

03056/23

I - 2958/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 385512

22/09/23
verified that the document is admitted to registration. The signature sheets and the indorsement sheets attached with the document are the part of this document.

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


22 SEP 2023

DEED OF CONVEYANCE

1. **Date:** This Indenture is made on this the 20th Day of September, 2023, (Two Thousand And Twenty-Three).
2. **Nature of Document:** Deed of Conveyance.

18 AUG 2023

J. No. 1937 Date
Sold to Sudeep Chakrabarty Adv.
of Alipore J. Court - West-22
Rupees 100/-


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

Aangraj Singh
Go Binay Kumar Singh,
Upperkulti, Bohal,
Kulti, Paschim Bardhaman,
PIN: 713343.



3. Parties:

3.1 **(1) ARIF UDDIN [PAN AKOPU8423F]**, (AADHAAR NO. 8449 6832 2051), aged about: 25 years, **(2) SARIFUL MOLLA [VOTER ID NO. TDM2675387]**, (AADHAAR NO. 8990 7309 3233), aged about: 26 years, **(3) RABIUL MOLLA [PAN FOHPM7263B]**, (AADHAAR NO. 9054 7921 2159), aged about: 23 years, all are sons of Asraful Molla, by Occupation: Cultivation, **(4) JESMINA KHATUN [PAN KZRPK0102D]**, (AADHAAR NO. 8850 5981 7536), aged about: 20 years, daughter of Asraful Molla, wife of Yamin Molla, by occupation: House Wife, **vendor nos. 1 to 4**, all are by faith Muslim, by Nationality Indian, resident of: Krishnamati, Bamunia, Krishnamoti, Bhangore II, P.O.- Bamunia, P.S.- Kashipur, District- South 24 Parganas, Pin Code: 743502, West Bengal, hereinafter called and referred to as the **“OWNER/VENDOR”** (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.

3.2 **MR. SAMBIT BASU, [PAN- ANCPB9442Q]**, (AADHAAR NO. 406789027498), son of Late Sabyasachi Basu, by faith Hindu, by nationality Indian, by occupation Business, residing at Samannoy Park, Post Office- Joteshibrampur, Police Station- Maheshtala, Kolkata-700141, 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 @ Moktatal 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 by virtue of inheritance said Rijiya Bibi, D/o Late Didar Baksh Molla, became the owner and occupier of **0.94 decimals** landed property i.e., **0.49 decimals** comprised in R.S. & L.R. Dag No- 864, **0.41 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.04 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 Rijiya Bibi, D/o Late Didar Baksh Molla, W/o Late Asraful Molla, while being sized and possessed of the aforesaid property died intestate leaving behind his three sons namely Arif Uddin, Sariful Molla, Robiul Molla, and one daughter namely Jesmina Khatun, they jointly inherit all that property and became owner & occupier as per the provision of Mohammedan Law.

SALEABLE AREA OF	DAG	AREA (DEC)
Arif Uddin S/o Lt. Rijiya Bibi	864	0.14
	865	0.12
	866	0.012
Sariful Molla S/o Lt. Rijiya Bibi	864	0.14
	865	0.12
	866	0.011
Robiul Molla S/o Lt. Rijiya Bibi	864	0.14
	865	0.11
	866	0.011
Jesmina Khatun, D/o Lt. Rijiya Bibi	864	0.07
	865	0.06
	866	0.006
TOTAL AREA		0.94

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 1,60,000/- (Rupees One Lac Sixty 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 **0.94 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 **0.94 decimals** landed property i.e., **0.49 decimals** comprised in R.S. & L.R. Dag No- 864, **0.41 decimals** comprised in R.S. & L.R. Dag No- 865, & **0.04 decimals** comprised in R.S. & L.R. Dag No- 866, appertaining in R.S. *Khatian* No.771, corresponding to LR *Khatian* No. 1232, 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.

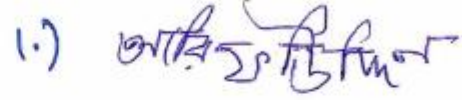
IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Anuraj Singh
PIN: 713343

2. Satyapriya Maji
Pin - 711202

1.) 

2.) 

3.) Robiul MOLLA

4.) Jesminakhatun

SIGNATURE OF OWNERS/ VENDORS



SIGNATURE OF PURCHASER

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. 1,60,000/- (Rupees One Lac Sixty Thousand 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>
20/09/2023	N.A.	CASH	Rs.1,60,000/-
Total Rs. 1,60,000/- (Rupees One Lac Sixty Thousand only)			

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Anuraj Singh
PIN: 713343.

2. Satakhhi Maji
Pin - 711202












1.) *গাৰি হৰি চক্ৰৱৰ্তী*

2.) *শ্ৰী সুনীল কুমাৰ*

3.) Robiul molla

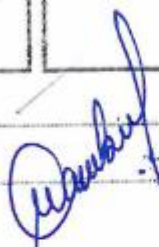
4.) Jesmina khataun












SIGNATURE OF OWNERS/ VENDORS

		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 _____

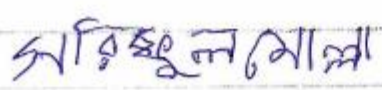
Signature _____














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












Name _____

Signature _____



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

Name _____
 Signature Robiul Molla

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

Name _____
 Signature Jeshira Khatun

	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



190920232022684628

GRIPS Payment Detail

GRIPS Payment ID:	190920232022684628	Payment Init. Date:	19/09/2023 23:46:40
Total Amount:	16925	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	717460434	BRN Date:	19/09/2023 23:47:18
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	SAMBIT BASU
Mobile:	9830806854

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240226846291	Directorate of Registration & Stamp Revenue	16925
Total			16925

IN WORDS: SIXTEEN THOUSAND NINE HUNDRED TWENTY FIVE 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



192023240226846291

GRN Details

GRN:	192023240226846291	Payment Mode:	Online Payment
GRN Date:	19/09/2023 23:46:40	Bank/Gateway:	AXIS Bank
BRN :	717460434	BRN Date:	19/09/2023 23:47:18
GRIPS Payment ID:	190920232022684628	Payment Init. Date:	19/09/2023 23:46:40
Payment Status:	Successful	Payment Ref. No:	2002162254/6/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	SAMBIT BASU
Address:	HATISHALA
Mobile:	9830806854
Depositor Status:	Buyer/Claimants
Query No:	2002162254
Applicant's Name:	Mr SUDEEP CHAKRABORTY
Identification No:	2002162254/6/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	19/09/2023
Period To (dd/mm/yyyy):	19/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002162254/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	12663
2	2002162254/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	4262
			Total	16925

IN WORDS: SIXTEEN THOUSAND NINE HUNDRED TWENTY FIVE ONLY.

PAID

দাগ নং	খতিয়ান নং	রায়তের বিবরণ	শ্রেণী	পরিমাণ (এ)	অংশ	অংশ পরিমাণ(এ)
৮৬১	১৩৮৯	গোলাম কুদ্দুস মোল্যা	শালি	০.২৩	০.০১৩৭	০.০০
					১.০০২০	০.১৯
৮৬২	১৩৭৭	আবুবকার মোল্যা	বাপ্তু	০.৩৬	০.১৮১৮	০.০৬
	১৩৭৮	ছামাদ মোল্যা			০.১৮১৮	০.০৬
	১৩৭৯	ইমাম বারিক মোল্যা			০.১৮১৮	০.০৬
	১৩৮০	রফিকুল ইসলাম মোল্যা			০.১৮১৯	০.০৬
					০.৭২৭৩	০.২৪
৮৬৩	৭৮৯	মোমতাজ বিবি	শালি	০.২১	০.১০৪২	০.০২
	৭৯০	সরিফান নেছা বিবি			০.০১০৪	০.০০
	৭৯১	সওকাত আলি সাঁপুই			০.০১০৪	০.০১
	১১৯৭	বায়েন এন্টার প্রাইজ			০.৪৫৮২	০.০৯
					০.৫৮৩২	০.১২
৮৬৪	১০৪৭	সফেদ আলি মুন্সি	শালি	১.৮৭	০.১০০০	০.১৯
	১১৩১	মোবোমান সুধা			০.১০০০	০.১৮
	১১৩২	ওহিরুদ্দিন সুধা			০.১০০০	০.১৮
	১১৩৩	রোসান সুধা			০.১০০০	০.১৯
	১১৩৪	ভোদাই মুর্ধা			০.০২৯১	০.০৫
	১১৩৫	হায়েদ আলি মুর্ধা			০.০২৯২	০.০৫
	১২৩১	হায়াত আলী			০.০২৯২	০.০৬
	১২৩২	মোস্তালাল মোল্যা			০.১৬৬৭	০.৩১
	১২৩৩	বাবুলাল মোল্যা			০.১৬৬৬	০.৩১
	১২৩৪	নিয়াত আলি মোল্যা			০.১৬৬৬	০.৩১
	১২৩৫	জুলফীকার মিন্দে			০.০০১৯	০.০০
	১২৩৬	আমজেন্দ আলি মিন্দে			০.০০২০	০.০০
	১২৩৭	আব্দুল হাই মিন্দে			০.০০১৯	০.০০
	১২৩৮	আবু জাফর মিন্দে			০.০০২০	০.০১
	১২৩৯	আব্দুল মমিন মিন্দে			০.০০২০	০.০১
	১২৪০	আসিয়া বিবি			০.০০০৯	০.০০
	১২৪১	নূর নাহার বিবি			০.০০০৯	০.০০
	১২৪২	নূরুল লায়লা বিবি			০.০০০৯	০.০০
					০.৯৯৯৯	১.৮৫
	৮৬৫	১০৪৭			সফেদ আলি মুন্সি	পুকুর
১১৩১		মোবোমান সুধা	০.১০০০	০.১৬		

Major Information of the Deed




Deed No :	I-1630-02958/2023	Date of Registration	22/09/2023
Query No / Year	1630-2002162254/2023	Office where deed is registered	
Query Date	23/08/2023 1:46:22 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
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. 1,60,000/-	Rs. 4,24,778/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 12,763/- (Article:23)	Rs. 4,294/- (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\0)	Bastu	Shali	0.49 Dec	83,404/-	2,31,525/-	
L2	LR-865 (RS :-865)	LR-1232, (RS:-771\0)	Pukur	Pukur	0.41 Dec	69,787/-	1,74,353/-	
L3	LR-866 (RS :-866)	LR-1232, (RS:-771\0)	Bastu	Shali	0.04 Dec	6,809/-	18,900/-	
TOTAL :					.94Dec	1,60,000 /-	4,24,778 /-	
Grand Total :					.94Dec	1,60,000 /-	4,24,778 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Arif Uddin Son of Asraful Molla Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office	 <small>22/09/2023</small>	 <small>LTI 22/09/2023</small>	 <small>22/09/2023</small>

City:- , P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:-
743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.::
akxxxxxx3f, Aadhaar No: 84xxxxxxxx2051, Status :Individual, Executed by: Self, Date of
Execution: 20/09/2023
, Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Sariful Molla Son of Asrafal Molla Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office		 LTI 22/09/2023	 22/09/2023

City:- , P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:-
743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.::
adxxxxxx3p, Aadhaar No: 89xxxxxxxx3233, Status :Individual, Executed by: Self, Date of
Execution: 20/09/2023
, Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office


3	Name	Photo	Finger Print	Signature
	Rabiul Molla Son of Asrafal Molla Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office		 LTI 22/09/2023	 22/09/2023

City:- , P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:-
743502 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.::
foxxxxxx3b, Aadhaar No: 90xxxxxxxx2159, Status :Individual, Executed by: Self, Date of
Execution: 20/09/2023
, Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Jesmina Khatun Daughter of Asrafal Molla Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office		 LTI 22/09/2023	 22/09/2023

City:- , P.O:- Bamunia, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:-
743502 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.::
Kzxxxxxx2d, Aadhaar No: 88xxxxxxxx7536, Status :Individual, Executed by: Self, Date of
Execution: 20/09/2023
, Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr SAMBIT BASU (Presentant) Son of Late Sabyasachi Basu Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office</p>   
	<p>Son of Late Sabyasachi Basu City:- , P.O:- Joteshibrampur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANxxxxxx2Q, Aadhaar No: 40xxxxxxxx7498, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>AANGRAJ SINGH Son of Binay Kumar Singh City:- , P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343</p>   	22/09/2023	22/09/2023	22/09/2023
Identifier Of Arif Uddin, Mr SAMBIT BASU, Sariful Molla, Rabiul Molla, Jesmina Khatun			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Arif Uddin	Mr SAMBIT BASU-0.14 Dec
2	Sariful Molla	Mr SAMBIT BASU-0.14 Dec
3	Rabiul Molla	Mr SAMBIT BASU-0.14 Dec
4	Jesmina Khatun	Mr SAMBIT BASU-0.07 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Arif Uddin	Mr SAMBIT BASU-0.12 Dec
2	Sariful Molla	Mr SAMBIT BASU-0.12 Dec
3	Rabiul Molla	Mr SAMBIT BASU-0.11 Dec
4	Jesmina Khatun	Mr SAMBIT BASU-0.06 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Arif Uddin	Mr SAMBIT BASU-0.012 Dec
2	Sariful Molla	Mr SAMBIT BASU-0.011 Dec
3	Rabiul Molla	Mr SAMBIT BASU-0.011 Dec
4	Jesmina Khatun	Mr SAMBIT BASU-0.006 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 - 163002958 / 2023

On 22-09-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:53 hrs on 22-09-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr SAMBIT BASU ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,24,778/-

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

Execution is admitted on 22/09/2023 by 1. Arif Uddin, Son of Asraful Molla, P.O: Bamunia, Thana: Kashipur, , South 24 -Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Cultivation, 2. Mr SAMBIT BASU, Son of Late Sabyasachi Basu, P.O: Joteshibrampur, Thana: Maheshiala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by Profession Business, 3. Sariful Molla, Son of Asraful Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Cultivation, 4. Rabiul Molla, Son of Asraful Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession Cultivation, 5. Jesmina Khatun, Daughter of Asraful Molla, P.O: Bamunia, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by Profession House wife

Identified by AANGRAJ SINGH, , Son of 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 4,294.00/- (A(1) = Rs 4,248.00/- ,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 4,262/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2023 11:47PM with Govt. Ref. No: 192023240226846291 on 19-09-2023, Amount Rs: 4,262/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717460434 on 19-09-2023, Head of Account 0030-03-104-001-16

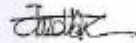
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,763/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 12,663/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5937, Amount: Rs.100.00/-, Date of Purchase: 18/08/2023, Vendor name: Samiran Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/09/2023 11:47PM with Govt. Ref. No: 192023240226846291 on 19-09-2023, Amount Rs: 12,663/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717460434 on 19-09-2023, 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 84993 to 85016

being No 163002958 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.09.27 11:56:54 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 27/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.