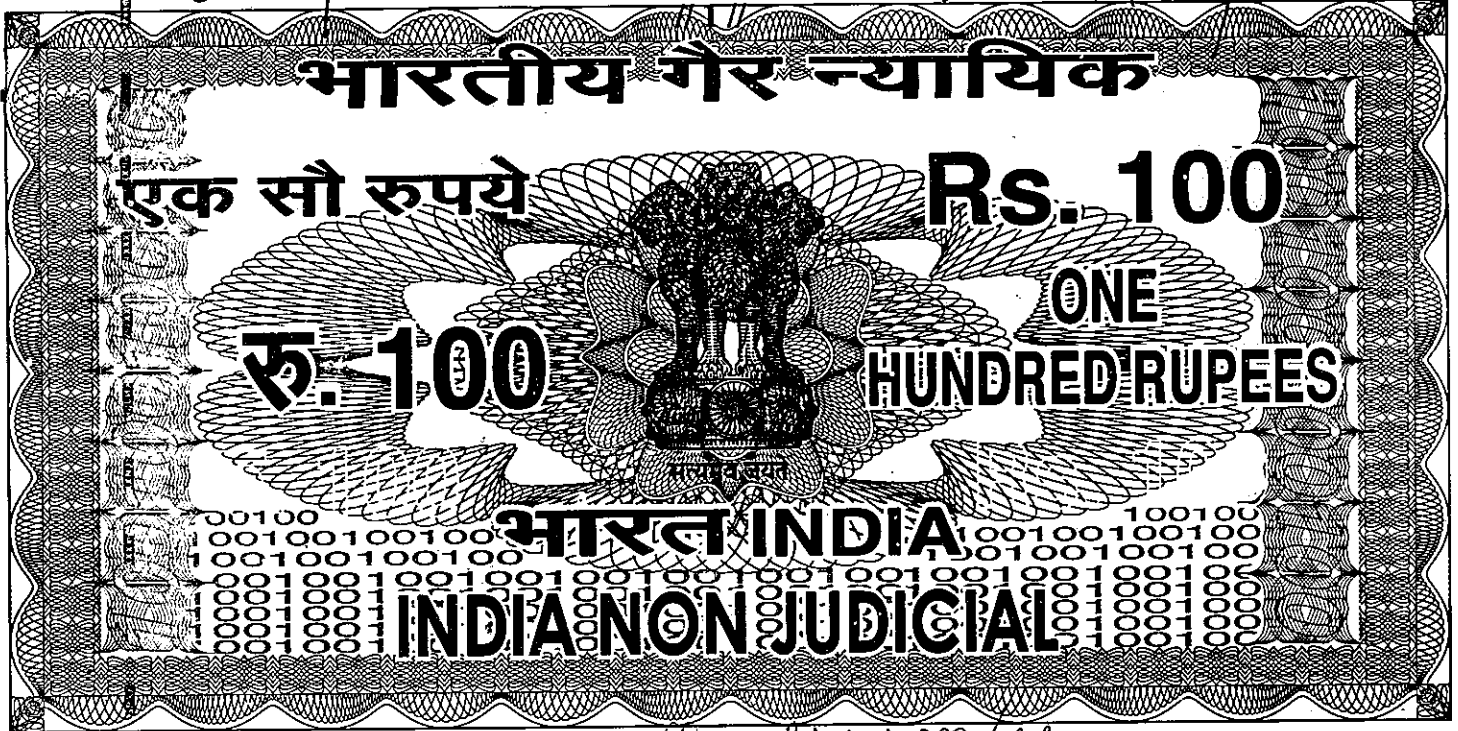


03091/23

2 - 2980/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL.

AP 385516

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

26 SEP 2023

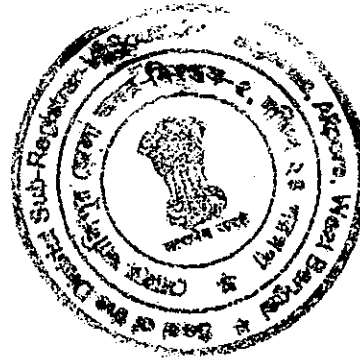
DEED OF CONVEYANCE

1. Date: This Indenture is made on this the 26TH Day of SEPTEMBER'2023 (Two Thousand and Twenty-Three).
2. Nature of Document: Deed of Conveyance.

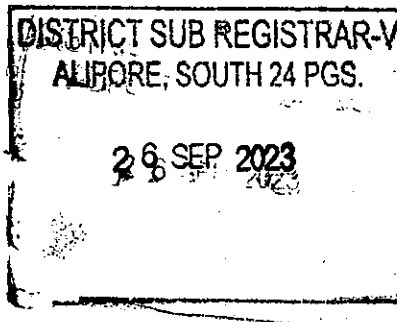
18 AUG 2023

Sl. No. 1941 Date
Sold to. Indeeep Chakraborty Adv.
of. Alipore Police Court Kolt-27
Rupees. 100/-

Soumitran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kolt-27



Anguraj Singh
c/o Binay Kumar Singh
Upper Kulti, Bohal,
Kulti, Paschim Bardhaman,
PIN: 713343.



3. Parties:

- 3.1 **MANOARA BIBI ALIAS MONWARA KHATUN**, (AADHAAR NO. 3589 1222 2279), aged about: years, daughter of Late Raoson Ali Midde, by Occupation Housewife, by faith Muslim, by Nationality Indian, resident of: Hudarait, Bagu District- North 24 Parganas, West Bengal, PIN- 700135, hereinafter called and referred to as the “**OWNER/VENDOR**” (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.
- 3.2 **MR. SAMBIT BASU**, [PAN- ANCPB9442Q], (AADHAAR NO. 406789027498), son of Late Sabyasachi Basu, by faith Hindu, by nationality Indian, by occupation Business, 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 Raoson Ali Midde was the sole and absolute owner of the Property by virtue of R. S. Record of Right ALL THAT land measuring **Total 16.70 Decimal**, i.e., **7.6 decimal** comprised in R. S. & L.R. Dag No. 971, & **9.1 decimal** comprised in R. S. & L.R. Dag No. 976, appertaining to R. S. Khatian No.- 244 & 497, in Mouza - Hatishala, J. L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C.) District 24 Parganas (S).



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
26 SEP 2023

AND WHEREAS said Rousan Ali Midde, recorder his name in at present LR operation, Vide LR Khatian No. **1297**.

AND WHEREAS said Rousan Ali Midde while being sized and possessed of the **16.70 Decimal**, i.e., **7.6 decimal** comprised in R. S. & L.R. Dag No. 971, & **9.1 decimal** comprised in R. S. & L.R. Dag No. 976, appertaining to R. S. Khatian No.- 244 & 497, corresponding to LR Khatian No. 1297, died intestate leaving behind his wife namely Johara Bibi, two sons namely Rahim Midde & Rafique Midde and five Daughters namely Chapiya Bibi (vendor herein), Shamila Bibi, Sajida Bibi, Majida Bibi & Monoara Bibi (vendor herein), as they inherit the property as per Mohammedan Law and became lawful owner of the property as per Mohammedan Law.

AND WHEREAS by virtue of normal inheritance said **Monoara Bibi**, acquired and became the absolute and lawful owner in respect of ALL THAT Shali land measuring **Total 1.624 decimal**, i.e., **0.74 decimal** comprised in R. S. & L.R. Dag No. 971, & **0.884 decimal** comprised in R. S. & L.R. Dag No. 976, appertaining to R. S. Khatian No.- 244 & 497, corresponding to LR Khatian No. 1297.

SALEABLE AREA OF	DAG	RS Khatian	LR Khatian	AREA (DEC)
Monoara Bibi	971	244	1297	0.74
	976	497		0.884
TOTAL SALEABLE AREA				1.624



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DISTRICT SUB REGISTRAR-V ALIPORE, SOUTH 24 PGS.
26 SEP 2023

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 2,00,000/- (Rupees Two Lacs only)** to be true and lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge as per Memo of Consideration hereunder written and to have been received and from the same and every part thereof and doth hereby acquit, release and forever discharge the purchaser as well as the undivided share or interest into and over the property hereby conveyed) the Vendor do hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser **ALL THAT** demarcated plot of land measuring a total area of **1.624 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



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DISTRICT SUB REGISTRAR-V ALIPORE, SOUTH 24 PGS.
26 SEP 2023

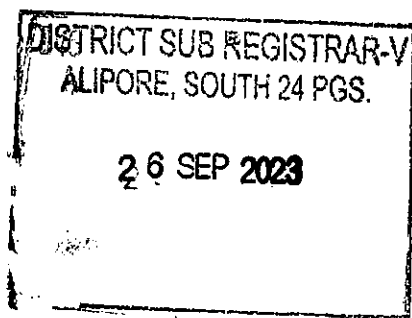
absolutely and forever SUBJECT HOWEVER to the purchaser making payment of the rents/taxes AND free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise well and sufficiently indemnified from against all manner of estate claim charges lien attachments and encumbrances 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



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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.



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
26 SEP 2023
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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.



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
26 SEP 2023

THE SCHEDULE OF THE PROPERTY

REFERRED TO ABOVE

ALL THAT piece and parcel of Vacant Shali land measuring about **Total 1.624 decimal, i.e., 0.74 decimal** comprised in R. S. & L.R. Dag No. 971, **& 0.884 decimal** comprised in R. S. & L.R. Dag No. 976, appertaining to R. S. Khatian No.- 244 & 497, corresponding to LR Khatian No. 1297, 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.



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DISTRICT SUB REGISTRAR-V ALIPORE, SOUTH 24 PGS. 26 SEP 2023 26

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. Angraj Singh
PIN: 713343

2. Anjan Routh
KOL-70056



MANOARA BIBI @
MONWARA KHATUN
By the Pen of
Angraj Singh

SIGNATURE OF OWNERS/ VENDORS

Drafted & Prepared By:

Sudeep Chakraborty

Sudeep Chakraborty
(Advocate)
Enrolment No. F-1013/859/2019
Alipore Judges Court
Computer Print

SIGNATURE OF PURCHASER.



7

DISTRICT SUB REGISTRAR-V ALIPORE, SOUTH 24 PGS. 26 SEP 2023
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MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of **Rs. 2,00,000/- (Rupees Two Lacs 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>
16.09.2023	NA	CASH	Rs. 2,00,000/-
/	/	/	/
/	/	/	/
/	/	/	/
Total (Rupees Two Lacs only)			Rs. 2,00,000/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Angraj Singh
PIN: 713343

2. Anjan Routh
Kot: 700156

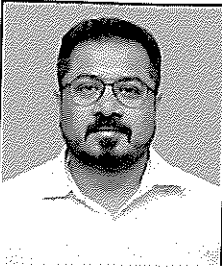
HANOARA BIBI @
MONWARA KHATUN
By the son of
Angraj Singh

SIGNATURE OF OWNERS/ VENDORS



7

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
26 SEP 2023

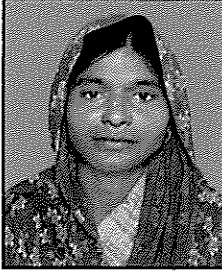
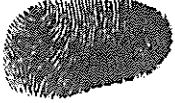
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name

Signature

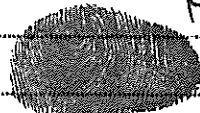
Handwritten signature



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

Name

Signature



MANOARA BIBI @ MONWARA KHATUN
By the Pen of
Aangraj Singh.

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

Name

Signature



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
26 SEP 2023



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



260920232023439025

GRIPS Payment Detail

GRIPS Payment ID:	260920232023439025	Payment Init. Date:	26/09/2023 00:13:31
Total Amount:	26827	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	717509567	BRN Date:	26/09/2023 00:14:29
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: SAMBIT BASU
Mobile: 9830806854

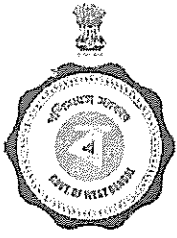
Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240234390261	Directorate of Registration & Stamp Revenue	26827
Total			26827

IN WORDS: TWENTY SIX THOUSAND EIGHT HUNDRED TWENTY SEVEN 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



192023240234390261

GRN Details

GRN:	192023240234390261	Payment Mode:	Online Payment
GRN Date:	26/09/2023 00:13:31	Bank/Gateway:	AXIS Bank
BRN :	717509567	BRN Date:	26/09/2023 00:14:29
GRIPS Payment ID:	260920232023439025	Payment Init. Date:	26/09/2023 00:13:31
Payment Status:	Successful	Payment Ref. No:	2002401000/3/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	SAMBIT BASU
Address:	HATISHALA
Mobile:	9830806854
Depositor Status:	Buyer/Claimants
Query No:	2002401000
Applicant's Name:	Mr Sutirtha Modak
Identification No:	2002401000/3/2023
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	26/09/2023
Period To (dd/mm/yyyy):	26/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002401000/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	20090
2	2002401000/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	6737
Total				26827

IN WORDS: TWENTY SIX THOUSAND EIGHT HUNDRED TWENTY SEVEN ONLY.

Major Information of the Deed

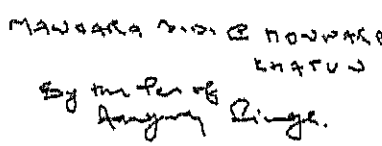
Deed No :	I-1630-02980/2023	Date of Registration	26/09/2023
Query No / Year	1630-2002401000/2023	Office where deed is registered	
Query Date	20/09/2023 3:58:02 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sutirtha Modak Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No. : 7059553035, 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. 2,00,000/-		Rs. 6,72,336/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,190/- (Article:23)		Rs. 6,769/- (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-971 (RS :-971)	LR-1297, (RS:-244\0)	Bastu	Shali	0.74 Dec	90,000/-	3,06,360/-	
L2	LR-976 (RS :-976)	LR-1297, (RS:-497\0)	Bastu	Shali	0.884 Dec	1,10,000/-	3,65,976/-	
		TOTAL :			1.624Dec	2,00,000 /-	6,72,336 /-	
		Grand Total :			1.624Dec	2,00,000 /-	6,72,336 /-	

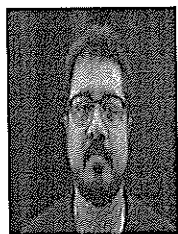
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MANOARA BIBI, (Alias: MONWARA KHATUN) Daughter of Late RAOSAN ALI MIDDE Executed by: Self, Date of Execution: 26/09/2023 , Admitted by: Self, Date of Admission: 26/09/2023 ,Place : Office			
		26/09/2023	LTI 26/09/2023	26/09/2023

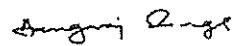
HUDARAIT, BAGU, City:- , P.O:- HATISHALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, Aadhaar No: 35xxxxxxxx2279, Status :Individual, Executed by: Self, Date of Execution: 26/09/2023

, Admitted by: Self, Date of Admission: 26/09/2023 ,Place : Office

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAMBIT BASU (Presentant) Son of Late SABYASACHI BASU Executed by: Self, Date of Execution: 26/09/2023 , Admitted by: Self, Date of Admission: 26/09/2023 ,Place : Office			
		26/09/2023	LTI 26/09/2023	26/09/2023
Son of Late SABYASACHI BASU City:- , P.O:- Joteshibrampur, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: anxxxxxx2q, Aadhaar No: 40xxxxxxxx7498, Status :Individual, Executed by: Self, Date of Execution: 26/09/2023 , Admitted by: Self, Date of Admission: 26/09/2023 ,Place : Office				

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			
	26/09/2023	26/09/2023	26/09/2023
Identifier Of MANOARA BIBI, Mr SAMBIT BASU			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	MANOARA BIBI	Mr SAMBIT BASU-0.74 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	MANOARA BIBI	Mr SAMBIT BASU-0.884 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:- 971, LR Khatian No:- 1297	Owner:রওশান আলী সিদ্দে, Gurdian:এলাহি , Address:দিক , Classification:শালি, Area:0.02000000 Acre,	MANOARA BIBI
L2	LR Plot No:- 976, LR Khatian No:- 1297		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 163002980 / 2023

On 26-09-2023

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 14:00 hrs on 26-09-2023, 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 6,72,336/-

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

Execution is admitted on 26/09/2023 by 1. MANOARA BIBI, Alias MONWARA KHATUN, Daughter of Late RAOSAN ALI MIDDE, HUDARAIT, BAGU, P.O: HATISHALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife, 2. 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

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 6,769.00/- (A(1) = Rs 6,723.00/- ,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 6,737/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 26/09/2023 12:14AM with Govt. Ref. No: 192023240234390261 on 26-09-2023, Amount Rs: 6,737/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717509567 on 26-09-2023, Head of Account 0030-03-104-001-16

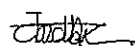
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,190/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 20,090/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5941, 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 26/09/2023 12:14AM with Govt. Ref. No: 192023240234390261 on 26-09-2023, Amount Rs: 20,090/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 717509567 on 26-09-2023, 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 84926 to 84944

being No 163002980 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.09.27 11:49:57 +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.