

02781/23

L-2688/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
31/8/23

0-2153035/23

AP 234217

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with 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 29th Day of August, 2023, (Two Thousand and Twenty-Three).
2. **Nature of Document:** Deed of Conveyance.

2154

02 MAY 2023

NO.....Rs.100/- Date.....

Name : **B. C. LAHIRI**
Advocate
ALIPORE JUDGES COURT

Address : Kot: 27

Vendor :
Alipore Collectorate 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kot-27



Anguraj Singh
C/o Bhayr Kunder Singh,
Upperkulti, Pochal,
Kulti, Paschim Bardhaman,
PIN: 713343.



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

3. Parties:

- 3.1 **(1) AJIJAR RAHAMAN MOLLA**, [PAN- EIPM8910L], (AADHAAR NO. 548714691057), **(2) MD. AMINUR RAHAMAN MOLLA**, [PAN- ERDPM8865D] (AADHAAR NO. 966110873175), **(3) AJEHAR RAHAMAN MOLLA**, [PAN- CXSPM3973R] (AADHAAR NO. 489441523849), **(4) MOHAMMED ARSADUL RAHMAN alias MD. ASADUR RAHAMAN**, [PAN- CEYPR8598J] (AADHAAR NO. 495517186383), **(5) ANARUL ISLAM MOLLA**, [PAN- GQDPM8156G] (AADHAAR NO. 719478108898), all are Son of Late Jalil Molla @ Md. Abdul Jalil Molla, by occupation Cultivation, by faith Muslim, by nationality- Indian, resident of: Gazipara, Kamalaite, Post Office- Beonta, Police Station- Kolkata Leather Complex (K.L.C), District- 24 Parganas South, Pin- 743502, **(6) AKLIMA BIBI**, [PAN- EDYPB3287H] (AADHAAR NO. 983744239342), daughter of Late Jalil Molla @ Md. Abdul Jalil Molla, wife of Fajel Elahi, by occupation Housewife, by faith Muslim, by nationality- Indian, resident of: Bankachua, Raghunathpur, Post Office- Bhangar, Police Station- Kolkata Leather Complex (K.L.C), District- 24 Parganas South, Pin- 743502, **(7) ASMA BIBI**, [PAN- EYUPB9369B] (AADHAAR NO. 968672796165), daughter of Late Jalil Molla @ Md. Abdul Jalil Molla, wife of Nijamuddin Molla, by occupation Housewife, by faith Muslim, by nationality- Indian, resident of: Lauhati, Mobarekpur, Post Office & Police Station- Rajarhat, District- 24 Parganas North, Pin- 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 Khatunjan Bibi, became owner of **4.30 decimals** landed property, i.e., **2.22 decimals** comprised in R.S. & L.R. Dag No- 864, **1.86 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.22 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 Khatunjan Bibi while being seized and possessed of the said landed property, died intestate leaving behind her five sons namely AJIJAR RAHAMAN MOLLA, MD. AMINUR RAHAMAN MOLLA, AJEHAR RAHAMAN MOLLA, MOHAMMED ARSADUL RAHMAN alias MD. ARSADUR RAHAMAN MOLLA, ANARUL ISLAM MOLLA and two daughters namely AKLIMA BIBI & ASMA BIBI.

AND WHEREAS said all AJIJAR RAHAMAN MOLLA, MD. AMINUR RAHAMAN MOLLA, AJEHAR RAHAMAN MOLLA, MOHAMMED ARSADUL RAHMAN alias MD. ARSADUR RAHAMAN MOLLA, ANARUL ISLAM MOLLA, AKLIMA BIBI & ASMA BIBI, jointly became owner of **4.30 decimals** landed property, i.e., **2.22 decimals** comprised in R.S. & L.R. Dag No- 864, **1.86 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.22 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).

| SALEABLE AREA OF | DAG | AREA (DEC) |
|------------------|-----|------------|
| Ajijar Rahaman | 864 | 0.37 |
| | 865 | 0.31 |
| | 866 | 0.04 |
| Aminur Rahaman | 864 | 0.37 |
| | 865 | 0.31 |
| | 866 | 0.04 |
| Ajehar Rahaman | 864 | 0.37 |
| | 865 | 0.31 |
| | 866 | 0.04 |
| Asadur Rahaman | 864 | 0.37 |
| | 865 | 0.31 |
| | 866 | 0.04 |
| Anarul Molla | 864 | 0.37 |
| | 865 | 0.31 |
| | 866 | 0.03 |
| Aklima Bibi | 864 | 0.19 |
| | 865 | 0.16 |
| | 866 | 0.01 |
| Asma Bibi | 864 | 0.18 |
| | 865 | 0.15 |
| | 866 | 0.02 |
| TOTAL | | 4.3 |

AND WHEREAS aforementioned all appointed Mr. Samb Basu as their lawful ATTORNEY by virtue of registered General Power of Attorney being No.: 3441 for the year 20

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 5,20,000/- (Rupees Five Lacs Twenty Thousand 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 **4.30 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 land measuring about **4.30 decimals** landed property, i.e., **2.22 decimals** comprised in R.S. & L.R. Dag No- 864, **1.86 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.22 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. *Aangraj Singh.*
PIN: 713343.

2. *Sataphi Maji*
Pin - 711202

Amir Akh

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. 5,20,000/- (Rupees Five Lacs Twenty Thousand only)** being the full and final payment of the consideration for sale of the said land from the purchaser.

| <u>DATE</u> | <u>CHEQUE NUMBER</u> | <u>BANK</u> | <u>AMOUNT</u> |
|-------------|----------------------|-------------|----------------|
| 30.08.23 | 000018 | HDFC | Rs. 5,20,000/- |

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:











1. Anugraj Singh
PIN: 713343.

2. Satapkhhi 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 *[Handwritten Signature]*

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

Name _____

Signature *[Handwritten 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



310820232019654627

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 310820232019654627 | Payment Init. Date: | 31/08/2023 00:33:25 |
| Total Amount: | 77689 | No of GRN: | 1 |
| Bank/Gateway: | AXIS Bank | Payment Mode: | Online Payment |
| BRN: | 717197783 | BRN Date: | 31/08/2023 00:34:12 |
| 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 | 192023240196546281 | Directorate of Registration & Stamp Revenue | 77689 |
| Total | | | 77689 |

IN WORDS: SEVENTY SEVEN THOUSAND SIX HUNDRED EIGHTY NINE 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



192023240196546281

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---|
| GRN: | 192023240196546281 | Payment Mode: | Online Payment |
| GRN Date: | 31/08/2023 00:33:25 | Bank/Gateway: | AXIS Bank |
| BRN : | 717197783 | BRN Date: | 31/08/2023 00:34:12 |
| GRIPS Payment ID: | 310820232019654627 | Payment Init. Date: | 31/08/2023 00:33:25 |
| Payment Status: | Successful | Payment Ref. No: | 2002153035/1/2023 [Query No*/Query Year] |

Depositor Details

| | |
|---------------------------|-----------------------|
| Depositor's Name: | Amit Ghosh |
| Address: | Hatisala |
| Mobile: | 9830806854 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2002153035 |
| Applicant's Name: | Mr SUDEEP CHAKRABORTY |
| Identification No: | 2002153035/1/2023 |
| 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 | 2002153035/1/2023 | Property Registration- Stamp duty | 0030-02-103-003-02 | 58236 |
| 2 | 2002153035/1/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 19453 |
| | | | Total | 77689 |

IN WORDS: SEVENTY SEVEN THOUSAND SIX HUNDRED EIGHTY NINE ONLY.

PAID

Major Information of the Deed

| | | | |
|---|---|---------------------------------|---|
| Deed No : | I-1630-02688/2023 | Date of Registration | 31/08/2023 |
| Query No / Year | 1630-2002153035/2023 | Office where deed is registered | D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas |
| Query Date | 22/08/2023 4:13:01 PM | | |
| Applicant Name, Address & Other Details | SUDEEP CHAKRABORTY Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9434407283, 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. 5,20,000/- | Rs. 19,43,865/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 58,336/- (Article:23) | Rs. 19,485/- (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-1232, (RS:-771\10) | Bastu | Shall | 2.22 Dec | 2,68,465/- | 10,48,950/- | |
| L2 | LR-865 (RS :-865) | LR-1232, (RS:-771\10) | Pukur | Pukur | 1.86 Dec | 2,24,930/- | 7,90,965/- | |
| L3 | LR-866 (RS :-866) | LR-1232, (RS:-771\10) | Bastu | Shali | 0.22 Dec | 26,605/- | 1,03,950/- | |
| | | TOTAL : | | | 4.3Dec | 5,20,000 /- | 19,43,865 /- | |
| | | Grand Total : | | | 4.3Dec | 5,20,000 /- | 19,43,865 /- | |




Seller Details :

SI No Name,Address,Photo,Finger print and Signature

| | |
|---|--|
| 1 | AJIJAR RAHAMAN MOLLA Son of Late Jalil Molla Gazipara, Kamalaite, City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: EPxxxxxx0L, Aadhaar No: 54xxxxxxx1057, Status :Individual, Executed by: Attorney, Executed by: Attorney |
| 2 | MD AMINUR RAHAMAN MOLLA Son of Late Jalil Molla City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: ERxxxxxx5D, Aadhaar No: 96xxxxxxx3175, Status :Individual, Executed by: Attorney, Executed by: Attorney |

| | |
|---|---|
| 3 | AJEHAR RAHAMAN MOLLA Son of Late Jalil Molla City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.: CXxxxxx3R, Aadhaar No: 48xxxxxxxx3849, Status :Individual, Executed by: Attorney |
| 4 | MOHAMMED ARSADUL RAHAMAN, (Alias: MD ASADUR RAHAMAN) Son of Late Jalil Molla City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.: CExxxxx8J, Aadhaar No: 49xxxxxxxx6383, Status :Individual, Executed by: Attorney |
| 5 | ANARUL ISLAM MOLLA Son of Late Jalil Molla City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.: GQxxxxx6G, Aadhaar No: 71xxxxxxxx8898, Status :Individual, Executed by: Attorney |
| 6 | AKLIMA BIBI Daughter of Late Jalil Molla City:- , P.O:- Bhangar, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Female, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.: EDxxxxx7H, Aadhaar No: 98xxxxxxxx9342, Status :Individual, Executed by: Attorney |
| 7 | ASMA BIBI Daughter of Late Jalil Molla City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: EYxxxxx9B, Aadhaar No: 96xxxxxxxx6165, Status :Individual, Executed by: Attorney |

Buyer Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|---|---|--|
| | Name | Photo | Finger Print | Signature |
| 1 | Mr AMIT GHOSH Son of Shri 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 | LT1 31/08/2023 | 31/08/2023 |
| | Son of Shri Tapan Ghosh Khariberia, 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.: AHxxxxx2P, 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 :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|---|
| | 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 12:53PM | LT1 31/08/2023 | 31/08/2023 |

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 : Attorney, Attorney of : AJIJAR RAHAMAN MOLLA, MD AMINUR RAHAMAN MOLLA, AJEHAR RAHAMAN MOLLA, MOHAMMED ARSADUL RAHAMAN, ANARUL ISLAM MOLLA, AKLIMA BIBI, ASMA BIBI

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| Mr Aangraj Singh Son of Mr Binay Kumar Singh Upper Kulti, Bohal, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 |  |  |  |
| | 31/08/2023 | 31/08/2023 | 31/08/2023 |

Identifier Of Mr SAMBIT BASU, Mr AMIT GHOSH

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|---------------------------|
| 1 | AJIJAR RAHAMAN MOLLA | Mr AMIT GHOSH-0.37 Dec |
| 2 | MD AMINUR RAHAMAN MOLLA | Mr AMIT GHOSH-0.37 Dec |
| 3 | AJEHAR RAHAMAN MOLLA | Mr AMIT GHOSH-0.37 Dec |
| 4 | MOHAMMED ARSADUL RAHAMAN | Mr AMIT GHOSH-0.37 Dec |
| 5 | ANARUL ISLAM MOLLA | Mr AMIT GHOSH-0.37 Dec |
| 6 | AKLIMA BIBI | Mr AMIT GHOSH-0.19 Dec |
| 7 | ASMA BIBI | Mr AMIT GHOSH-0.18 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|---------------------------|
| 1 | AJIJAR RAHAMAN MOLLA | Mr AMIT GHOSH-0.31 Dec |
| 2 | MD AMINUR RAHAMAN MOLLA | Mr AMIT GHOSH-0.31 Dec |
| 3 | AJEHAR RAHAMAN MOLLA | Mr AMIT GHOSH-0.31 Dec |
| 4 | MOHAMMED ARSADUL RAHAMAN | Mr AMIT GHOSH-0.31 Dec |
| 5 | ANARUL ISLAM MOLLA | Mr AMIT GHOSH-0.31 Dec |
| 6 | AKLIMA BIBI | Mr AMIT GHOSH-0.16 Dec |
| 7 | ASMA BIBI | Mr AMIT GHOSH-0.15 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------------|---------------------------|
| 1 | AJIJAR RAHAMAN MOLLA | Mr AMIT GHOSH-0.04 Dec |
| 2 | MD AMINUR RAHAMAN MOLLA | Mr AMIT GHOSH-0.04 Dec |
| 3 | AJEHAR RAHAMAN MOLLA | Mr AMIT GHOSH-0.04 Dec |
| 4 | MOHAMMED ARSADUL RAHAMAN | Mr AMIT GHOSH-0.04 Dec |
| 5 | ANARUL ISLAM MOLLA | Mr AMIT GHOSH-0.03 Dec |
| 6 | AKLIMA BIBI | Mr AMIT GHOSH-0.01 Dec |
| 7 | ASMA 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:- 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 - 163002688 / 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 12:47 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 19,43,865/-

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

Execution is admitted on 31/08/2023 by Mr AMIT GHOSH, Son of Shri Tapan Ghosh, Kharberia, 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, Upper Kulti, Bohal, 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: Joteshibrampur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Business as constituted attorney for 1. AJIJAR RAHAMAN MOLLA Gazipara, Kamalaite, P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 2. MD AMINUR RAHAMAN MOLLA P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 3. AJEHAR RAHAMAN MOLLA P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 4. MOHAMMED ARSADUL RAHAMAN , MD ASADUR RAHAMAN P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 5. ANARUL ISLAM MOLLA P.O: Beonta, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 6. AKLIMA BIBI P.O: Bhangar, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, 7. ASMA BIBI P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135 is admitted by him

Indetified by Mr Aangraj Singh, , , Son of Mr Binay Kumar Singh, Upper Kulti, Bohal, 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 19,485.00/- (A(1) = Rs 19,439.00/- , 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 19,453/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 31/08/2023 12:34AM with Govt. Ref. No: 192023240196546281 on 31-08-2023, Amount Rs: 19,453/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717197783 on 31-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

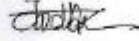
Certified that required Stamp Duty payable for this document is Rs. 58,336/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 58,236/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2154, 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 12:34AM with Govt. Ref. No: 192023240196546281 on 31-08-2023, Amount Rs: 58,236/-,

Bank: AXIS Bank (UTIB0000005), Ref. No. 717197783 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 79537 to 79561

being No 163002688 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.09.07 18:14:02 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 07/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.