

10557/24

111

I10664/24.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 436008

The document is admitted for registration
the signature sheet and endorsement
sheet attached with the document are to be
treated as parts of the document.

A.D.S.R. Bhongore
S/24 Parganas

05 NOV 2024

DEED OF CONVEYANCE

1. Date: This Indenture is made on this the 5th DAY of November '2024 (Two Thousand and Twenty – Four).
2. Nature of Document: Deed of Conveyance.

25 SEP 2024

A. No. 14991 DATE

Sold to

of

Rupees

S. CHAKRABORTY (Adv.)
Alipore Judges Court, Kolkata-27

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

Bheopra Daschel.



Addl. District Sub-Registrar
Bhanga, 24 Pgs (S)

05 NOV 2024

Somun Nankar

Pravat Nankar

Kzalberia

beonda

K. L. e

Pin- 743502

Ph- 7980862954

3. PARTIES:

- 3.1 1) **M/S BAYEN ENTERPRISE**, [PAN: **AALFB4448G**], (DoI: 05.09.2008), a Partnership Firm having its Office at Vill.: Krolberia, P.O.: Beonta, P.S.: Erstwhile K.L.C. now Hatishala, Dist.: 24 Parganas (South), PIN: 743502, duly represented by one of its Partner namely **MR. BHAGYADHAR DHALI**, [PAN: **BAEPD1930P**], (DoB: 01.01.1979), (AADHAAR No.: 746089627825), Son of: Shri Mahadev Chandra Dhali, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Vill. & P.O.: Kamarganti, P.S.: Haroa, Dist.: 24 Parganas (North), PIN: 743502, **AND**, 2) **MR. BIDYUT KUMAR BAYEN**, [PAN: **AJWPB0045K**], (DoB: 20.09.1973), (Aadhaar No.: 504008944287), Son of: Sri Rabindra Nath Bayen, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Vill.: Krolberia, P.O.: Beonta, P.S.: Erstwhile K.L.C. now Hatishala, District: 24 Parganas (South), PIN: 743502, hereinafter called and referred to as the "**OWNERS/VENDORS**", (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.
- 3.2 **MR. AMIT GHOSH**, [PAN: **AHNPG7172P**], (Aadhaar No.: 981304177819), Son of: Sri Tapan Ghosh, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Village: Khariberia, P.O. & P.S. Bishnupur, District: 24 Parganas (South), 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 their respective heirs, executors, administrators, legal representatives, and assigns) of the **SECOND PART**.



Addl. District Sub-Registrar
Bongaigaon 24 Parganas (S)

05 NOV 2024

WHEREAS as per Record of Rights under the Revisional Settlement one Fatehma Bibi alias Fatejan Bibi Molla was the sole and absolute owner of land area admeasuring **0.95 Decimals**, comprised in **R.S. & L.R. Dag No.: 968**, appertaining to R.S. Khatian No.: 322, lying and situated at Mouza: Hatishala, vide J.L. No.: 9, under P.S.: Erstwhile K.L.C. now Hatishala, District: South 24 Parganas, PIN: 700135.

AND WHEREAS said Fatejan Bibi Molla vide a General Power of Attorney dated 28th December, 2011 recorded in Book No.: IV, C.D. Vol. No.: 1, Pages from 2674 to 2692, being **No.: 00217 for the year 2011**, and duly registered at the Office of A.D.S.R. at Bhangar, appointed one **Rafik Khan** for doing various acts and things interalia to sell and transfer their share in the land.

AND WHEREAS by virtue of a Deed of Conveyance dated 09th May 2012, recorded in Book No.: I, C.D. Vol. No.: 09, Pages from 2240 to 2256, being Deed **No.: 03953 for the year 2012**, and duly registered at the Office of D.S.R. III, District: 24 Parganas (South), said **Fatejan Bibi Molla** (*being represented by her constituted attorney namely Rafik Khan*) sold conveyed and transferred **ALL THAT** piece and parcel of land measuring an area of about **0.95 Decimals**, comprised in **R.S. & L.R. Dag No.: 968**, appertaining to R.S. Khatian No.: 322, lying and situated at Mouza: Hatishala, vide J.L. No.: 9, under P.S.: Erstwhile K.L.C. now Hatishala, District: South 24 Parganas, PIN: 700135, unto and in favour of **M/s. Bayen Enterprise.**

AND WHEREAS as per Record of Rights under the Revisional Settlement one Hayatan Bibi was the sole and absolute owner of land area



[Handwritten signature]

Addl. District Sub-Registrar
Binnagor 24 P.O. (S)

05 NOV 2024

admeasuring **0.95 Decimals**, comprised in **R.S. & L.R. Dag No.: 968**, appertaining to R.S. Khatian No.: 322, lying and situated at Mouza: Hatishala, vide J.L. No.: 9, under P.S.: Erstwhile K.L.C. now Hatishala, District: South 24 Parganas, PIN: 700135.

AND WHEREAS said Hayatan Bibi, while seized possessed entitled and/or otherwise of the aforementioned land died intestate leaving behind surviving her husband namely Sukur Ali Sanpui (0.2375 decimal), Six sons namely Kamal Uddin Sanpui (0.095 decimal), Rafik Sanpui (0.095 decimal), Nasib Sanpui (0.095 decimal), Kutubuddin Sanpui (0.095 decimal), Lal Babu Sanpui (0.095 decimal) and Piyaaruddin Sanpui (0.095 decimal), and Three daughters namely Sarifannesha Bibi (0.0475 decimal), Neharun Bibi (0.0475 decimal) and Saharun Bibi Molla (0.0475 decimal), as her legal heirs and successors as per the Mohammedan Law.

AND WHEREAS said Sarifannesha Bibi, Neharun Bibi, Saharun Bibi Molla and Kamal Uddin Sanpui vide a General Power of Attorney dated 28th December, 2011, recorded in Book No.: IV, C.D. Vol. No.: 1, Pages from 2674 to 2692, being **No.: 00217 for the year 2011**, and duly registered at the Office of A.D.S.R. at Bhangar, appointed one **Rafik Khan**, for doing various acts and things interalia to sell and transfer their share of the land.

AND WHEREAS by virtue of a Deed of Conveyance dated 09th May 2012 recorded in Book No.: I, C.D. Vol. No.: 09, Pages from 2435 to 2453, being Deed **No.: 03951 for the year 2012**, at the Office of D.S.R. III South 24 Parganas, said **Sarifannesha Bibi, Neharun Bibi, Saharun Bibi Molla and Kamal Uddin Sanpui**, (*being represented by their constituted attorney namely Rafik Khan*) sold conveyed and transferred an **Area of**



Addl. District Sub-Registrar
District 24 Parganas (S)
05 NOV 2024

0.2375 Decimals, comprised in **R.S. & L.R. Dag No.: 968**, appertaining to R.S. Khatian No.: 322, lying and situated at Mouza: Hatishala, vide J.L. No.: 9, under P.S.: Erstwhile K.L.C. now Hatishala, District: South 24 Parganas, PIN: 700135, unto and in favour of **M/s. Bayen Enterprise**.

AND WHEREAS by virtue of aforementioned two registered Deed of Conveyance, **M/s. Bayen Enterprise**, became absolute & lawful owner, occupier, possessor of **1.1875 Decimals**, landed property, comprised in **R.S. & L.R. Dag No.: 968**, appertaining to R.S. Khatian No.: 322, lying and situated at Mouza: Hatishala, vide J.L. No.: 9, under P.S.: Erstwhile K.L.C. now Hatishala, District: ~~South 24 Parganas~~, PIN: 700135.

AND WHEREAS being absolute owner, **M/s. Bayen Enterprise**, recorded their name in at present L.R. Operation, vide Khatian No.: 1197.

AND WHEREAS as per Record of Rights under the Revisional Settlement one Ismail Molla S/o Late Esarat Molla, was the sole and absolute owner of land area admeasuring **1.9 Decimals**, comprised in **R.S. & L.R. Dag No.: 968**, appertaining to R.S. Khatian No.: 322, lying and situated at Mouza: Hatishala, vide J.L. No.: 9, under P.S.: Erstwhile K.L.C. now Hatishala, District: South 24 Parganas, PIN: 700135.

AND WHEREAS said Ismail Molla S/o Late Esarat Molla, recorded his name in at present L.R. Operation, vide **Khatian No.: 1469**.

AND WHEREAS while being seized and possessed of the said landed property Ismail Molla S/o Late Esarat Molla, died intestate leaving behind his wife namely Saleha Bibi, two sons namely Abdul Hakim Molla, Abdul Jalil Molla, and four daughters namely Hachina Bibi, Sahara Bibi alias Mafuja Bibi, Firoja Bibi, & Minara Bibi, and they all inherited said landed property of Late Ismail Molla as per Mahammedan Law.



[Handwritten signature]

Addl. District Sub-Registrar
Bhadrapur 24 Pga.(S)
05 NOV 2024

AND WHEREAS being absolute owners said all Abdul Jalil Molla, Hachina Bibi, Sahara Bibi alias Mafuja Bibi, Firoja Bibi, & Minara Bibi appointed Mr. Subhas Chandra Gain, Son of Late Satish Chandra Gain, as their lawful attorney of **0.93 Decimals**, landed property, comprised in **R.S. & L.R. Dag No.: 968**, appertaining to R.S. Khatian No.: 322, corresponding to **L.R. Khatian No.: 1469**, lying and situated at Mouza: Hatishala, vide J.L. No.: 9, under P.S.: Erstwhile K.L.C. now Hatishala, District: South 24 Parganas, PIN: 700135, by virtue of two Registered General Power of Attorney being **Nos.: 04050 for the year 2021**, recorded in Book No.: I, Vol. No.: 1621 – 2021, Pages from 128265 – 128293, registered in the Office of the A.D.S.R. at Bhangar, 24 Parganas (South), **AND, 04646 for the year 2021**, recorded in Book No.: I, Vol. No.: 1621 – 2021, Pages from 144529 – 144567, registered in the Office of the A.D.S.R. at Bhangar, 24 Parganas (South).

AND WHEREAS said all Abdul Jalil Molla, Hachina Bibi, Sahara Bibi alias Mafuja Bibi, Firoja Bibi, & Minara Bibi (*being represented by their constituted attorney namely Mr. Subhas Chandra Gain*) sold and transferred **0.93 Decimals**, landed property, comprised in **R.S. & L.R. Dag No.: 968**, appertaining to R.S. Khatian No.: 322, corresponding to **L.R. Khatian No.: 1469**, lying and situated at Mouza: Hatishala, vide J.L. No.: 9, under P.S.: Erstwhile K.L.C. now Hatishala, District: South 24 Parganas, PIN: 700135, **in favour of Mr. Bidyut Kumar Bayen**, Son of Rabindra Nath Bayen, by virtue of registered Deed of Conveyance being **No.: 00564 for the year 2024**, recorded in Book No.: I, Vol. No.: 1621 – 2024, Pages from 19950 – 19986, registered in the Office of the A.D.S.R. at Bhangar, 24 Parganas (South).



অতিরিক্ত জেলা অফিস নিয়ন্ত্রক দপ্তর
কালি ২৬ পরগণা (স)

05 NOV 2024

AND WHEREAS by virtue of aforementioned registered Deed of Conveyance, Mr. Bidyut Kumar Bayen, Son of Rabindra Nath Bayen became sole, absolute & lawful owner, occupier, possessor of **0.93 Decimals**, landed property, comprised in **R.S. & L.R. Dag No.: 968**, appertaining to R.S. Khatian No.: 322, lying and situated at Mouza: Hatishala, vide J.L. No.: 9, under P.S.: Erstwhile K.L.C. now Hatishala, District: South 24 Parganas, PIN: 700135.

AND WHEREAS being absolute owner, Mr. Bidyut Kumar Bayen, Son of Rabindra Nath Bayen, recorded his name in at present L.R. Operation, vide **Khatian No.: 4275**.

AND WHEREAS the saleable area of **M/s. Bayen Enterprise**, from **R.S. & L.R. Dag No.: 968**, from L.R. Khatian No.: 1197, is **1.1875 Decimals**, **AND**, Saleable Area of Mr. Bidyut Kumar Bayen, from **R.S. & L.R. Dag No.: 968**, from L.R. Khatian No.: 4275, is **0.93 Decimals**, i.e., the Total Saleable Area **2.1175 Decimals**.

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of **Rs. 3,85,000/- (Rupees Three Lacs Eighty – Five 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



addl. District Sub-Registrar
Bhaurgarh 24 Parg.(S)

05 NOV 2024

favour of the Purchaser ALL THAT demarcated plot of land measuring a total area of **2.1175 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



05 NOV 2024

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



[Handwritten signature]

Addl. District Sub-Registrar
Bhadrapur 24 Parganas (S)

05 NOV 2024

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.



ADDL. District Sub-Registrar
District 24 Patna (S)

05 NOV 2024

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 the divided, demarcated, butted & bounded by the boundary wall on north, south, east or western portion (as the case may be), piece and parcel of Vacant Shali land measuring an area of **2.1175 decimal** comprised in R.S. & L.R. Dag No. **968**, appertaining in R.S. Khatian No. 322, corresponding to LR Khatian No. 1197 & 4275, 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- Erstwhile Kolkata Leather Complex (K.L.C.) now Hatishala, District- 24 Parganas South, PIN – 700135, **That the property is not adjacent to any Metal Road**, 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.

DAG NO.	RS KHATIAN	LR KHATIAN	SALEABLE AREA (DECIMAL)
968	322	1197	1.1875
968	322	4275	0.93
TOTAL SALEABLE AREA			2.1175



Seal of the Addl. District Sub-Registrar
District 24 Perganas (S)

05 NOV 2024

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. Soumen Naskar
Kzalberia
Pin- 743502

2. Mahim Chakrabarty
Kzalberia
Pin- 743502

1.) Bhagadhar Chel.

2.) Bidyutkr. Beyer

SIGNATURE OF OWNERS/VENDORS

Drafted & Prepared By:

Sudeep Chakraborty

SUDEEP CHAKRABORTY,
(ADVOCATE),
Enrolment No.: F - 1013/859/2019,
Alipore Judges Court.
Computer Print.



[Handwritten signature]

Addl. District Sub-Registrar
Bardhaman 24 Prg.(S)

05 NOV 2024

MEMO OF CONSIDERATION

THAT THE OWNER/VENDOR RECEIVED from the within named Purchaser the within mentioned sum of Rs. 3,85,000/- (Rupees Three Lacs Eighty – Five Thousand Only) being the full and final consideration amount.

<u>DATE</u>	<u>Cash/Cheque No. /NEFT/IMPS</u>	<u>BANK NAME</u>	<u>AMOUNT</u>
05-11-2024	454496	AXIS BANK LTD	2,15,909/-
05-11-2024	454497	Do	1,69,091/-
<u>TOTAL: RUPEES THREE LACS EIGHTY – FIVE THOUSAND ONLY.</u>			<u>Rs. 3,85,000/-</u>

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. Soumen Naskar
Kralberia
Pin - 743502
2. Mahuddin Chel
Kantkalin
Pin - 743502
- 1.) Bhagyashree Chel
- 2.) Bidyut kr. Bayen

SIGNATURE OF OWNERS/VENDORS



Addl. District Sub-Registrar
24 Parganas (S)

05 NOV 2024

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

Name _____

Signature *Anil K. K.*

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

Name _____

Signature *Bhagya Shree Shet*

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

Name _____

Signature *Bidyut kr. Baryu*



Addl. District Sub-Registrar
Bhadrak 24 Prg.(S)
05 NOV 2024

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



Name Soumen Naskar

Signature _____

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

PHOTO

Name _____

Signature Blagya Nar Shel

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

PHOTO

Name _____

Signature _____



Addl. District Sub-Registrar
Shantipur 24 Parg.(S)

05 NOV 2024

শনাক্তকারীর সাক্ষ্য

(ওয়েস্ট বেঙ্গল রেজিস্ট্রেশন রুল ৪৭ এবং ইন্ডিয়ান এভিডেন্স অ্যাক্ট, ১৮৭২ এর ধারা ৬৮ অনুযায়ী)

১. সাক্ষী/ শনাক্তকারীর নাম..... Soumen MOKAR
২. পিতা/ স্বামীর নাম..... Prakhat MOKAR
৩. পেশা..... Business
৪. নির্বাহকদের সাথে সম্পর্ক..... Relative
৫. আধার/প্যান/ভোটার কার্ড নং..... TDM1339928
৬. স্থায়ী ঠিকানা : ভিল/পাড়া..... Kolbheria ডাকঘর..... Bhotoshat
থানা- K.L.C..... রোড/ল্যান্ড/মার্ক.....
জেলা- S-24 M..... পিন কোড..... 743502

১. এতদ্বারা ঘোষণা করছি যে আমি ব্যক্তিগতভাবে নিবন্ধনের জন্য উপস্থিত দলিলের নির্বাহক/ নির্বাহকদের সাথে পরিচিত এবং নির্বাহকদের পরিচয়ও যাচাই করি।

তারিখ..... 05/11/24..... সাক্ষীর স্বাক্ষর..... Soumen MOKAR

বিঃদ্রঃ সাক্ষীর কাছ থেকে সাক্ষ্য নেওয়া হয়েছে কারণ এই ক্ষেত্রে, এখানে নিবন্ধন আইন এবং বিধির অধীনে যে মামলার নিবন্ধনকারী কর্মকর্তা কাজ করছেন তিনি নির্বাহকদের সাথে ব্যক্তিগতভাবে পরিচিত /পরিচিত নন।

1890-1891

1891-1892

1892-1893

1893-1894

1894-1895

1895-1896

1896-1897

1897-1898

1898-1899



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



192024250264687138

GRN Details

GRN:	192024250264687138	Payment Mode:	SBI Epay
GRN Date:	05/11/2024 13:28:39	Bank/Gateway:	SBlePay Payment Gateway
BRN :	7383473578533	BRN Date:	05/11/2024 13:28:52
Gateway Ref ID:	824255753	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	051120242026468711	Payment Init. Date:	05/11/2024 13:28:39
Payment Status:	Successful	Payment Ref. No:	2002735905/4/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr AMIT GHOSH
Address:	HATISHALA
Mobile:	9830806854
Period From (dd/mm/yyyy):	05/11/2024
Period To (dd/mm/yyyy):	05/11/2024
Payment Ref ID:	2002735905/4/2024
Dept Ref ID/DRN:	2002735905/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002735905/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	48622
2	2002735905/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	9754
Total				58376

IN WORDS: FIFTY EIGHT THOUSAND THREE HUNDRED SEVENTY SIX ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BAYEN ENTERPRISE



05/09/2008

Permanent Account Number

AALFB4448G

Signature

आयकर विभाग
INCOME TAX DEPARTMENT
BHAGYADHAR DHALI
MAHADEV CHANDRA DHALI

भारत सरकार
GOVT. OF INDIA

09/08/1977
Permanent Account Number
BAEPD1930P

Bhagya dhari dhali
Signature



Bhagya Dhari Dhali

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD
পরিচয় পত্র

LFH2263945



Elector's Name Bhaghyadhar Dhali

নির্বাচকের নাম ভাগ্যধর ডালী

Father's Name Mahadab Dhali

পিতার নাম মহাদেব ডালী

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2006 27

১.১.২০০৬ এ বয়স ২৭

Address:
Dhakshin Kamargati Kuli Haroa North 24 Parganas
743502

ঠিকানা:
দক্ষিণ কামারগাতি কুলি হরোয়া উত্তর ২৪ পরগণা ৭৪৩৫০২

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারী

Assembly Constituency: 97-Haroa (SC)

বিধানসভা নির্বাচন কেন্দ্র: ৯৭-হরোয়া (স্বর্ণশিখা কতি)

District: North 24 Parganas

জেলা: উত্তর ২৪ পরগণা

Date: 02.04.2008

তারিখ: ০২.০৪.২০০৮

000018

Bhaggyadhar Dhali

Ans

आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
BIDYUT KUMAR BAYEN	
RASINDRA NATH BAYEN	
20/09/1973	
PAN/ANANE Account Number	
AJWPB0045K	
<i>Bidyut K. Bayen</i>	
SIGNATURE	

Bidyut-kv. Bayen.

copy of Taylor



ভাৰতীয় নিৰ্বাচন কমিশন
পৰিষদ ৭৪
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/14/107/249302



নিৰ্বাচকৰ নাম : বিনুত কুমাৰ বায়েন
Elector's Name : Bidyut Kumar Bayen
নিৰ্বাচকৰ নাম : ব্ৰহ্মজনাথ বায়েন
Father's Name : Brahmanath Bayen
লিংগ/Sex : পুৰুষ/M
জন্ম তাৰিখ
Date of Birth : XX/XX/1975

৪৪

Bidyut kr. Bayen.

WB/14/107/249302

বিৱৰণ

বায়েন বিনুত কুমাৰ বায়েন ৭৪ নিৰ্বাচন ২৪
নং ৭৪/১৪/১০৭/২৪৯৩০২

Address:

249302, HALIPADA, HINDU, BARUA, K L
C, SOUTH 24 PARGANAS-743502

Date: 27/11/2013

২৪-নং ১৪/১০৭/২৪৯৩০২ নিৰ্বাচন ৭৪ নিৰ্বাচন
কমিশনৰ পৰা

Facsimile Signature of the Electoral
Registration Officer for
143-Bhangar Constituency

বিৱৰণ: ২৪-নং ১৪/১০৭/২৪৯৩০২ নিৰ্বাচন ৭৪ নিৰ্বাচন
কমিশনৰ পৰা ২৪-নং ১৪/১০৭/২৪৯৩০২
নিৰ্বাচনৰ বাবে
In case of change in voters mention the Card No.
in the voters Form for including your name in the
list of the voters and to obtain the card
with voter number

27/11/2013


ELECTION COMMISSION OF INDIA
ভাৰতীয় নিৰ্বাচন কমিশ্যন

IDENTITY CARD WB / 10 / 110 / 100660
পৰিচয় পত্ৰ




Elector's Name ভোটারৰ নাম	Ghosh Amit গোশ অমিত
Father/Mother/ Husband's Name পিতৃ/মাতৃ/স্বামীৰ নাম	Tapan তপন
Sex লিংগ	M পুৰুষ
Age as on 1.1.1995 ১৯৯৫-এৰ ১ জানুৱাৰীত বয়স	18 ১৮

Address
Dakshin Para, Kharberya, Bishnupur,
South 24 Pgs.

Signature
স্বাক্ষৰ (স্বাক্ষৰিত/স্বাক্ষৰিত)
স্বাক্ষৰিত/স্বাক্ষৰিত


Facsimile Signature
Electoral Registration Officer
নিৰ্বাচন নিবন্ধন অফিচাৰ

For 110-BISHNUPUR EAST(SD)
Assembly Constituency
১১০, বৈষ্ণৱপুৰ পূব (সিডি)
নিৰ্বাচন কেন্দ্ৰ (সিডি)

Place ALIPORE
স্থান আলিপুর

Date 09.10.95
তাৰিখ ০৯.১০.৯৫

Amit Ghosh

Amit Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMIT GHOSH

TAPAN GHOSH

10/03/1979

Permanent Account Number

AHNPG7172P

Signature



Amit Ghosh

Major Information of the Deed

Deed No :	I-1621-10664/2024	Date of Registration	05/11/2024
Query No / Year	1621-2002735905/2024	Office where deed is registered	
Query Date	25/10/2024 6:24:24 PM	A.D.S.R. BHANGAR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Mahakarma Plot No.: 10/871, Near Water Tank No.: 20, Action Area III B., Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700160, Mobile No. : 9147390723, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3,85,000/-	Rs. 9,74,050/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 48,722/- (Article:23)	Rs. 9,754/- (Article:A(1), E)		
Remarks			

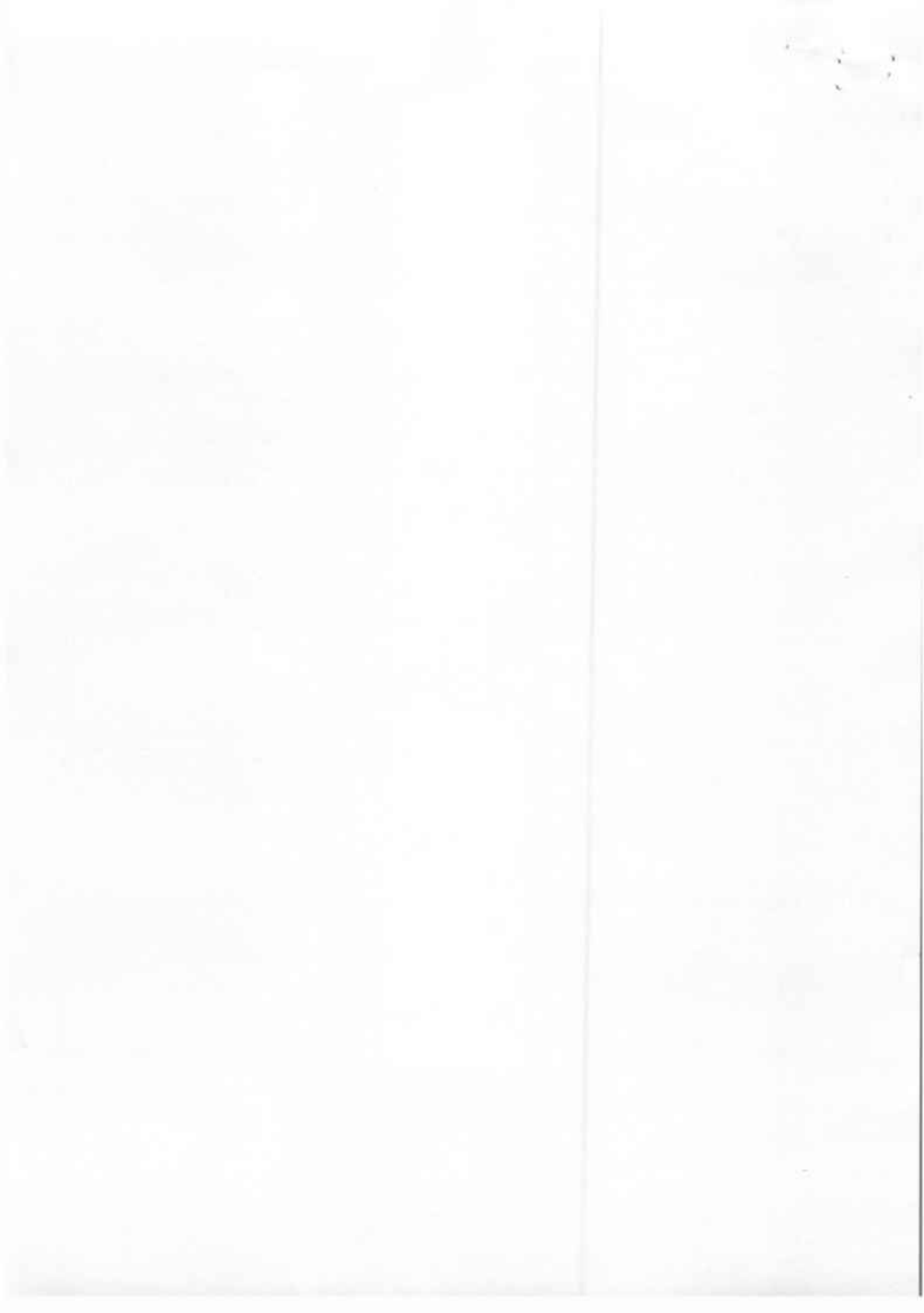
Land Details :

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 Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-968 (RS :-968)	LR-1197, (RS:-322\0)	Bastu	Shali	1.1875 Dec	2,15,909/-	5,46,250/-	
L2	LR-968 (RS :-968)	LR-4275, (RS:-322\0)	Bastu	Shali	0.93 Dec	1,69,091/-	4,27,800/-	
		TOTAL :			2.1175Dec	3,85,000 /-	9,74,050 /-	
		Grand Total :			2.1175Dec	3,85,000 /-	9,74,050 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BAYEN ENTERPRISE Kroiberia, City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxxx8G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



2	Name	Photo	Finger Print	Signature
	Mr BIDYUT KUMAR BAYEN Son of Mr Rabindranath Bayen Executed by: Self, Date of Execution: 05/11/2024 , Admitted by: Self, Date of Admission: 05/11/2024 ,Place : Office		 Captured	
	05/11/2024	LT1 05/11/2024	05/11/2024	
City:- , P.O:- BEONTA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: AJxxxxxx5K, Aadhaar No: 50xxxxxxxx4287, Status :Individual, Executed by: Self, Date of Execution: 05/11/2024 , Admitted by: Self, Date of Admission: 05/11/2024 ,Place : Office				

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr AMIT GHOSH 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: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: AHxxxxxx2P, Aadhaar No: 98xxxxxxxx7819, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <tr> <td>Name</td> <td>Photo</td> <td>Finger Print</td> <td>Signature</td> </tr> <tr> <td> Mr BHAGYADHAR DHALI (Presentant) Son of Shri Mahadev Chandra Dhali Date of Execution - 05/11/2024, , Admitted by: Self, Date of Admission: 05/11/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td></td> <td>Nov 5 2024 4:58PM</td> <td>LT1 05/11/2024</td> <td>05/11/2024</td> </tr> </table> Kamargathi, City:- , P.O:- Kamargathi, P.S:-Haroa, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: BAxxxxxx0P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BAYEN ENTERPRISE (as Designated Partner)	Name	Photo	Finger Print	Signature	Mr BHAGYADHAR DHALI (Presentant) Son of Shri Mahadev Chandra Dhali Date of Execution - 05/11/2024, , Admitted by: Self, Date of Admission: 05/11/2024, Place of Admission of Execution: Office		 Captured			Nov 5 2024 4:58PM	LT1 05/11/2024	05/11/2024
Name	Photo	Finger Print	Signature										
Mr BHAGYADHAR DHALI (Presentant) Son of Shri Mahadev Chandra Dhali Date of Execution - 05/11/2024, , Admitted by: Self, Date of Admission: 05/11/2024, Place of Admission of Execution: Office		 Captured											
	Nov 5 2024 4:58PM	LT1 05/11/2024	05/11/2024										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUMEN NASKAR Son of Mr PRABHAT NASKAR City:- , P.O:- BEONTA, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502		 Captured	

	05/11/2024	05/11/2024	05/11/2024
Identifier Of Mr BHAGYADHAR DHALI, Mr BIDYUT KUMAR BAYEN			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BAYEN ENTERPRISE	Mr AMIT GHOSH-1.1875 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDYUT KUMAR BAYEN	Mr AMIT GHOSH-0.93 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:- 968, LR Khatian No:- 1197	Owner:বায়েন এন্টার প্রাইজ , Address:কোলালখেরিয়া , Classification:পাটি, Area:0.03000000 Acre,	BAYEN ENTERPRISE
L2	LR Plot No:- 968, LR Khatian No:- 4275	Owner:বিদ্যুৎ কুমার বায়েন, Gurdian:রবীন্দ্রনাথ বায়েন, Address:কোলালখেরিয়া , Classification:পাটি, Area:0.20000000 Acre,	Mr BIDYUT KUMAR BAYEN

Endorsement For Deed Number : I - 162110664 / 2024

On 05-11-2024

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 13:51 hrs on 05-11-2024, at the Office of the A.D.S.R. BHANGAR by Mr BHAGYADHAR DHALI ,.

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 9,74,050/-

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

Execution is admitted on 05/11/2024 by Mr BIDYUT KUMAR BAYEN, Son of Mr Rabindranath Bayen, P.O: BEONTA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by Profession Business

Indetified by Mr SOUMEN NASKAR, , Son of Mr PRABHAT NASKAR, P.O: BEONTA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by profession Others

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

Execution is admitted on 05-11-2024 by Mr BHAGYADHAR DHALI, Designated Partner, BAYEN ENTERPRISE (Partnership Firm), Krolberia, City:- , P.O:- Beonta, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502

Indetified by Mr SOUMEN NASKAR, , Son of Mr PRABHAT NASKAR, P.O: BEONTA, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 9,754.00/- (A(1) = Rs 9,740.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 9,754/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2024 1:28PM with Govt. Ref. No: 192024250264687138 on 05-11-2024, Amount Rs: 9,754/-, Bank: SBI EPay (SBIEPay), Ref. No. 7383473578533 on 05-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 48,722/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 48,822/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 14991, Amount: Rs.100.00/-, Date of Purchase: 25/09/2024, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2024 1:28PM with Govt. Ref. No: 192024250264687138 on 05-11-2024, Amount Rs: 48,822/-, Bank: SBI EPay (SBIEPay), Ref. No. 7383473578533 on 05-11-2024, Head of Account 0030-02-103-003-02



Himansu Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BHANGAR

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1621-2024, Page from 267021 to 267045
being No 162110664 for the year 2024.



Digitally signed by Himansu Biswas
Date: 2024.11.05 17:15:48 +05:30
Reason: Digital Signing of Deed.

(Himansu Biswas) 05/11/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHANGAR
West Bengal.