEN ONLY.

PAID

Major Information of the Deed

Deed No :	I-1630-02687/2023	Date of Registration	31/08/2023
Query No / Year	1630-2002100339/2023	Office where deed is registered	
Query Date	16/08/2023 5:39:21 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. 6,87,879/-	Rs. 25,64,494/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 76,955/- (Article:23)	Rs. 25,691/- (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



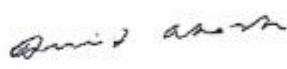
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-864 (RS :-864)	LR-1232, (RS:-771\0)	Bastu	Shali	2.95 Dec	3,57,576/-	13,93,875/-	
L2	LR-865 (RS :-865)	LR-1232, (RS:-771\0)	Pukur	Pukur	2.475 Dec	3,00,000/-	10,52,494/-	
L3	LR-866 (RS :-866)	LR-1232, (RS:-771\0)	Bastu	Shali	0.25 Dec	30,303/-	1,18,125/-	
		TOTAL :			5.675Dec	6,87,879 /-	25,64,494 /-	
		Grand Total :			5.675Dec	6,87,879 /-	25,64,494 /-	

Seller Details :



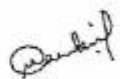
Sl No	Name,Address,Photo,Finger print and Signature
1	NUR MAHAMMAD MOLLA Son of Late DIDAR BAKSH MOLLA City:- , P.O:- HATISHALA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: G1xxxxxx8M, Aadhaar No: 86xxxxxxxx3959, Status :Individual, Executed by: Attorney, Executed by: Attorney

- 2 **JAN MAHAMMAD MOLLA**
 Son of Late DIDAR 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: Business, Citizen of: India,
 PAN No.:: G1xxxxxx6F, Aadhaar No: 88xxxxxxxx4093, Status :Individual, Executed by: Attorney, Executed by:
 Attorney
- 3 **DIN MAHAMMAD MOLLA**
 Son of Late DIDAR 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: Business, Citizen of: India,
 PAN No.:: BWxxxxxx1Q, Aadhaar No: 78xxxxxxxx2467, Status :Individual, Executed by: Attorney, Executed by:
 Attorney

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	Mr AMIT GHOSH Son of Mr TAPAN GHOSH Executed by: Self, Date of Execution: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office	 <small>31/08/2023</small>	 Captured <small>LTI 31/08/2023</small>	 <small>31/08/2023</small>
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: 31/08/2023 , Admitted by: Self, Date of Admission: 31/08/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	Mr SAMBIT BASU (Presentant) Son of Late SABYASACHI BASU Date of Execution - 31/08/2023, , Admitted by: Self, Date of Admission: 31/08/2023, Place of Admission of Execution: Office	 <small>Aug 31 2023 12:53PM</small>	 Captured <small>LTI 31/08/2023</small>	 <small>31/08/2023</small>
City:- , P.O:- JOTESHIBRAMPUR, P.S:-Maheshatala, 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 : NUR MAHAMMAD MOLLA, JAN MAHAMMAD MOLLA, DIN MAHAMMAD 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		 Captured	
	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	NUR MAHAMMAD MOLLA	Mr AMIT GHOSH-0.99 Dec
2	JAN MAHAMMAD MOLLA	Mr AMIT GHOSH-0.98 Dec
3	DIN MAHAMMAD MOLLA	Mr AMIT GHOSH-0.98 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	NUR MAHAMMAD MOLLA	Mr AMIT GHOSH-0.825 Dec
2	JAN MAHAMMAD MOLLA	Mr AMIT GHOSH-0.825 Dec
3	DIN MAHAMMAD MOLLA	Mr AMIT GHOSH-0.825 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	NUR MAHAMMAD MOLLA	Mr AMIT GHOSH-0.09 Dec
2	JAN MAHAMMAD MOLLA	Mr AMIT GHOSH-0.08 Dec
3	DIN MAHAMMAD MOLLA	Mr AMIT GHOSH-0.08 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:- 1232		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 865, LR Khatian No:- 1232		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 866, LR Khatian No:- 1232		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 163002687 / 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 12:35 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 25,64,494/-

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

Indetified 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. NUR MAHAMMAD MOLLA P.O: HATISHALA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. JAN MAHAMMAD MOLLA P.O: HATISHALA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 3. DIN MAHAMMAD MOLLA P.O: HATISHALA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Indetified 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 25,691.00/- (A(1) = Rs 25,645.00/- ,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 25,659/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2023 12:16AM with Govt. Ref. No: 192023240196541991 on 31-08-2023, Amount Rs: 25,659/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717198111 on 31-08-2023, Head of Account 0030-03-104-001-16

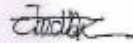
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 76,955/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 76,855/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9440, Amount: Rs.100.00/-, Date of Purchase: 10/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2023 12:16AM with Govt. Ref. No: 192023240196541991 on 31-08-2023, Amount Rs: 76,855/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717198111 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 1630-2024, Page from 376 to 397

being No 163002687 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.01.03 14:05:28 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 03/01/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.