भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AG 691888

CONVEYANCE

1. **Date:** 16.07.22
2. **Place:** Kolkata
3. **Parties**

District Sub-Registrar-IV
Alipore, South 24 Parganas
18 JUL 2022

10 FEB 2022

14133

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

Name:.....ALAMGIR REZA
ADVOCATE

Address:.....ALIPORE JUDGES COURT
KOL-27

Vender:.....WB/1366/2003

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court / Kol-27

Amrita Ghosh

5601

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

Office of the Dist Sub-Registrar IV
South 24-Parganas, Alipur, Kol-27

5064

Md Kutub uddin Laskar

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Nijamuddin Molla
S/o Abdul Ali Molla
Village: Kobildanga
P.O. Baburia
P.S. Kashipur
24 Pgs (S) Pin-743503

3.1 **MD. KUTUBUDDIN LASKAR alias MD. KUTUBUDDIN (PAN GBBPK** and **Aadhaar No. 459530320414**), son of Ahammad Laskar alias Ahamed Ali Laskar, by faith Muslim, by nationality Indian, occupation Others, residing at Hatisala, Post Office Hatisala, Police Station Kolkata Leather Complex, Kolkata-700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **BALKRISHAN KYAL**, having **PAN ABDPK2892E** and **Aadhaar No. 262776696204**, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

And

3.3 **KYAL DEVELOPERS PRIVATE LIMITED (PAN AABCK3070E)**, having CIN U70109WB1995PTC076151, a company duly incorporated under the Companies Act, 1956, having its registered office at Premises No. 122/1R, Satyendra Nath Majumder Sarani, 4th Floor, Post Office Kalighat, Police Station Tollygunge, Kolkata – 700026, represented by its Authorized Signatory, **Amrita Ghosh (PAN BLRPG8979F & Aadhaar No. 274444982164)**, son of Biplob Ghosh, residing at Beliachandi Gocharan, Post Office Beliachandi, Police Station Joynagar, PIN-743391, South 24 Parganas (**Confirming Party**, includes successors-in-interest).

Vendor, Purchaser and Confirming Party are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**) Land classified as sali (agricultural) measuring 8.11 (eight point eleven) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) land classified as sali (agricultural) measuring 2.2 (two point two) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and

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collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor and Confirming Party in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

5.1.1 **Ownership of Ahammad Laskar:** At all material time one Ahammad Laskar alias Ahammad Ali Laskar (**Ahammad Laskar**) was the sole and absolute owner in respect of (**1**) land measuring 34.5 (thirty four point five) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**First Larger Property**) and (**2**) land measuring 11 (eleven) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Larger Property**), free from all encumbrances.

5.1.2 **Gift of First Larger Property:** By a Gift dated 30th July, 2003, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 61, at Pages 200 to 209, being Deed No. 3512 for the year 2005, said Ahammad Laskar gifted, granted and transferred the First Larger Property unto and in favour of (**1**) Md. Abul Fazal Laskar (8.11 decimal), (**2**) Md. Abul Kalam Laskar (8.11 decimal), (**3**) Md. Mirajul Islam Laskar (8.11 decimal), (**4**) Md. Kutubuddin Laskar (8.11 decimal) and (**5**) Sahar Banu Bibi alias Saharbanu Laskar (2.07 decimal), free from all encumbrances.

5.1.3 **Demise of Ahammad Laskar:** Said Ahammad Laskar, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind him surviving his only wife, Momena Bibi, 4 (four) sons, namely, (**1**) Md. Abul Fazal Laskar, (**2**) Md. Abul Kalam Laskar, (**3**) Md. Mirajul Islam Laskar and (**4**) Md. Kutubuddin Laskar and 2 (two) daughters, namely, (**1**) Sahar Banu Bibi alias Saharbanu Laskar and (**2**) Chalchar Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Ahammad Laskar in the Second Larger Property, free from all encumbrances.

5.1.4 **Demise of Momena Bibi:** Said Momena Bibi, a Muslim governed by the *Sunni* School of Mohammedan Law, died intestate leaving behind

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her surviving her 4 (four) sons, namely, (1) Md. Abul Fazal Laskar, (2) Md. Abul Kalam Laskar, (3) Md. Mirajul Islam Laskar and (4) Md. Kutubuddin Laskar and 2 (two) daughters, namely, (1) Sahar Banu Bibi alias Saharbanu Laskar and (2) Chalehar Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Momena Bibi in the Second Larger Property, free from all encumbrances.

5.1.5 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Md. Kutubuddin Laskar (the Vendor herein) has become the sole and absolute owner in respect of the First Property out of the First Larger Property and Second Property out of the Second Larger Property, free from all encumbrances. The First Property and the Second Property collectively being the Said Property is the subject matter of this Conveyance.

5.1.6 **Agreement with Confirming Party:** M/s. Kyal Developers Private Limited (the Confirming Party herein) approached the Vendor herein with a proposal to purchase the Said Property and the Vendor accepted the said proposal and entered into an Agreement for Sale with the Confirming Party in this regard and further the Vendor has received the advance/earnest money as agreed between them.

5.1.7 **Nomination:** Thereafter, the Purchaser herein approached the Vendor and the Confirming Party herein with a proposal to purchase the Said Property and the Confirming Party accepted the proposal of the Purchaser and nominated the Purchaser to take Conveyance of the Said Property directly from the Vendor herein with the confirmation of the Confirming Party herein.

5.1.8 **Completion of Sale:** In furtherance of the above, the Vendor and the Confirming Party are completing the sale of the Said Property in favour of the Purchaser, by these presents, on the terms and conditions contained herein, free from all encumbrances.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement,

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whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

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7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being (**1**) the First Property, i.e., land classified as sali (agricultural) measuring 8.11 (eight point eleven) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land classified as sali (agricultural) measuring 2.2 (two point two) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances with the confirmation of the Confirming Party herein.

7.2 **Consideration:** The aforesaid conveyance of the Said Property is being made in consideration of a sum of Rs.17,32,000/- (Rupees Seventeen Lakh Thirty Two Thousand only) (**Total Consideration**) out of which the Purchaser has paid Rs.14,82,000/- (Rupees Fourteen Lakh Eighty Two Thousand only) directly to the Vendor receipt of which Vendor hereby and by the Vendor's Receipt and Memo of Consideration hereunder written, admits and acknowledges and Rs.2,50,000/- (Rupees Two lakh Fifty Thousand only) to the Confirming Party towards reimbursement of earnest money, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

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8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

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8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waive, surrender and give up each and every one of the aforesaid rights.

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendor are fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.

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8.8 **Further Acts:** The Vendor hereby covenant that the Vendor or any person claiming under them, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

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First Schedule
Part-I
(First Property)

Land classified as sali (agricultural) measuring 8.11 (eight point eleven) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 97 is butted and bounded as follows:

On the North	:	By RS Dag No. 66
On the East	:	By RS Dag No. 143 & 142
On the South	:	By RS Dag No. 98 & 99
On the West	:	By RS Dag No. 95

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the First Property and appurtenances and inheritances for access and user thereof.

Part-II
(Second Property)

Land classified as sali (agricultural) measuring 2.2 (two point two) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. *Dag* No. 121 is butted and bounded as follows:

On the North	:	By RS Dag No. 119 & 120
On the East	:	By RS Dag No. 122
On the South	:	By RS Dag No. 497
On the West	:	By RS Dag No. 118

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Second Property and appurtenances and inheritances for access and user thereof.

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Second Schedule
(Said Property)
[Subject Matter of Conveyance]

Vacant land classified as sali (agricultural) measuring 8.11 (eight point eleven) decimal, more or less, out of 69 (sixty nine) decimal, being a portion of R.S. Dag No. 97, corresponding L.R. Dag No. 90, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Vacant land classified as sali (agricultural) measuring 2.2 (two point two) decimal, more or less, out of 33 (thirty three) decimal, being a portion of R.S. Dag No. 121, corresponding L.R. Dag No. 115, recorded under C.S. Khatian No. 242, R.S. Khatian No. 391, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

R.S. *Dag* No.	**L.R. *Dag* No.**	**C.S. Khatian No.**	**Total Area in *Dag* (in Dec)**	**Area Sold (in Dec)**
97	90	242	69	8.11
121	115	242	33	2.20
			Total:	**10.31**

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10. Execution and Delivery

10.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. Wasaru deliv, MOUC
village:- Kabildanga
P.O. Baboria
P.S. Kalipur
24 Pgs(S), Pin-743502

Md Kutabuddin Laskar
[Vendor]

2. Nurul Hasan
village:- Krishnapur
P.O. Krishnapur
P.S. Kalipur
24 Pgs(S), Pin-743502

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory
[Confirming Party]

Drafted by:
Alamgir Reza WB/1366/03
Advocate
Alipore Judges Court
Kol-27

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Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.14,82,000/- (Rupees Fourteen Lakh Eighty Two Thousand only)** towards final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52022071400474789	14.7.22	Indian Overseas Bank	14,82,000/-
		Total:	**14,82,000/-**

Witnesses:

1. Nizamuddin Molla

Md Kutab uddin Laskar

[Vendor]

2. Nurul Hasan

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Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,50,000 /- (Rupees Two Lakh Fifty Thousand only)** towards full and final payment of reimbursement of earnest money for nominating the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Chq. No. 863531	14.7.21	Indian Overseas Bank	2,50,000/-
		Total:	**2,50,000/-**

Witnesses:

1. Nizamuddin Mollah

KAYL DEVELOPERS PRIVATE LIMITED
Amrita Ghosh
Director / Authorised Signatory

[Confirming Party]

2. Nurul Hasan

Office of the Dist Sub-Registrar IV
South 24-Parganas, Alipore, Kol-27

District Sub-Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

16 JUL 2022

SPECIMEN FORM FOR TEN FINGER PRINTS

Md Kutub uddin Ashraf

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Soumya

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Amrita Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

16 JUL 2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

GBBPK3698Q

नाम / Name
MD KUTUBUDDIN

पिता का नाम / Father's Name
AHAMED ALI LASKAR

जन्म की तारीख / Date of Birth
02/09/1989

Md. Kutub uddin
हस्ताक्षर / Signature

Md Kutub uddin

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই ডি / Enrolment No: 1040/22113/15231

To

মো: কুতুবউদ্দিন

Md Kutubuddin

Jhangachha

Jiran Gachhi

Haliaala

Bhangar - II South 24 Parganas

West Bangal 700135

MP1870640005FT

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ ন
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা প করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizen
- To establish identity, authenticate online

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষে গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Governm and Non-Government services in future.

আপনার আধার সংখ্যা / Your Aadhaar No. :

4595 3032 0414

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

মো: কুতুবউদ্দিন

Md Kutubuddin

পিতা : আহমদ আলি লস্কর

Father : Ahmed Ali Laskar

জন্মতারিখ / DOB : 02/02/1969

পুরুষ / Male

4595 3032 0414

আধার – সাধারণ মানুষের অধিকার

ঠিকানা:

ঝিঙেগাছা, জিরাগাছা, হালিশহর ২৪ পরগনা, হালিশহর, পশ্চিম বঙ্গ, 700135

Address:

Jhangachha, Jiran Gach 24 Parganas, Halisahar, Bangal, 700135

4595 3032 0414

Md Kutubuddin Laskar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BALKRISHAN KYAL

GOVINDRAM KYAL

06/08/1954

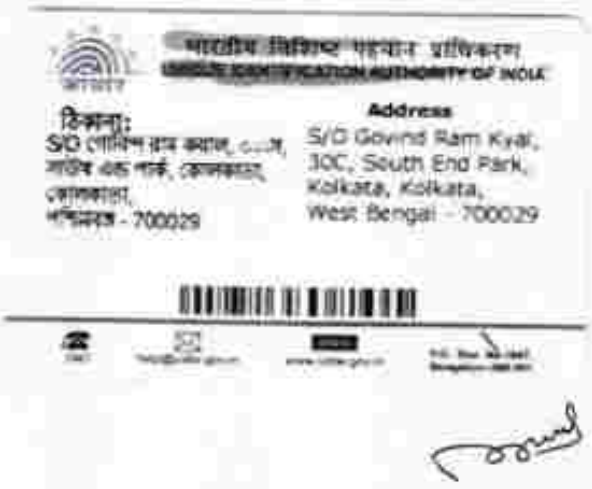
ABOPK2892E

भारत सरकार
GOVERNMENT OF INDIA

बालकृष्ण क्याल
Balkrishan Kyal
जन्मतारीख/ DOB: 06/08/1954
पुरुष / MALE

2627 7669 6204

MERA AADHAAR, MERI PEHCHAN



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O গোবিন্দ রাম ক্যাল, 30C,
সাউথ এন্ড পার্ক, কোলকাতা,
কোলকাতা,
পশ্চিমবঙ্গ - 700029

Address
S/O Govind Ram Kyal,
30C, South End Park,
Kolkata, Kolkata,
West Bengal - 700029

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KYAL DEVELOPERS PRIVATE LIMITED

22/12/1995

Permanent Account Number

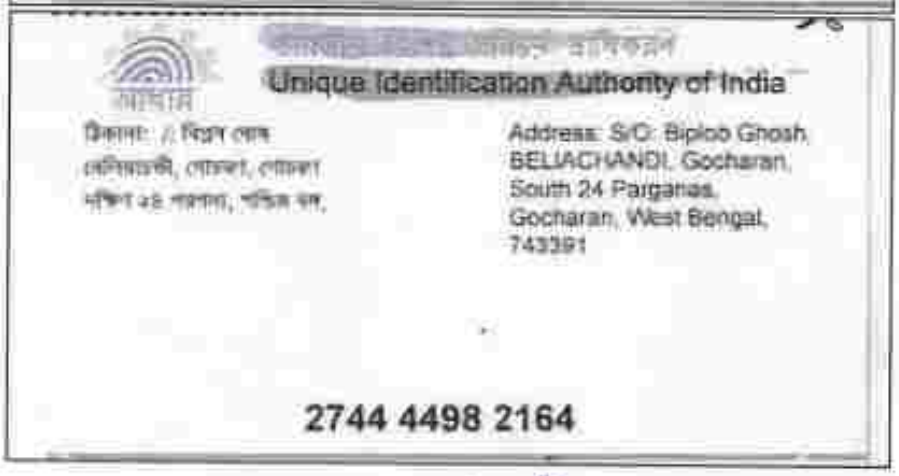
AABCK3070E

KAYL DEVELOPERS PRIVATE LIMITED

Director / Authorised Signatory

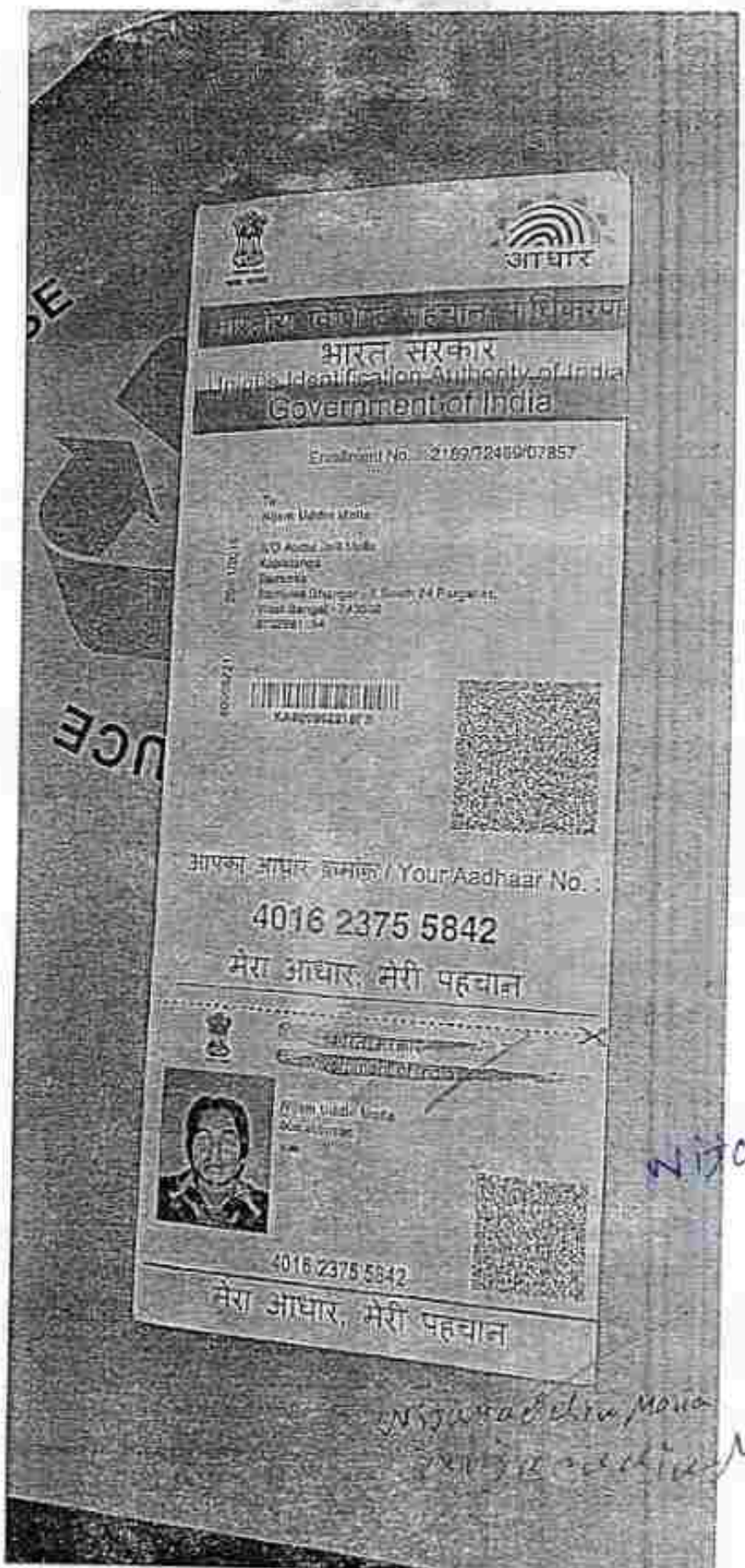
आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
AMRITA GHOSH
BIPLOB GHOSH
29/05/1991
BLRPG8979F

ভারত সরকার
Government of India
অমৃতা ঘোষ
Amrita Ghosh
পিতা : বিপ্লব ঘোষ
Father : Biplob Ghosh
জন্মতারিখ/DOB: 29/05/1991
স্ত্রী / Male
2744 4498 2164



আধার
Unique Identification Authority of India
ঠিকানা: S/O বিপ্লব ঘোষ
বেলিয়াচণ্ডী, গোচরণ, গোচরণ
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,
Address: S/O: Biplob Ghosh,
BELIACHANDI, Gocharan,
South 24 Parganas,
Gocharan, West Bengal,
743391
2744 4498 2164

Amrita Ghosh



Nizamuddin Mollah

Nizamuddin Mollah

Nizamuddin Mollah

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	**2002132493/2022**	**Office where deed will be registered**
Query Date	**14/07/2022 12:50:27 PM**	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394589, Status :Seller/Executant	

Transaction		Additional Transaction
[0101] Sale, Sale Document		[4308] Agreement [No of Agreement : 2], [4311] Receipt [Rs : 2,50,000/-]
Set Forth value		Market Value
Rs. 17,32,000/-		Rs. 17,32,000/-
Total Stamp Duty Payable(SD)		Total Registration Fee Payable
Rs. 51,981/- (Article:23)		Rs. 19,834/- (Article:A(1), E, B)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, , Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	UseROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-97	RS-391	Bastu	Shali	8.11 Dec	13,62,417/-	13,62,417/-	
L2	RS-121	RS-391	Bastu	Shali	2.2 Dec	3,69,583/-	3,69,583/-	
		TOTAL :			**10.31Dec**	**17,32,000 /-**	**17,32,000 /-**	
	Grand Total :				**10.31Dec**	**17,32,000 /-**	**17,32,000 /-**	

Seller Details :

Sl No	Name & address	Status	Execution Admission Details :
1	MD KUTUBUDDIN, (Alias: Md KUTUBUDDIN LASKAR) Son of Mr Ahammad Laskar,Hatisala, City:- , P.O:- Hatisala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No. GBxxxxxx8Q, Aadhaar No.: 45xxxxxxxx0414,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

2	KYAL DEVELOPERS PRIVATE LIMITED ,122/1R, Satyendra Nath Majumder Sarani,, City:- , P.O:- Kaligaht, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 PAN No. AAxxxxxx0E, ,Aadhaar No Not Provided by UIDAIStatus :Organization as Confirming Party, Executed by: Representative	Organization as Confirming Party	Executed by: Representative

Buyer Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr BALKRISHAN KYAL Son of Late Govind Ram Kyal,30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABxxxxxx2E, Aadhaar No.: 26xxxxxxxx6204,Status :Individual, Not Executed	Individual	Not Executed

Representative Details :

Sl No	Name & Address	Representative of
1	Mr AMRITA GHOSH Son of Mr Biplob GhoshBellachandi, Gocharan,, City:- , P.O:- Bellachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. BLxxxxxx9F , Aadhaar No.: 27xxxxxxxx2164	KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name & address
Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Molla Kabildanga, City:- , P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502, Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, , Identifier Of MD KUTUBUDDIN, Mr AMRITA GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	MD KUTUBUDDIN	Mr BALKRISHAN KYAL-8.11 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	MD KUTUBUDDIN	Mr BALKRISHAN KYAL-2.2 Dec

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 13-08-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 13-08-2022)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.

4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

11. This eAssessment Slip can be used for registration of respective deed in any of the following offices: D.S.R. - I SOUTH 24-PARGANAS, D.S.R. -I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BHANGAR, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

12-50

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

GRN Details

GRN:	192022230073864321	**Payment Mode:**	Online Payment
GRN Date:	15/07/2022 11:14:50	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202207150728769	**BRN Date:**	15/07/2022 11:15:46
Payment Status:	Successful	**Payment Ref. No:**	2002132493/4/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	BALKRISHAN KYAL
Address:	30C SOUTH END PARK KOLKATA 700029
Mobile:	9830065307
Depositor Status:	Buyer/Claimants
Query No:	2002132493
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2002132493/4/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002132493/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	51881
2	2002132493/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	19834
			Total	**71715**

IN WORDS: **SEVENTY ONE THOUSAND SEVEN HUNDRED FIFTEEN ONLY.**

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042002132493/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	MD KUTUBUDDIN Alias Md KUTUBUDDIN LASKAR Hatisala, City:- , P.O:- Hatisala, P.S:- Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135	Seller			16-07-22

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr AMRITA GHOSH Beliachandi, Gocharan,, City:- , P.O:- Beliachandi, P.S:- Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391	Representative of Seller [KYAL DEVELOPERS PRIVATE LIMITED]			16/07/22

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Molla Kabildanga, City:- , P.O:- Bamunia, P.S:- Bhangar, District:- South 24-Parganas, West Bengal, India, PIN:- 743502	MD KUTUBUDDIN, Mr AMRITA GHOSH			16/07/22

(Anupam Halder)

Office of the Dist Sub-Registrar IV
South 24-Parganas, Alipur, Kol-27

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Office of the Dist Sub-Registrar IV
24-Parganas, Alipore

Major Information of the Deed

Deed No :	**I-1604-07992/2022**	**Date of Registration**	**18/07/2022**
Query No / Year	**1604-2002132493/2022**	**Office where deed is registered**	
Query Date	**14/07/2022 12:50:27 PM**	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than immovable Property, Agreement [No of Agreement : 2], [4311] Other than immovable Property, Receipt [Rs : 2,50,000/-]	
Set Forth value		Market Value	
Rs. 17,32,000/-		Rs. 17,32,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 51,981/- (Article:23)		Rs. 19,866/- (Article:A(1), E,)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, 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	RS-97	RS-391	Bastu	Shali	8.11 Dec	13,62,417/-	13,62,417/-	
L2	RS-121	RS-391	Bastu	Shali	2.2 Dec	3,69,583/-	3,69,583/-	
		TOTAL :			**10.31Dec**	**17,32,000 /-**	**17,32,000 /-**	
	Grand Total :				**10.31Dec**	**17,32,000 /-**	**17,32,000 /-**	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MD KUTUBUDDIN, (Alias: Md KUTUBUDDIN LASKAR)** Son of Mr Ahammad Laskar Hatisala, City:- , P.O.- Hatisala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.:: GBxxxxxx8Q, Aadhaar No: 45xxxxxxxx0414, Status :Individual, Executed by: Self, Date of Execution: 16/07/2022 , Admitted by: Self, Date of Admission: 16/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/07/2022 , Admitted by: Self, Date of Admission: 16/07/2022 ,Place : Pvt. Residence

2	**KYAL DEVELOPERS PRIVATE LIMITED** 122/1R, Satyendra Nath Majumder Sarani,, City:- , P.O:- Kaligaht, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr BALKRISHAN KYAL** Son of Late Govind Ram Kyal 30C, Southend Park,, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr AMRITA GHOSH (Presentant)** Son of Mr Biplob Ghosh Beliachandi, Gocharan,, City:- , P.O:- Beliachandi, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: BLxxxxxx9F, Aadhaar No: 27xxxxxxxx2164 Status : Representative, Representative of : KYAL DEVELOPERS PRIVATE LIMITED

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIJAM UDDIN MOLLA Son of Mr Abdul Jalil Molla Kabildanga, City:- , P.O:- Bamunia, P.S:-Bhangar, District:-South 24-Parganas, West Bengal, India, PIN:- 743502			
Identifier Of MD KUTUBUDDIN, Mr AMRITA GHOSH			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	MD KUTUBUDDIN	Mr BALKRISHAN KYAL-8.11 Dec

Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	MD KUTUBUDDIN	Mr BALKRISHAN KYAL-2.2 Dec

Endorsement For Deed Number : I - 160407992 / 2022

On 15-07-2022

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 17,32,000/-

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 16-07-2022

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

Presented for registration at 12:50 hrs on 16-07-2022, at the Private residence by Mr AMRITA GHOSH ,

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

Execution is admitted on 16/07/2022 by MD KUTUBUDDIN, Alias Md KUTUBUDDIN LASKAR, Son of Mr Ahammad Laskar, Hatisala, P.O: Hatisala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

Indetified by Mr NIJAM UDDIN MOLLA, , , Son of Mr Abdul Jalil Molla, Kabildanga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others

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

Execution is admitted on 16-07-2022 by Mr AMRITA GHOSH,

Indetified by Mr NIJAM UDDIN MOLLA, , , Son of Mr Abdul Jalil Molla, Kabildanga, P.O: Bamunia, Thana: Bhangar, , South 24-Parganas, WEST BENGAL, India, PIN - 743502, by caste Muslim, by profession Others

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

On 18-07-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,866/- (A(1) = Rs 17,320/- ,B = Rs 2,500/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 19,834/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2022 11:15AM with Govt. Ref. No: 192022230073864321 on 15-07-2022, Amount Rs: 19,834/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202207150728769 on 15-07-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 51,981/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 51,881/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14133, Amount: Rs.100/-, Date of Purchase: 10/02/2022, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2022 11:15AM with Govt. Ref. No: 192022230073864321 on 15-07-2022, Amount Rs: 51,881/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202207150728769 on 15-07-2022, Head of Account 0030-02-103-003-02

Anupam Haider

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 241826 to 241851

being No 160407992 for the year 2022.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2022.07.18 12:33:44 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/07/18 12:33:44 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)

08145/24

I-08021/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AP 307542

18/07/2024

I-200189192/2024

Certified that the document is admitted to the Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document

District Sub-Registrar-II
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

18 JUL 2024

CONVEYANCE

1. **Date:** 18/07/24
2. **Place:** Kolkata
3. **Parties**

29959

2 3 MAY 2023

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

Name : .....B. C. LAHIRI
Advocate

Address : .....ALIPORE JUDGES COURT
KOL - 27

Vendor : .....
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Cosd, Kol-27

Amrita Ghosh
c/o- Biplab Ghosh
Vill- Belachandi, P.O- Gocharan
P.S- Jaynagar, Dist- 24Pgs(S)
743391

District Sub-Registrar-IV
Registrar U/S 7 (2) of
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Alipore, South 24 Parganas

1.8 JUL 2024

3.1 **MANOYARA BIBI [PAN FXQPB2107D** and **AADHAAR No. 2813-8550-1949]**, wife of Ali Mohammad Molla, by faith Muslim, by occupation Housewife, by nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN-700135, South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **BALKRISHAN KYAL**, having **PAN ABDPK2892E** and **Aadhaar No. 262776696204**, son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, of 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

And

3.3 **REHENA BIBI [PAN FVSPB4404D** and **AADHAAR No. 3339-6397-6890],** wife of Acktar Sapui and daughter of Ali Mohammad Molla, by faith Muslim, by occupation Housewife, by nationality Indian, residing at West Bhayda, Post Office Bhayda, Police Station Basirhat, PIN-743425, North 24 Parganas (**Confirming Party**, includes successors-in-interest)

The Vendor, Purchaser and Confirming Party are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land classified as *sali* (agricultural) measuring 1 (one) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 120, corresponding L.R. Dag No. 114, recorded under R.S. Khatian No. 416, L.R. Khatian No. 2243, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor and Confirming Party represent and warrant to and covenant with the Purchaser regarding title as follows:

5.1.1 **Ownership of Maniriddin Molla & Anr.:** At all material time (**1**) Maniruddin Molla and (**2**) Chailaddin Molla were the joint and absolute

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owners in respect of land measuring 21 (twenty one) decimal, more or less, being the entirety of C.S./R.S. Dag No. 120, recorded under C.S. Khatian No. 245, at *Mouza* Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**) each having 8 (eight) anna share therein, free from all encumbrances.

5.1.2 **Settlement of Mother Property:** In the above mentioned circumtsnces said Chailaddin Molla has become the sole and absolute owner in respect of said 8 (eight) anna share of the Mother Property and mutated his name in the records of the Revesional Settlement Records under R.S. Khatian No. 416. However, as per the '*mantabya*' column of said R.S. Khatian No. 416 the entirety of the Mother Property has been settled in favour of said Chailaddin Molla, free from all encumbrances.

5.1.3 **Demise of Chailaddin Molla:** Said Chailaddin Molla, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind him surviving his second wife, Lal Bibi, 1 (one) son, Anar Ali Molla and 2 (two) daughters, namely, (**1**) Santo Bibi and (**2**) Hashi Bibi from his first marriage and 2 (two) sons, namely (**1**) Hasem Ali and (**2**) Aburali Molla and 1 (one) daughter, Ayatan Bibi from his second marriage, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Chailaddin Molla in the Mother Property, free from all encumbrances.

5.1.4 **Demise of Lal Bibi:** Said Lal Bibi, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind her surviving her 2 (two) sons, namely, (**1**) Hasem Ali and (**2**) Aburali Molla and 1 (one) daughter, Ayatan Bibi as her only legal heirs and heiress, who jointly and in diverse share inherited the right, title and interest of Late Lal Bibi in the Mother Property, free from all encumbrances.

5.1.5 **Demise of Hasem Ali:** Said Hasem Ali, son of Chailaddin Molla, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind him surviving his only wife, Fatema Bibi alias Fatejan Bibi, 4 (four) sons, namely, (**1**) Baburali Molla alias Baburaddi Molla alias Babu Molla, (**2**) Ali Mohammad Molla, (**3**) Khalil Molla and (**4**) Jalil Molla and 3 (three) daughters, namely, (**1**) Jalepan Bibi, (**2**) Saripan Bibi and (**3**) Saharjan Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Hasem Ali in the Mother Property, free from all encumbrances.

5.1.6 **Demise of Fatema Bibi:** Said Fatema Bibi alias Fatejan Bibi, a Muslim governed by the Mohammedan Law of Inheritance died intestate leaving behind her surviving her 4 (four) sons, namely, (**1**) Baburali Molla alias Baburaddi Molla alias Babu Molla, (**2**) Ali Mohammad Molla, (**3**) Khalil Molla and (**4**) Jalil Molla and 3 (three) daughters, namely, (**1**) Jalepan Bibi, (**2**) Saripan Bibi and (**3**) Saharjan Bibi, as her only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Fatema Bibi alias Fatejan Bibi in the Mother Property, free from all encumbrances.

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5.1.7 **Ownership of Ali Mohammad Molla:** In the above mentioned circumstances said Ali Mohammad Molla has become the sole and absolute owner in respect of the Said Property out of the Mother Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 2243, free from all encumbrances.

5.1.8 **Gift to Manoyara Bibi:** By a Deed of Gift dated 25th July, 2022, registered in the Office of the Additional District Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 1621-2022, at Pages 208879 to 208897, being Deed No. 162107077 for the year 2022, said Ali Mohammad Molla gifted, granted and transferred the Said Property unto and in favour of Manoyara Bibi absolutely and forever, free from all encumbrances.

5.1.9 **Declaration:** The parties to the said Deed No. 162107077 for the year 2022 noticed some typographical errors in the said Deed No. 162107077 for the year 2022 and rectified the said errors vide a Deed of Declaration dated 18/7/24, registered in the Office of the DSR-IV, ALIPORE, recorded in Book No. I, being Deed No. 160408010 for the year 2024 (**Said Declaration**). Further, the Confirming Party being the other donee to the said Deed No. 162107077 for the year 2022 joining in these presents to reiterate the Said Declaration regarding the aforesaid inadvertent error/s.

5.1.10 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances said Manoyara Bibi (the Vendor herein) has become the sole and absolute owner in respect of the Said Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declare that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

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5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

6.2 **Confirmation of Confirming Party:** The Confirming Party hereby reiterates the Said Declaration regarding the inadvertent error/s within said Deed No. 162107077 for the year 2022 and confirms the sale of the Said Property in favour of the Purchaser inasmuch as such sale is being made at the request of the Confirming Party. The Confirming Party confirms that the Confirming Party has no objection to this Conveyance

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being granted and to record the same, the Confirming Party has joined and executed this Conveyance.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being, land classified as *sali* (agricultural) measuring 1 (one) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 120, corresponding L.R. Dag No. 114, recorded under R.S. Khatian No. 416, L.R. Khatian No. 2243, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances and the Confirming Party hereby confirms such sale.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of Rs. 4,00,000/- (Rupees four lakh only) paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges and a further sum of Rs. 1,50,000/- (Rupees one lakh fifty thousand only) paid by the Purchaser to the Confirming Party herein for confirming the sale of the Said Property, receipt of which the Confirming Party hereby and by the Confirming Party's Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances

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including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag No. 120 as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby conveys all the Vendor's right, title and interest in the said R.S. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas,* vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand

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whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under her, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify

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any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

Schedule
(Said Property)

Vacant land classified as *sali* (agricultural) measuring 1 (one) decimal, more or less, out of 21 (twenty one) decimal, being a portion of R.S. Dag No. 120, corresponding L.R. Dag No. 114, recorded under R.S. Khatian No. 416, L.R. Khatian No. 2243, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 120 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 98
On the East	:	By R.S. Dag Nos. 122 & 123
On the South	:	By R.S. Dag No. 121
On the West	:	By R.S. Dag No. 119

Together with all, title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

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10. Execution and Delivery

10.1 **In Witness Whereof** the Party has executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. Amrita Ghosh
Vill- Belachandi
P.O- Gocharan
P.S- Jaynagar
Dist- 24Pgs(S), 743391

2. Arijit Roy
17, Dixon Lane
Kol-14

L.T.I of MANOYARA BIBI
By the Pen of Amrita Ghosh

[Vendor]

Drafted by:

Alamgir Reza WB/1366/03

Advocate

Alipore Judges Court
Kol-27

Read over and explained in Bengali the true meaning and substance of this deed of Conveyance and the Receipt and memo of Consideration hereinabove to the vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named Amrita Ghosh

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Vendor's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.4,00,000/- (Rupees four lakh only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
IOBAR-52024071800149405	18.07.24	Indian Overseas Bank	4,00,000.00
		Total:	**4,00,000/-**

Witnesses:

1. Amartacharya

L.T.I of Mahayogra Bibi
By the Pen of Amartacharya

[Vendor]

2. Arijit Roy

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Confirming Party's Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.1,50,000/- (Rupees one lakh fifty thousand only)** for joining in this Deed to confirm the sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
IOBAN 24200 174735	18.07.24	Indian Overseas Bank	1,50,000.00
		Total:	**1,50,000.00**

Witnesses:

1. Amalesh

2. Arijit Roy

[Confirming Party]

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SPECIMEN FORM FOR TEN FINGER PRINTS

Lt. of MANOYARA BI BI
By the Pen of Awami Ali

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Bal Krishna Roy

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

Karuna Tiwari

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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ভারত সরকার
Government of India

নাম: অমৃতা ঘোষ
Amrita Ghosh
পিতা: বিপ্লব ঘোষ
Father : Biplob Ghosh

জন্মতারিখ/DOB: 20/06/1991
মহিলা / Female

2744 4498 2164

আধার
Unique Identification Authority of India

ঠিকানা: S/O: বিপ্লব ঘোষ
বেলিয়াচণ্ডী, গোচরণ, দক্ষিণ
২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O: Biplob Ghosh
BELIACHANDI, Gocharan,
South 24 Parganas,
Gocharan, West Bengal,
743991

2744 4498 2164

Amrita Ghosh

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

170720242012530173

GRIPS Payment Detail

GRIPS Payment ID:	170720242012530173	**Payment Init. Date:**	17/07/2024 17:08:40
Total Amount:	23934	**No of GRN:**	1
Bank/Gateway:	Indian Overseas Bank	**Payment Mode:**	Online Payment
BRN:	202407170935333	**BRN Date:**	17/07/2024 17:11:53
Payment Status:	Successful	**Payment Init. From:**	GRIPS Portal

Depositor Details

Depositor's Name:	BALKRISHAN KYAL
Mobile:	9007711037

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250125301741	Directorate of Registration & Stamp Revenue	23934
		Total	**23934**

IN WORDS: **TWENTY THREE THOUSAND NINE HUNDRED THIRTY FOUR 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

192024250125301741

GRN Details

GRN:	192024250125301741	**Payment Mode:**	Online Payment
GRN Date:	17/07/2024 17:08:40	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202407170935333	**BRN Date:**	17/07/2024 17:11:53
GRIPS Payment ID:	170720242012530173	**Payment Init. Date:**	17/07/2024 17:08:40
Payment Status:	Successful	**Payment Ref. No:**	2001891492/3/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	BALKRISHAN KYAL
Address:	30C, SOUTH END PARK KOLKATA, West Bengal, 700029
Mobile:	9007711037
Depositor Status:	Buyer/Claimants
Query No:	2001891492
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2001891492/3/2024
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	17/07/2024
Period To (dd/mm/yyyy):	17/07/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001891492/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	19920
2	2001891492/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	4014
			Total	**23934**

IN WORDS: **TWENTY THREE THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

PAID

Major Information of the Deed

Deed No :	I-1604-08021/2024	Date of Registration	18/07/2024
Query No / Year	1604-2001891492/2024	Office where deed is registered	
Query Date	17/07/2024 11:13:15 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,50,000/-]	
Set Forth value		Market Value	
Rs. 4,00,000/-		Rs. 4,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,021/- (Article:23)		Rs. 5,548/- (Article:A(1), E,)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, 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	RS-120	RS-416	Bastu	Shali	1 Dec	4,00,000/-	4,00,000/-	
	Grand Total :				1Dec	4,00,000 /-	4,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MANOYARA BIBI (Presentant) Son of JULMAT MOLLA Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office	 18/07/2024	 Captured LTI 18/07/2024	18/07/2024
	Jirangachi, City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: FXxxxxxx7D, Aadhaar No: 28xxxxxxxx1949, Status :Individual, Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office			

2	Name	Photo	Finger Print	Signature
	REHENA BIBI Daughter of Ali Mahammad Executed by: Self, Date of Execution: 18/07/2024 , Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office	 18/07/2024	Captured LTI 18/07/2024	18/07/2024

City:- , P.O:- Bhayda, P.S:-Basirhat, District:-North 24-Parganas, West Bengal, India, PIN:- 743425 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: FVxxxxxx4D, Aadhaar No: 33xxxxxxxx6890, Status :Confirming Party, Executed by: Self, Date of Execution: 18/07/2024
, Admitted by: Self, Date of Admission: 18/07/2024 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BALKRISHAN KYAL** Son of Late GOVINDRAM KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		Captured	
	18/07/2024	18/07/2024	18/07/2024

Identifier Of MANOYARA BIBI, REHENA BIBI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	MANOYARA BIBI	BALKRISHAN KYAL-1 Dec

Endorsement For Deed Number : I - 160408021 / 2024

On 18-07-2024

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 12:03 hrs on 18-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by MANOYARA BIBI , one of the Executants.

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 4,00,000/-

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

Execution is admitted on 18/07/2024 by 1. MANOYARA BIBI, Son of JULMAT MOLLA, Jirangachi, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. REHENA BIBI, Daughter of Ali Mahammad, P.O: Bhayda, Thana: Basirhat, , North 24-Parganas, WEST BENGAL, India, PIN - 743425, by caste Muslim, by Profession Others

Indetified by AMRITA GHOSH, , , Son of B GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 5,546.00/- (A(1) = Rs 4,000.00/- ,B = Rs 1,500.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 5,546/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2024 5:11PM with Govt. Ref. No: 192024250125301741 on 17-07-2024, Amount Rs: 4,014/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202407170935333 on 17-07-2024, Head of Account 0030-03-104-001-16

Online on 18/07/2024 2:36PM with Govt. Ref. No: 192024250126786438 on 18-07-2024, Amount Rs: 1,532/-, Bank: SBI EPay (SBIePay), Ref. No. 6516997302712 on 18-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,021/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29959, Amount: Rs.100.00/-, Date of Purchase: 23/05/2024, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/07/2024 5:11PM with Govt. Ref. No: 192024250125301741 on 17-07-2024, Amount Rs: 19,920/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202407170935333 on 17-07-2024, Head of Account 0030-02-103-003-02

Online on 18/07/2024 2:36PM with Govt. Ref. No: 192024250126786438 on 18-07-2024, Amount Rs: 1/-, Bank: SBI EPay (SBIePay), Ref. No. 6516997302712 on 18-07-2024, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 238452 to 238472

being No 160408021 for the year 2024.

Digitally signed by Anupam Halder
Date: 2024.07.22 16:27:30 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 22/07/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

08207/24

I-08060/2024

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AR 342131

19/07/2024.

Q-20018350 20/2024.

Certified that the document is admitted to the Registration. The signature sheets and the endorsement sheets attached with the document are part of this document.

CONVEYANCE

1. **Date:** 19/07/24
2. **Place:** Kolkata
3. **Parties**

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

19 JUL

29237 22 NOV 2023

No.....Rs. /- Date.....
Name:-B. C. LAHIRI
Advocate
Address:-Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27
Vendor .....

District Sub-Registrar-IV
Alipore, South 24 Parganas
15 JUL 2024

Amrita Ghosh
c/o- Biplab Ghosh
Vill- Beliachandi, P.O- Gocharan
P.S- Joynagar Dist -24Pas(S)
743391

3.1 **NAMITA GHOSH** *alias* **NAMITA BALA GHOSH** (**PAN ASEPG3547L** and **Aadhaar No. 6553 9377 1271**), wife of Late Khitish Chandra Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **BALKRISHAN KYAL**, (**PAN ABDPK2892E** and **Aadhaar No. 2627 7669 6204**), son of Late Govindram Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

The Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** (**1**) Land classified as *danga* (highland) measuring 8.2534 (eight point two five three four) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, L.R. Khatian No. 1509, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**First Property**) and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) land classified as *sali* (agricultural) measuring 1.2067 (one point two zero six seven) decimal, more or less, out of 11 (eleven) decimal, being a portion of C.S./R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under C.S. Khatian No. 108, R.S. Khatian No. 630, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Second Property**) and more fully described in **Part-II** of the **First Schedule** below, the First Property and Second Property are more fully and collectively described in the **Second Schedule** below (collectively **Said Property**) **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

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5.1.1 **Devolution of First Property:**

(a) **Ownership of Larger First Property:** At all material time (**1**) Elem Baksh Molla, (**2**) Rahim Baksh Molla, (**3**) Anowar Ali Molla, (**4**) Moksed Ali Molla and (**5**) Ambat Ali Molla were the joint and absolute owners in respect of land measuring 27 (twenty seven) decimal, being the entirety of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger First Property**), free from all encumbrances.

(b) **Demise of Elem Baksh Molla:** Said Elem Baksh Molla, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving behind him surviving his only wife, Amena Bibi, 2 (two) sons, namely, (**1**) Latib Molla alias Abdul Latib Molla and (**2**) Ahad Baksh Molla and 2 (two) daughters, namely, (**1**) Hingaljan Bibi and (**2**) Nurjan Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Elem Baksh Molla in the Larger First Property, free from all encumbrances.

(c) **Subsequent Ownership of Larger First Property:** In the above mentioned circumstances the ownership to the Larger First Property devolved as per the chart given below:

Owner	R.S. Dag	Area (in dec.)
Rahim Baksh Molla	104	5.4
Anowar Ali Molla	104	5.4
Moksed Ali Molla	104	5.4
Ambat Ali Molla	104	5.4
Amena Bibi	104	0.675
Latib Molla alias Abdul Latib Molla	104	1.575
Ahad Baksh Molla	104	1.575
Hingaljan Bibi	104	0.7875
Nurjan Bibi	104	0.7875
	Total:	**27**

(d) **First Sale to Vendor:** By a Deed of Sale dated 19th November, 1985, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 5/91, at pages 47 to 52, being Deed No. 10068 for the year 1985, said (**1**) Moksed Ali Molla and (**2**) Ambat Ali Molla sold, conveyed and transferred their right, title and interest in the Larger First Property unto and in favour of Namita Ghosh *alias* Namita Bala Ghosh (the Vendor herein), free from all encumbrances.

(e) **Second Sale to Vendor:** By a Deed of Sale dated 19th November, 1985, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 1/91, at pages 309 to 311, being Deed No. 10080 for the year 1985, said Ahad Baksh Molla

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sold, conveyed and transferred his right, title and interest in the Larger First Property unto and in favour of Namita Ghosh *alias* Namita Bala Ghosh (the Vendor herein), free from all encumbrances.

(f) **Ownership of Namita's First Property:** In the above mentioned circumstances said Namita Ghosh *alias* Namita Bala Ghosh (the Vendor herein) has become the sole and absolute owner in respect of land measuring 12.38 (twelve point three eight) decimal, more or less, out of the Larger First Property (**Namita's First Property**) and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1509, free from all encumbrances.

(g) **Absolute Ownership of First Property:** In the above mentioned events and circumstances said Namita Ghosh *alias* Namita Bala Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the First Property, i.e. land measuring 8.2534 (eight point two five three four) decimal, more or less, being 2/3rd share out of Namita's First Property, free from all encumbrances.

5.1.2 **Devolution of Second Property:**

(a) **Ownership of Larger Second Property:** At all material time one Esarat Laskar was the sole and absolute owner in respect of land measuring 11 (eleven) decimal, being the entirety of C.S./R.S. Dag No. 116, corresponding to L.R. Dag No. 110, recorded under C.S. Khatian No. 108, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Larger Second Property**), free from all encumbrances.

(b) **Demise of Esarat Laskar:** Said Esarat Laskar, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving behind him surviving his only wife, Rupjan Bibi, 2 (two) sons, namely, (**1**) Entaj Ali Laskar and (**2**) Yunus Ali Laskar and 1 (one) daughter, Necharan Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Esarat Laskar in the Larger Second Property, free from all encumbrances.

(c) **Subsequent Ownership of Larger Second Property:** In the above mentioned circumstances said (**1**) Rupjan Bibi, (**2**) Entaj Ali Laskar, (**3**) Yunus Ali Laskar and (**4**) Necharan Bibi have become the joint and absolute owners in respect of the Larger Second Property, recorded under R.S. Khatian No. 630, free from all encumbrances. Their respective ownership in the Larger Second Property is given in the chart below:

Owner	C.S./R.S. Dag	L.R. Dag	Area (in dec.)
Rupjan Bibi	116	110	1.375
Entaj Ali Laskar	116	110	3.85

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Yunus Ali Laskar	116	110	3.85
Necharan Bibi	116	110	1.925
		Total:	**11**

(d) **Sale to Elem Baksh Molla & Ors.:** By a Deed of Sale dated 13th April, 1959, registered in the Office of the Sub-Registrar, Bhangar, recorded in Book No. I, Volume No. 32, at Pages 177 to 178, being Deed No. 3272 for the year 1959, said (**1**) Entaj Ali Laskar and (**2**) Rupjan Bibi sold, conveyed and transferred their right, title and interest in the Larger Second Property unto and in favour of (**1**) Elem Baksh Molla, (**2**) Rahim Baksh Molla, (**3**) Anowar Ali Molla and (**4**) Moksed Ali Molla, free from all encumbrances. It is pertinent to mention here that the share of said Yunus Ali Laskar and Necharan Bibi in the Larger Second Property have also been sold vide the aforesaid Deed No. 3272/1959. However, said Yunus Ali Laskar and Necharan Bibi were minors represented by their mother, Rupjan Bibi without obtaining the Court Permission and therefore, such transfer of the minors' share is void in nature as per the operation of Mahommedan Law.

(e) **Demise of Elem Baksh Molla:** Said Elem Baksh Molla, a Muslim governed by the *Sunni* School of Mahomedan Law, died intestate leaving behind him surviving his only wife, Amena Bibi, 2 (two) sons, namely, (**1**) Latib Molla and (**2**) Ahad Baksh Molla and 2 (two) daughters, namely, (**1**) Hingaljan Bibi and (**2**) Nurjan Bibi, as his only legal heirs and heiresses, who jointly and in diverse share inherited the right, title and interest of Late Elem Baksh Molla in the Larger Second Property, free from all encumbrances.

(f) **First Sale to Vendor:** By a Deed of Sale dated 19th November, 1985, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 5/91, at pages 47 to 52, being Deed No. 10068 for the year 1985, said Moksed Ali Molla sold, conveyed and transferred his right, title and interest in the Larger Second Property, i.e. land measuring 1.31 (one point three one) decimal, more or less, in said R.S. Dag No. 116 (**First Portion Of Namita's Second Property**), unto and in favour of Namita Ghosh *alias* Namita Bala Ghosh (the Vendor herein), free from all encumbrances. It is pertinent to mention here that said Moksed Ali Molla had transferred more than his entitlement in the Larger Second Property vide Deed No. 10068/1985, however, the actual sale that took effect vide said Deed No. 10068/1985 was limited to the First Portion Of Namita's Second Property.

(g) **Second Sale to Vendor:** By a Deed of Sale dated 19th November, 1985, registered in the Office of the Sub-Registrar of Bhangar, recorded in Book No. I, Volume No. 1/91, at pages 309 to 312, being Deed No. 10080 for the year 1985, said Ahad Baksh Molla sold, conveyed and transferred his right, title and interest in the Larger Second Property, i.e. land measuring 0.5 (zero point five) decimal, more or less, in said R.S. Dag No. 116 (**Second Portion Of Namita's Second Property**), unto and in favour of Namita

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Ghosh *alias* Namita Bala Ghosh (the Vendor herein), free from all encumbrances.

(h) **Ownership of Namita's Second Property:** In the above mentioned circumstances said Namita Ghosh *alias* Namita Bala Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the First Portion Of Namita's Second Property and Second Portion Of Namita's Second Property, collectively land measuring 1.81 (one point eight one) decimal, more or less, out of the Larger Second Property (collectively **Namita's Second Property**), free from all encumbrances.

(i) **Absolute Ownership of Second Property:** In the above mentioned circumstances said Namita Ghosh *alias* Namita Bala Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Second Property, i.e. land measuring 1.2067 (one point two zero six seven) decimal, more or less, being 2/3rd share out of Namita's Second Property, free from all encumbrances.

5.1.3 **Absolute Ownership of Vendor:** In the above mentioned events and circumstances the Vendor herein has become the sole and absolute owner in respect of the Said Property, comprised in the First Property and Second Property, free from all encumbrances and the Said Property is the subject matter of this Conveyance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

(Seal) Office of the Sub-Registrar IV

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5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable. It is pertinent to mention here that the Vendor has purchased certain area of land in R.S. Dag No. 109, vide said Deed Nos. 10068/1985 and 10080/1985 without having any rightful title thereto. Therefore, the Vendor hereby declares that the Vendor shall not claim any right, title and interest in said R.S. Dag No. 109 whatsoever and howsoever in nature.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good and marketable title and together with *khas*, vacant peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Second Schedule** below, being, (1) the First Property, i.e., land classified as *danga* (highland) measuring 8.2534 (eight point two five three four) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag

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No. 100, recorded under R.S. Khatian No. 189, L.R. Khatian No. 1509, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** below **And** (**2**) the Second Property, i.e., land classified as *sali* (agricultural) measuring 1.2067 (one point two zero six seven) decimal, more or less, out of 11 (eleven) decimal, being a portion of C.S./R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under C.S. Khatian No. 108, R.S. Khatian No. 630, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.86,00,000/- (Rupees Eighty-Six Lakhs only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times

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hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dags as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in

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future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under her, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or his/her successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

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9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

First Schedule
Part-I
(First Property)

Land classified as *danga* (highland) measuring 8.2534 (eight point two five three four) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, L.R. Khatian No. 1509, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 104 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 103
On the East	:	By R.S. Dag No. 117
On the South	:	By R.S. Dag No. 108
On the West	:	By R.S. Dag No. 106

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the First Property and appurtenances and inheritances for access and user thereof.

Part-II
(Second Property)

Land classified as *sali* (agricultural) measuring 1.2067 (one point two zero six seven) decimal, more or less, out of 11 (eleven) decimal, being a portion of C.S./R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under C.S. Khatian No. 108, R.S. Khatian No. 630, Mouza Jirangachā, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 116 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 117
On the East	:	By R.S. Dag No. 118
On the South	:	By R.S. Dag No. 115
On the West	:	By R.S. Dag Nos. 104 & 108

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Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Second Property and appurtenances and inheritances for access and user thereof.

Second Schedule
(Said Property)
[*Subject Matter of Conveyance*]

Land (vacant) classified as *danga* (highland) measuring 8.2534 (eight point two five three four) decimal, more or less, out of 27 (twenty seven) decimal, being a portion of R.S. Dag No. 104, corresponding L.R. Dag No. 100, recorded under R.S. Khatian No. 189, L.R. Khatian No. 1509, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-I** of the **First Schedule** above

Land (vacant) classified as *sali* (agricultural) measuring 1.2067 (one point two zero six seven) decimal, more or less, out of 11 (eleven) decimal, being a portion of C.S./R.S. Dag No. 116, corresponding L.R. Dag No. 110, recorded under C.S. Khatian No. 108, R.S. Khatian No. 630, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and more fully described in **Part-II** of the **First Schedule** above

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

R.S. *Dag* No.	**L.R. *Dag* No.**	**R.S. Khatian**	**Total Area in *Dag* (in Dec)**	**Area Sold (in Dec)**
104	100	189	27	8.2534
116	110	630	11	1.2067
			Total:	**9.4601**

(Seal) Office of the District Sub-Registrar-IV
South 24-Parganas, Alipore, Kol-27

District Sub-Registrar-IV
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19 JUN

10. Execution and Delivery

10.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. Amrita Ghosh
Vill- Belgachandi
P.O - Gochoron
P.S - Joynagar
Dist - 24 Pgs (S)
743391

2. Arijit Roy
17, Dixon Lane
Kol-14

L.T.I of NAMITA GHOSH
By the Pen of Amrita Ghosh

VENDOR

Drafted by:

Alangir Raza WB/1368/03
Advocate

Alipore Judges Court
Kol-27

Read over and explained in Bengali the true meaning and substance of this deed of Conveyance and the Receipt and memo of Consideration hereinabove to the vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named Amrita Ghosh

District Sub-Registrar-IV
Registrar U/S 7 (2) of
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19 JUL 2021

Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.86,00,000/- (Rupees Eighty-Six Lakh only)** towards full and final payment of the consideration for sale of the Said Property described in the **Second Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024071200339906	12.07.24	Indian Overseas Bank	50,00,000.00
UTR No. IOBAR52024071500593003	15.07.24	Indian Overseas Bank	35,14,000.00
TDS			86,000.00
		Total:	**86,00,000/-**

Witnesses:

1. Amrita Ghosh

2. Arijit Roy

L.T.I of NAMITA GHOSH
By the Pen of Amrita Ghosh

VENDOR

District Sub-Registrar-IV
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Registration 1908
Alipore, South 24 Parganas

19 JUN

SPECIMEN FORM FOR TEN FINGER PRINTS

Bal Krishna Roy

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

L.T.I of NAMITA GHOSH
By the Pen of Anurag Ch.

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

District Sub-Registrar-IV
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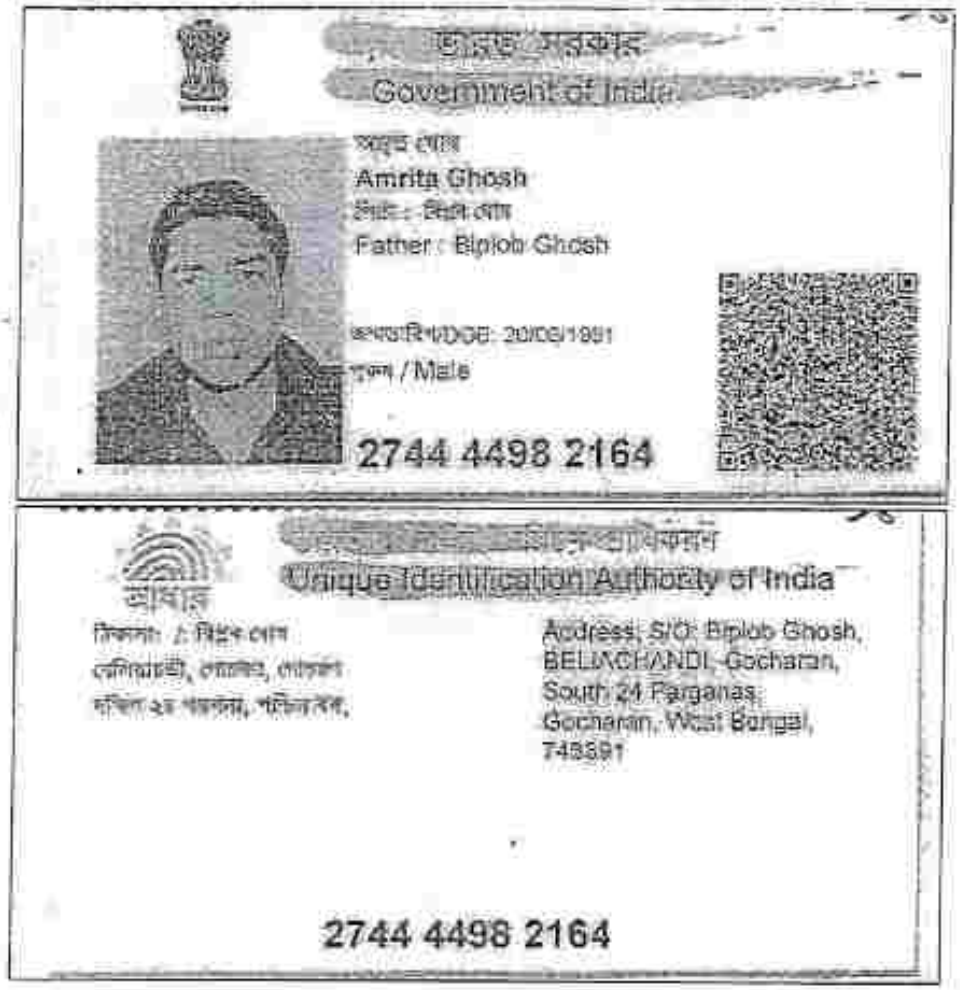
19 [illegible]



ভারত সরকার
Government of India

অমৃতা ঘোষ
Amrita Ghosh
পিতা : বিপ্লব ঘোষ
Father : Biplob Ghosh

জন্ম তারিখ/DOB: 20/06/1991
মহিলা / Female

2744 4498 2164

ভারতীয় বিশিষ্ট পরিচয়পত্র কর্তৃপক্ষ
Unique Identification Authority of India

আধার

ঠিকানা: S/O: বিপ্লব ঘোষ
বেলিয়াচণ্ডী, গোচরন, গোচরন
দক্ষিণ ২৪ পরগনা, পশ্চিমবঙ্গ,

Address: S/O: Biplob Ghosh,
BELIACHANDI, Gocharan,
South 24 Parganas,
Gocharan, West Bengal,
743591

2744 4498 2164

Amrita Ghosh

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

150720242012246290

GRIPS Payment Detail

GRIPS Payment ID:	150720242012246290	**Payment Init. Date:**	15/07/2024 18:44:57
Total Amount:	515934	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	7247250413817	**BRN Date:**	15/07/2024 18:45:11
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name:	Mr BALKRISHAN KYAL
Mobile:	9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250122462918	Directorate of Registration & Stamp Revenue	515934
		Total	**515934**

IN WORDS: **FIVE LAKH FIFTEEN THOUSAND NINE HUNDRED THIRTY FOUR 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

Namitra

192024250122462918

GRN Details

GRN:	192024250122462918	**Payment Mode:**	SBI Epay
GRN Date:	15/07/2024 18:44:57	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	7247250413817	**BRN Date:**	15/07/2024 18:45:11
Gateway Ref ID:	20240715867062	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	150720242012246290	**Payment Init. Date:**	15/07/2024 18:44:57
Payment Status:	Successful	**Payment Ref. No:**	2001835020/3/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr BALKRISHAN KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	15/07/2024
Period To (dd/mm/yyyy):	15/07/2024
Payment Ref ID:	2001835020/3/2024
Dept Ref ID/DRN:	2001835020/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001835020/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	429920
2	2001835020/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	86014
			Total	**515934**

IN WORDS: **FIVE LAKH FIFTEEN THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

PAID

Major Information of the Deed

Deed No :	I-1604-08060/2024	Date of Registration	19/07/2024
Query No / Year	1604-2001835020/2024	Office where deed is registered	
Query Date	11/07/2024 5:26:23 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 86,00,000/-		Rs. 86,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 4,30,020/- (Article:23)		Rs. 66,046/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, 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	RS-104	RS-189	Bastu	Danga	8.2534 Dec	71,00,000/-	71,00,000/-	
L2	RS-116	RS-630	Bastu	Shali	1.2067 Dec	15,00,000/-	15,00,000/-	
		TOTAL :			9.4601Dec	86,00,000 /-	86,00,000 /-	
	Grand Total :				9.4601Dec	86,00,000 /-	86,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NAMITA GHOSH (Presentant) Wife of KSHITISH GHOSH Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office	 19/07/2024	Captured LTI 19/07/2024	19/07/2024

	City:- , P.O:- Hatisala, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ASxxxxxx7L, Aadhaar No: 65xxxxxxxx1271, Status :Individual, Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BALKRISHAN KYAL** Son of Late GOVINDRAM KYAL 30C, South End Park, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: ABxxxxxx2E, Aadhaar No: 26xxxxxxxx6204, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of BIPLOB GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		Captured	
	19/07/2024	19/07/2024	19/07/2024
Identifier Of NAMITA GHOSH			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	NAMITA GHOSH	BALKRISHAN KYAL-8.2534 Dec
Transfer of property for L2		
Sl.No	**From**	**To. with area (Name-Area)**
1	NAMITA GHOSH	BALKRISHAN KYAL-1.2067 Dec

Endorsement For Deed Number : I - 160408060 / 2024

On 19-07-2024

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 11:58 hrs on 19-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by NAMITA GHOSH ,Executant.

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 86,00,000/-

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

Execution is admitted on 19/07/2024 by NAMITA GHOSH, Wife of KSHITISH GHOSH, P.O: Hatisala, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by AMRITA GHOSH, , , Son of BIPLOB GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 86,046.00/- (A(1) = Rs 86,000.00/- ,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 86,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2024 6:45PM with Govt. Ref. No: 192024250122482918 on 15-07-2024, Amount Rs: 86,014/-, Bank: SBI EPay (SBIePay), Ref. No. 7247250413817 on 15-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,30,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,29,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 29237, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2024 6:45PM with Govt. Ref. No: 192024250122482918 on 15-07-2024, Amount Rs: 4,29,920/-, Bank: SBI EPay (SBIePay), Ref. No. 7247250413817 on 15-07-2024, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 243329 to 243352

being No 160408060 for the year 2024.

Digitally signed by Anupam Halder
Date: 2024.07.25 12:21:23 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 25/07/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

08206/24

I-08061/2024

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AR 342129

19/07/2024.

Q-20018349869/2024

Certified that the document is admitted to Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document

CONVEYANCE

1. **Date:** 19/07/24
2. **Place:** Kolkata
3. **Parties**

District Sub-Registrar-IV
Registered U/S 18 of
Registration 1908
Alipore, South 24 Parganas

19 JUL 2024

29239

22 NOV 2023

No.....Rs. /- Date.....

Name:-B. C. LAHIRI

Advocate

Address:-Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

Vendor .....

Amrita Ghosh
c/o- Biplab Ghosh
Vill- Beliachonda, Po- Gocharan
P.S- Jaynagar, Dist- 24 PGS (S)
743391

District Sub-Registrar-IV
Registered U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

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3.1 **NAMITA GHOSH** *alias* **NAMITA BALA GHOSH** (**PAN ASEPG3547L** and **Aadhaar No. 6553 9377 1271**), wife of Late Khitish Chandra Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **ANURAG KYAL** (**PAN AGIPK4906H** and **Aadhaar No. 5217 2735 8314**), son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

The Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land admeasuring 12.712 (twelve point seven one two) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113 and 118, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, L.R. Khatian No. 1509, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (collectively **Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land admeasuring 686 (six hundred eighty six) decimal, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113 and 118, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (collectively **Mother Property**), free from all encumbrances. The details of the Mother Property are given in the chart below:

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R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area (in Dec)
92	181	150	112
94	181	42	42
100	629	101	101
102	629	154	154
111	629	12	12
112	629	94	94
113	629	40	40
118	629	131	131
		Total:	**686**

5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7 (seven) sons, namely, (**1**) Bipin Bihari Ghosh, (**2**) Satish Chandra Ghosh, (**3**) Jatish Chandra Ghosh, (**4**) Nagendra Nath Ghosh, (**5**) Khitish Chandra Ghosh, (**6**) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (**7**) Lalit Mohan Ghosh and 2 (two) daughters, namely, (**1**) Subodh Bala Ghosh and (**2**) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (**1**) Bipin Bihari Ghosh, (**2**) Satish Chandra Ghosh, (**3**) Jatish Chandra Ghosh, (**4**) Nagendra Nath Ghosh, (**5**) Khitish Chandra Ghosh, (**6**) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (**7**) Lalit Mohan Ghosh and 2 (two) daughters, namely, (**1**) Subodh Bala Ghosh and (**2**) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.

5.1.4 **Ownership of Khitish Chandra Ghosh:** In the above mentioned circumstances said Khitish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 76.27 (seventy six point two seven) decimal, more or less, out of the Mother Property (**Larger Property**), free from all encumbrances. The details of the Larger Property are given in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area (in Dec)
92	181	150	12.45
94	181	42	4.67
100	629	101	11.23
102	629	154	17.12
111	629	12	1.34
112	629	94	10.45
113	629	40	4.45

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118	629	131	14.56
		Total:	**76.27**

5.1.5 **Demise of Khitish Chandra Ghosh:** Said Khitish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Namita Ghosh alias Namita Bala Ghosh and 3 (three) sons, namely, (**1**) Sadhan Ghosh, (**2**) Sukumar Ghosh and (**3**) Phanibhusan Ghosh, as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Khitish Chandra Ghosh in the Larger Property, free from all encumbrances.

5.1.6 **Ownership of Namita Ghosh:** In the above mentioned circumstances said Namita Ghosh alias Namita Bala Ghosh (the Vendor herein) has become the sole and absolute owner in respect of land measuring 19.0675 (nineteen point zero six seven five) decimal, more or less, out of the Larger Property (**Property Of Namita Ghosh**), free from all encumbrances and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1509, free from all encumbrances. The details of the Property Of Namita Ghosh are given in the chart below:

R.S. *Dag* No.	R.S. Khatian No.	Total Area in *Dag* (in Dec)	Area (in Dec)
92	181	150	3.1125
94	181	42	1.1675
100	629	101	2.8075
102	629	154	4.28
111	629	12	0.335
112	629	94	2.6125
113	629	40	1.1125
118	629	131	3.64
		Total:	**19.0675**

5.1.7 **Ownership of Said Property:** In the above mentioned events and circumstances said Namita Ghosh *alias* Namita Bala Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property being 2/3rd share out of the Property Of Namita Ghosh and the Said Property is the subject matter of this Conveyance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess

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land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and

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covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land admeasuring 12.712 (twelve point seven one two) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113 and 118, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, L.R. Khatian No. 1509, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.91,50,000/- (Rupees Ninety-one Lakhs Fifty Thousand only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

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8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarifies that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dags as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dags (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnify and agree to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust

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from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under her, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor

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hereby further covenants to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

SCHEDULE
(Said Property)
[Subject Matter of Conveyance]

Land (vacant) admeasuring 12.712 (twelve point seven one two) decimal, more or less, comprised in R.S. Dag Nos. 92, 94, 100, 102, 111, 112, 113 and 118, corresponding L.R. Dag Nos. 86, 88, 94, 96, 105, 106, 107 and 112, respectively, recorded under R.S. Khatian Nos. 181 and 629, L.R. Khatian No. 1509, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

The details of the Said Property are tabulated below:

Classification	R.S. *Dag*	L.R. *Dag*	R.S. Khatian	Total Area in *Dag* (Dec)	Area Sold (Dec)
Sali	92	86	181	150	2.075
Danga	94	88	181	42	0.7784
Sali	100	94	629	101	1.8717
Danga	102	96	629	154	2.8534
Danga	111	105	629	12	0.2234
Danga	112	106	629	94	1.7417
Sali	113	107	629	40	0.7417
Danga	118	112	629	131	2.4267
				Total:	**12.712**

Said R.S. Dag No. 92 is butted and bounded as follows:

On the North : By R.S. Dag No. 91
On the East : By R.S. Dag Nos. 94, 93 & 100
On the South : By R.S. Dag No. 102
On the West : By Mouza Hatisala

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Said R.S. Dag No. 94 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 67
On the East	:	By R.S. Dag No. 95
On the South	:	By R.S. Dag Nos. 96,100 & 93
On the West	:	By R.S. Dag Nos. 92 & 93

Said R.S. Dag No. 100 is butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 93, 94 & 96
On the East	:	By R.S. Dag Nos. 96 & 99
On the South	:	By R.S. Dag Nos. 101 & 118
On the West	:	By R.S. Dag Nos. 92, 100 & 102

Said R.S. Dag No. 102 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 92
On the East	:	By R.S. Dag Nos. 100 & 101
On the South	:	By R.S. Dag Nos. 103 & 105
On the West	:	By Mouza Hatisala

Said R.S. Dag No. 111 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 110
On the East	:	By R.S. Dag No. 112
On the South	:	By R.S. Dag No. 497
On the West	:	By Mouza Hatisala

Said R.S. Dag No. 112 is butted and bounded as follows:

On the North	:	By R.S. Dag Nos. 109 & 114
On the East	:	By R.S. Dag No. 113
On the South	:	By R.S. Dag No. 497
On the West	:	By R.S. Dag No. 111

Said R.S. Dag No. 113 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 114
On the East	:	By R.S. Dag No. 118
On the South	:	By R.S. Dag No. 497
On the West	:	By R.S. Dag No. 112

Said R.S. Dag No. 118 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 100
On the East	:	By R.S. Dag Nos. 99, 119 & 121
On the South	:	By R.S. Dag No. 497
On the West	:	By R.S. Dag Nos. 101, 117, 116, 115, 114 & 113

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10. Execution and Delivery

10.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. Amrita Ghosh
Village-Beliachandi
P.O-Gochardan
P.S-Jaynagar
Dist-24 Pgs(S), Pin-743391

2. Arijit Roy
17, Dixon Lane
Kol-14

L.T.I of Namita Ghosh
By the Pen of Amrita Ghosh

[Vendor]

Drafted by: Alamgir Roy WB/1366/03

Advocate

Alipore Judges Court
Kol-27

Read over and explained in Bengali the true meaning and substance of this deed of Conveyance and the Receipt and memo of Consideration hereinabove to the vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named Amrita Ghosh

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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.91,50,000/- (Rupees Ninety-one Lakh Fifty Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024071500593376	15.07.24	Indian Overseas Bank	90,58,500.00
TDS			91,500.00
		Total:	**91,50,000/-**

Witnesses:

1. Amrit Ghosh

L.T.I of Namita Ghosh
By the Pen of Amrit Ghosh

[Vendor]

2. Arijit Roy

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SPECIMEN FORM FOR TEN FINGER PRINTS

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

L.T.I of Nowita Ghosh
By the Pen of Anubhab Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

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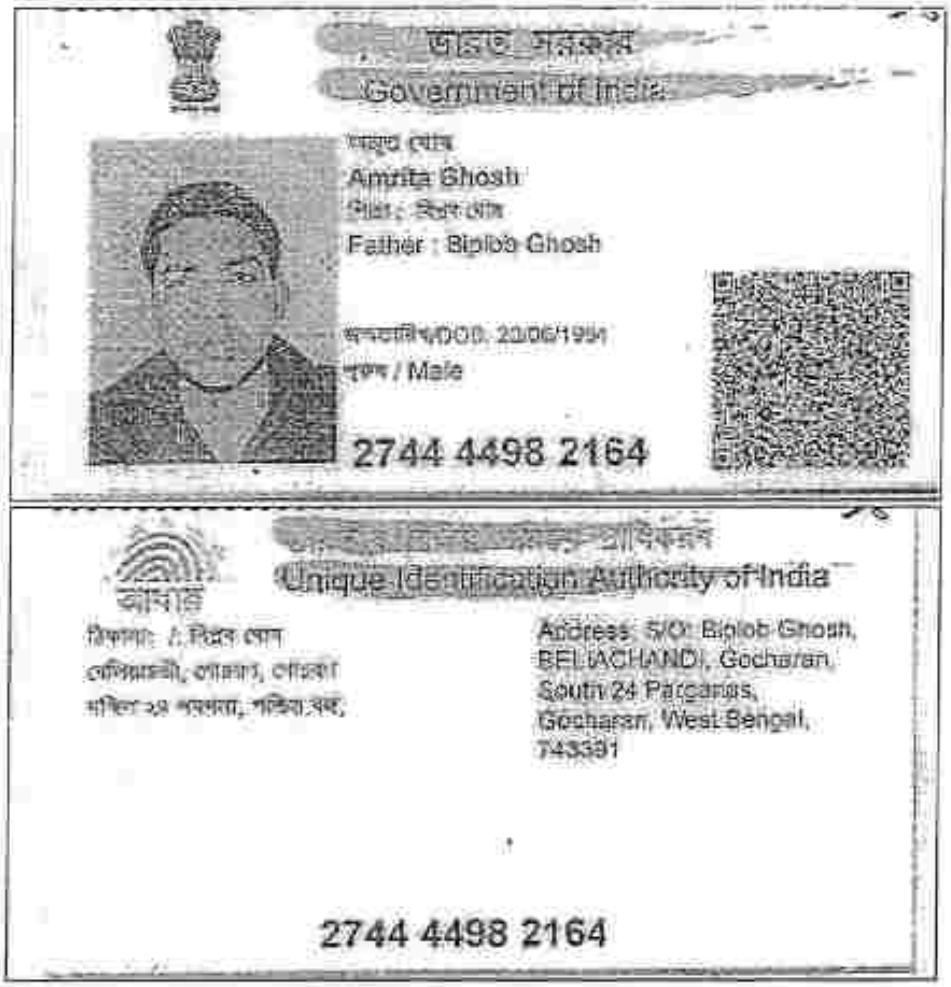

ভারত সরকার

Government of India

অমৃতা ঘোষ

Amrita Ghosh

পিতা : বিপ্লব ঘোষ

Father : Biplob Ghosh

জন্মতারিখ/DOB: 20/06/1991

মহিলা / Female

2744 4498 2164

আধার

Unique Identification Authority of India

ঠিকানা: S/O: বিপ্লব ঘোষ
বেলিয়াচন্ডী, গোচরণ, গোচরণ
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: S/O: Biplob Ghosh,
BELIACHANDI, Gocharan,
South 24 Parganas,
Gocharan, West Bengal,
743391

2744 4498 2164

Amrita Ghosh

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

150720242012245340

GRIPS Payment Detail

GRIPS Payment ID:	150720242012245340	**Payment Init. Date:**	15/07/2024 18:38:50
Total Amount:	548934	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	1732151955137	**BRN Date:**	15/07/2024 18:39:04
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name: Mr ANURAG KYAL

Mobile: 9330394689

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250122453418	Directorate of Registration & Stamp Revenue	548934
		Total	**548934**

IN WORDS: **FIVE LAKH FORTY EIGHT THOUSAND NINE HUNDRED THIRTY FOUR 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

Annexure - 1

19202425012245341 8

GRN Details

GRN:	19202425012245341 8	**Payment Mode:**	SBI Epay
GRN Date:	15/07/2024 18:38:50	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	1732151955137	**BRN Date:**	15/07/2024 18:39:04
Gateway Ref ID:	20240715866778	**Method:**	Indian Overseas Bank NB
GRIPS Payment ID:	150720242012245340	**Payment Init. Date:**	15/07/2024 18:38:50
Payment Status:	Successful	**Payment Ref. No:**	2001834864/2/2024 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr ANURAG KYAL
Address:	30C, SOUTH END PARK, KOLKATA-700029
Mobile:	9330394689
Period From (dd/mm/yyyy):	15/07/2024
Period To (dd/mm/yyyy):	15/07/2024
Payment Ref ID:	2001834864/2/2024
Dept Ref ID/DRN:	2001834864/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001834864/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	457420
2	2001834864/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	91514
			Total	**548934**

IN WORDS: **FIVE LAKH FORTY EIGHT THOUSAND NINE HUNDRED THIRTY FOUR ONLY.**

PAID

Major Information of the Deed

Deed No :	I-1604-08061/2024	Date of Registration	19/07/2024
Query No / Year	1604-2001834864/2024	Office where deed is registered	
Query Date	11/07/2024 5:14:26 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction			
[0101] Sale, Sale Document		Additional Transaction	
		[4306] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 91,50,000/-		Rs. 91,50,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 4,57,520/- (Article:23)		Rs. 91,546/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JI No: 25, 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	RS-92	RS-181	Bastu	Danga	2.075 Dec	17,30,000/-	17,30,000/-	
L2	RS-94	RS-181	Bastu	Shali	0.7784 Dec	5,60,000/-	5,60,000/-	
L3	RS-100	RS-629	Bastu	Shali	1.8717 Dec	13,00,000/-	13,00,000/-	
L4	RS-102	RS-629	Bastu	Danga	2.8534 Dec	20,00,000/-	20,00,000/-	
L5	RS-111	RS-629	Bastu	Danga	0.2234 Dec	1,60,000/-	1,60,000/-	
L6	RS-112	RS-629	Bastu	Danga	1.7417 Dec	12,00,000/-	12,00,000/-	
L7	RS-113	RS-629	Bastu	Shali	0.7417 Dec	5,00,000/-	5,00,000/-	
L8	RS-116	RS-629	Bastu	Danga	2.4267 Dec	17,00,000/-	17,00,000/-	
		TOTAL :			12.712Dec	91,50,000 /-	91,50,000 /-	
	Grand Total :				12.712Dec	91,50,000 /-	91,50,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NAMITA GHOSH (Presentant) Wife of KSHITISH GHOSH Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office	 19/07/2024	Captured LTI 19/07/2024	19/07/2024
	City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ASxxxxxx7L, Aadhaar No: 65xxxxxxxx1271, Status :Individual, Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANURAG KYAL** Son of UMESH KYAL City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of B GHOSH City:- , P.O:- BOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		Captured	
	19/07/2024	19/07/2024	19/07/2024
Identifier Of NAMITA GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	ANURAG KYAL-2.075 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	ANURAG KYAL-0.7784 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	ANURAG KYAL-1.8717 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	ANURAG KYAL-2.8534 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	ANURAG KYAL-0.2234 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	ANURAG KYAL-1.7417 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	ANURAG KYAL-0.7417 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	ANURAG KYAL-2.4267 Dec

Endorsement For Deed Number : I - 160408061 / 2024

On 19-07-2024

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 11:56 hrs on 19-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by NAMITA GHOSH ,Executant.

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 91,50,000/-

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

Execution is admitted on 19/07/2024 by NAMITA GHOSH, Wife of KSHITISH GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by AMRITA GHOSH, , , Son of B GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 91,546.00/- (A(1) = Rs 91,500.00/- ,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 91,514/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2024 6:39PM with Govt. Ref. No: 192024250122453418 on 15-07-2024, Amount Rs: 91,514/-, Bank: SBI EPay (SBIePay), Ref. No. 1732151955137 on 15-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs: 4,57,520/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 4,57,420/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 29239, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: Subhankar Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/07/2024 6:39PM with Govt. Ref. No: 192024250122453418 on 15-07-2024, Amount Rs: 4,57,420/-, Bank: SBI EPay (SBIePay), Ref. No. 1732151955137 on 15-07-2024, Head of Account 0030-02-103-003-02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 237066 to 237088

being No 160408061 for the year 2024.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by Anupam Halder
Date: 2024.07.19 18:01:21 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 19/07/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.

08210/24

I-08062/2024

भारतीय गैर न्यायिक

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Rs. 100

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ONE HUNDRED RUPEES

भारत INDIA

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পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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19/07/2024.

Q-20018351116/2024

Certificate of domicile is issued the [illegible] sales. The [illegible] and the [illegible] the [illegible]

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act
Alipore, South 24 Parganas
19 JUL 2024

CONVEYANCE

1. **Date:** 19/07/24
2. **Place:** Kolkata
3. **Parties**

29233 22 NOV 2023

No.....Rs. /- Date.....

Name:- B. C. LAHIRI
Advocate
Address:- Alipore Judge's Court, Kol-27
Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27
Vende .....

Amrita Ghosh
c/o- Biplab Ghosh
Vill- Belachandi, Po- Gochara
P.S- Joynagar, Dist- 24Pgs(S)
743391

District Sub-Registrar-IV
Registrar U/S 7 (2)
Registration Act
Alipore, South 24 Parganas

19 NOV 2023

3.1 **NAMITA GHOSH** *alias* **NAMITA BALA GHOSH (PAN ASEPG3547L** and **Aadhaar No. 6553 9377 1271)**, wife of Late Khitish Chandra Ghosh, by faith Hindu, by occupation Housewife, nationality Indian, residing at Jirangacha, Post Office Hatisala, Police Station Kashipur, PIN - 700135, District South 24 Parganas (**Vendor**, includes successors-in-interest)

And

3.2 **ANURAG KYAL (PAN AGIPK4906H** and **Aadhaar No. 5217 2735 8314)**, son of Umesh Kyal, by faith Hindu, by occupation Business, nationality Indian, residing at 30C, South End Park, Post Office Sarat Bose Road, Kolkata- 700 029, Police Station Lake, District South 24 Parganas (**Purchaser**, includes successors-in-interest)

The Vendor and Purchaser are hereinafter individually referred to as such or as **Party** and collectively as **Parties**.

NOW THIS CONVEYANCE WITNESSES AS FOLLOWS:

4. Subject Matter of Conveyance

4.1 **Said Property:** Land measuring 0.235 (zero point two three five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian Nos. 1562 and 3201, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet (**BGP**), Sub-Registration District Bhangar, District South 24 Parganas (**Said Property**) and more fully described in the **Schedule** below **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

5. Background, Representations, Warranties and Covenants

5.1 **Representations, Warranties and Covenants Regarding Title:** The Vendor represents and warrants to and covenants with the Purchaser regarding title as follows:

5.1.1 **Ownership of Mother Property:** At all material time one Uttam Chandra Ghosh was the sole and absolute owner in respect of land measuring 11 (eleven) decimal, being the entirety of R.S. Dag No. 117, recorded under R.S. Khatian No. 187, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas (**Mother Property**), free from all encumbrances.

5.1.2 **Demise of Uttam Chandra Ghosh:** Said Uttam Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Sashibala Dasi, 7

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(seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as his only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Uttam Chandra Ghosh in the Mother Property, free from all encumbrances.

5.1.3 **Demise of Sashibala Dasi:** Said Sashibala Dasi, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind her surviving her 7 (seven) sons, namely, (1) Bipin Bihari Ghosh, (2) Satish Chandra Ghosh, (3) Jatish Chandra Ghosh, (4) Nagendra Nath Ghosh, (5) Khitish Chandra Ghosh, (6) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (7) Lalit Mohan Ghosh and 2 (two) daughters, namely, (1) Subodh Bala Ghosh and (2) Radharani Ghosh, as her only legal heirs and heiresses, who jointly and in equal share inherited the right, title and interest of Late Sashibala Dasi in the Mother Property, free from all encumbrances.

5.1.4 **Ownership of Khitish Chandra Ghosh & Radharani Ghosh:** In the above mentioned circumstances said (1) Khitish Chandra Ghosh has become the sole and absolute owner in respect of land measuring 1.23 (one point two three) decimal, more or less, out of the Mother Property and mutated his name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 1562 (**Property Of Khitish**) and (2) Radharani Ghosh has become the sole and absolute owner in respect of land measuring 1.23 (one point two three) decimal, more or less, out of the Mother Property and mutated her name in the records of the Block Land and Land Reforms Officer, Bhangar-II, under L.R. Khatian No. 3201 (**Property Of Radharani**), free from all encumbrances.

5.1.5 **Demise of Khitish Chandra Ghosh:** Said Khitish Chandra Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate leaving behind him surviving his wife, Namita Ghosh alias Namita Bala Ghosh and 3 (three) sons, namely, (1) Sadhan Ghosh, (2) Sukumar Ghosh and (3) Phanibhusah Ghosh (collectively **Legal Heirs Of Khitish**), as his only legal heirs and heiress, who jointly and in equal share inherited the right, title and interest of Late Khitish Chandra Ghosh in the Property Of Khitish, free from all encumbrances.

5.1.6 **Demise of Radharani Ghosh:** Said Radharani Ghosh, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate issueless leaving behind her surviving the surviving legal heirs and heiresses of her 6 (six) predeceased brothers, namely, (1) Bipin Bihari Ghosh, (2) Jatish Chandra Ghosh, (3) Nagendra Nath Ghosh, (4) Khitish Chandra Ghosh, (5) Rajendra Nath Ghosh alias Rajendra Kumar Ghosh and (6) Lalit Mohan Ghosh and 1 (one) predeceased sister, Subodh Bala Ghosh, as her only legal heirs and heiresses, who inherited the right, title and interest of Late Radharani Ghosh in

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the Property Of Radharani, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.

5.1.7 **Descendants of Khitish Chandra Ghosh:** As mentioned in clause no. 5.1.5, hereinabove, said Khitish Chandra Ghosh, died intestate leaving behind him surviving the Legal Heirs Of Khitish and it is pertinent to mention here that all the Legal Heirs Of Khitish were alive on the date of demise of Late Radha Rani Ghosh to collectively inherit 1/7th share out of the Property Of Radharani left behind said Radha Rani Ghosh, free from all encumbrances as per the Hindu Succession Act, 1956 and the rules framed thereunder.

5.1.8 **Ownership of Namita Ghosh:** In the above mentioned circumstances said Namita Ghosh *alias* Namita Bala Ghosh (the Vendor herein) has become the sole and absolute owner in respect of (**1**) land measuring 0.3075 (zero point three zero seven five) decimal, more or less, out of the Property Of Khitish and (**2**) land measuring 0.045 (zero point zero four five) decimal, more or less, out of the Property Of Radharani (collectively **Property of Namita Ghosh**), free from all encumbrances.

5.1.9 **Absolute Ownership of Said Property:** In the above mentioned events and circumstances said Namita Ghosh *alias* Namita Bala Ghosh (the Vendor herein) has become the sole and absolute owner in respect of the Said Property being 2/3rd share out of the Larger Property, free from all encumbrances and the Said Property in the subject matter of this Conveyance.

5.2 **Representations, Warranties and Covenants Regarding Encumbrances:** The Vendor represents and warrants to and covenants with the Purchaser regarding encumbrances as follows:

5.2.1 **No Acquisition/Requisition:** The Vendor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of any Local Authority or Government or Statutory Body.

5.2.2 **No Excess Land:** The Vendor does not hold any excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 or any excess land under the West Bengal Land Reforms Act, 1955 and the West Bengal Estates Acquisition Act, 1953.

5.2.3 **No Encumbrance by Act of Vendor:** The Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.

5.2.4 **Right, Power and Authority to Sell:** The Vendor has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property to the Purchaser.

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5.2.5 **No Dues:** No tax in respect of the Said Property is due to the local authority and/or any other authority or authorities and no Certificate Case is pending for realization of any dues from the Vendor.

5.2.6 **No Right of Pre-emption:** No person or persons whosoever have/had/has any right of pre-emption over and in respect of the Said Property or any part thereof.

5.2.7 **No Mortgage:** No mortgage or charge has been created by the Vendor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.

5.2.8 **Free From All Encumbrances:** The Said Property is free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, *lis pendens*, uses, *debutters*, *wakf*, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, *bargadars* and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title and the title of the Vendor to the Said Property is free, clear and marketable.

5.2.9 **No Personal Guarantee:** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.10 **No Bar by Court Order or Statutory Authority:** There is no order of Court or any other statutory authority prohibiting the Vendor from selling, transferring and/or alienating the Said Property or any part thereof.

6. Basic Understanding

6.1 **Sale of Said Property:** The basic understanding between the Vendor and the Purchaser is that the Vendor shall sell the Said Property to the Purchaser, free from all encumbrances of any and every nature whatsoever and with good, bankable and marketable title and together with *khas*, vacant, peaceful and physical possession and the Purchaser shall purchase the same based on the representations, warranties and covenants mentioned in Clauses 5.1 and 5.2 and their respective sub-clauses above.

7. Transfer

7.1 **Hereby Made:** The Vendor hereby sells, conveys and transfers to the Purchaser the entirety of the Vendor's right, title and interest of whatsoever or howsoever nature in the Said Property, more fully described in the **Schedule** below, being land measuring 0.235 (zero point two three five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian Nos. 1562 and 3201, Mouza Jisangacha, J.L. No. 25, Police Station Kashipur

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(formerly Bhangar), within the jurisdiction of BGP, Sub-Registration District Bhangar, District South 24 Parganas **together with** all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof, free from all encumbrances.

7.2 **Consideration:** The aforesaid transfer is being made in consideration of a sum of **Rs.2,99,000/- (Rupees Two Lakh Ninety-Nine Thousand only)** paid by the Purchaser to the Vendor, receipt of which the Vendor hereby and by the Receipt and Memo of Consideration hereunder written, admits and acknowledges.

8. Terms of Transfer

8.1 **Salient Terms:** The transfer being effected by this Conveyance is:

8.1.1 **Sale:** a sale within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute:** absolute, irreversible and perpetual.

8.1.3 **Free from Encumbrances:** free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lis pendens, uses, debutter, wakf, trusts, prohibitions, Income Tax attachments, financial institution charges, statutory prohibitions, acquisitions, requisitions, vesting, bargadars and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Vendor or the Vendor's predecessors-in-title.

8.1.4 **Together with All Other Appurtenances:** together with all other rights the Vendor has in the Said Property and all other appurtenances including but not limited to customary and other rights of easements for beneficial use of the Said Property.

8.2 **Subject to:** The transfer being effected by this Conveyance is subject to:

8.2.1 **Indemnification by Vendor:** express indemnification by the Vendor about the correctness of the Vendor's title, Vendor's authority to sell and non existence of any encumbrances on the Said Property, which if found defective or untrue at any time, the Vendor shall, at all times hereafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to remove and/or rectify. To this effect, the Vendor hereby covenants that the Vendor or any person claiming under the Vendor in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Purchaser and/or the Purchaser's successors-in-interest and assigns, of, from and against any loss, damage, costs, charges and expenses which may be suffered by the Purchaser and/or the Purchaser's successors-in-interest and assigns by reason of any claim made by any third parties with respect to the title of the Said Property. If any

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difficulty arises in respect of mutation of the Said Property in the name of the Purchaser then the Vendor shall at all times hereinafter, at the costs, expenses, risk and responsibility of the Vendor, forthwith take all necessary steps to mutate the name of the Purchaser in respect of the Said Property. In this regard the Vendor hereby clarify that the R.S. Record of Rights and L.R. Record of Rights are not in parity with the Vendor's entitlement in said R.S. Dag as recited under clause 5.1 and sub-clauses thereunder. However, the Vendor hereby convey all the Vendor's right, title and interest in the said R.S. Dag (acquired vide the aforesaid recital) under these presents whatsoever and howsoever in nature and the Purchaser shall be entitled to rectify the erroneous record of rights, if any.

8.2.2 **Transfer of Property Act:** all obligations and duties of vendor and vendee as provided in the Transfer of Property Act, 1882, save as contracted to the contrary hereunder.

8.3 **Delivery of Possession:** *Khas*, vacant, peaceful and physical possession of the Said Property has been handed over to the Purchaser.

8.4 **Outgoings:** All statutory revenue, cess, taxes, surcharge, outgoings and levies of or on the Said Property, relating to the period till the date of this Conveyance, whether as yet demanded or not, shall be borne, paid and discharged by the Vendor, with regard to which the Vendor hereby indemnifies and agrees to keep the Purchaser fully and comprehensively saved, harmless and indemnified.

8.5 **Holding Possession:** The Vendor hereby covenants that the Purchaser and the Purchaser's successors-in-interest and/or assigns shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof exclusively and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Purchaser, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Vendor and it is further expressly and specifically covenanted, confirmed and declared by the Vendor that notwithstanding contained in any law for the time being in force or enacted later or any custom or practice or other form of equitable right or remedy available to the Vendor, the Vendor shall not at any time in future claim any right of pre-emption, right of passage (whether of men, materials, water and other utilities), right of way, means of access, easement of use or any other right of any nature whatsoever or howsoever over and above the Said Property, even if the balance portion of the Dag (from which the Said Property has been carved out) is land-locked and does not have any public or private means of access and the Vendor hereby expressly waives, surrenders and gives up each and every one of the aforesaid rights.

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19 JUL

8.6 **No Objection to Mutation and Conversion:** The Vendor covenants, confirms and declares that (**1**) the Purchaser shall be fully entitled to mutate the Purchaser's name in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard and (**2**) the Vendor is fully aware that the Purchaser shall convert the nature of use and classification of the Said Property to non-agricultural/any other classification at the sole discretion of the Purchaser and the Purchaser shall be fully entitled to do the same in all public and statutory records and the Vendor hereby expressly (**a**) consents to the same, notwithstanding the nature of use and classification of the balance portion of the Dag (from which the Said Property has been carved out) being and remaining the same as earlier and (**b**) appoints the Purchaser as the constituted attorney of the Vendor and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard. Notwithstanding such grant of powers and authorities, the Vendor undertakes to cooperate with the Purchaser in all respect to cause mutation of the Said Property in the name of the Purchaser and conversion of the nature of use and classification thereof and in this regard shall sign all documents and papers as required by the Purchaser.

8.7 **Title Documents:** Simultaneously herewith, the Vendor has handed over all original title papers and documents in respect of the Said Property to the Purchaser.

8.8 **Further Acts:** The Vendor hereby covenants that the Vendor or any person claiming under her, shall and will from time to time and at all times hereafter, upon every request and at the cost of the Purchaser and/or its successors-in-interest and assigns, do and execute or cause to be done and executed all such acts, deeds and things for further or more perfectly assuring the title of the Said Property. Notwithstanding the aforesaid covenant, the Vendor further covenants with the Purchaser that the Purchaser shall be entitled to rectify and/or modify any material defect of this Deed of Conveyance through a declaration without affecting the right of the Vendor in any manner. The Vendor hereby further covenant to be party to the declaration (if required) without raising any objection and without any further consideration as and when required by the Purchaser.

9. **Interpretation:**

9.1 The headings in this Conveyance are inserted for convenience only and shall be ignored in construing the provisions of this Conveyance.

9.2 Words and phrases have been defined in this Conveyance by printing them in bold and putting them within brackets. Where a word or phrase is defined, other parts of speech or grammatical forms of that word or phrase shall have corresponding meaning.

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Schedule
(Said Property)

Land (vacant) measuring 0.235 (zero point two three five) decimal, more or less, out of 11 (eleven) decimal, being a portion of R.S. Dag No. 117, corresponding L.R. Dag No. 111, recorded under R.S. Khatian No. 187, L.R. Khatian Nos. 1562 and 3201, Mouza Jirangacha, J.L. No. 25, Police Station Kashipur (formerly Bhangar), within the jurisdiction of Bhagabanpur Gram Panchayet, Sub-Registration District Bhangar, District South 24 Parganas and the said R.S. Dag No. 117 is butted and bounded as follows:

On the North	:	By R.S. Dag No. 101
On the East	:	By R.S. Dag No. 118
On the South	:	By R.S. Dag No. 116
On the West	:	By R.S. Dag No. 104

Together with all title, benefits, easement, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Said Property and appurtenances and inheritances for access and user thereof.

10. Execution and Delivery

10.1 **In Witness Whereof** the Parties have executed and delivered this Conveyance on the date mentioned above.

Witnesses:

1. Amor t. Ghosh
Vill- Belbachati, Po- Sonachura
P.S- Joynagar, Dist 24 Pgs (S)
743391

L.T.I of Namita Ghosh
By the Pen of Amor t. Ghosh

[Vendor]

2. Arijit Roy
7, Dixon Lane
Kol-14

Drafted by: Sarkar
Alangir NB/1366/03

Advocate
Alipore Judges Court
Kol-27

Read over and explained in Bengali the true meaning and substance of this deed of Conveyance and the Receipt and memo of Consideration hereinabove to the vendors who have subscribed their respective hands and seals after acknowledging to have understood the same in the presence of the witnesses above named Amor t. Ghosh

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Receipt And Memo of Consideration

Received from the within named Purchaser the within mentioned sum of **Rs.2,99,000/- (Rupees Two Lakh Ninety-Nine Thousand only)** towards full and final payment of the consideration for sale of the Said Property described in the **Schedule** above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
UTR No. IOBAR52024071500595078	15.07.24	Indian Overseas Bank	2,99,000.00
		Total:	**2,99,000/-**

Witnesses:

1. Amrita Ghosh

2. Arijit Roy

L.T.I of Namita Ghosh
By the Pen of Amrita Ghosh

[Vendor]

District Sub-Registrar-IV
Registrar U/S 3 (2) of
Registration Act
Alipore, South 24 Parganas

19 JUL 2018

SPECIMEN FORM FOR TEN FINGER PRINTS

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

L.T.I of Namita Ghosh
By the Pen of Arunabha Ghosh

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

PHOTO

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act
Alipore, South 24 Parganas

19 JUN 2008

Government of India

Amrita Ghosh

Father : Biplob Ghosh

DOB: 20/06/1991

Male

2744 4498 2164

Unique Identification Authority of India

Address: S/O: Biplob Ghosh, BELIACHANDI, Gocharan, South 24 Parganas, Gocharan, West Bengal, 743391

2744 4498 2164

Amrita Ghosh

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

150720242012247560

GRIPS Payment Detail

GRIPS Payment ID:	150720242012247560	**Payment Init. Date:**	15/07/2024 18:53:47
Total Amount:	17874	**No of GRN:**	1
Bank/Gateway:	Indian Overseas Bank	**Payment Mode:**	Online Payment
BRN:	202407150867512	**BRN Date:**	15/07/2024 18:54:59
Payment Status:	Successful	**Payment Init. From:**	GRIPS Portal

Depositor Details

Depositor's Name:	ANURAG KYAL
Mobile:	9007711037

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250122475611	Directorate of Registration & Stamp Revenue	17874
		Total	**17874**

IN WORDS: **SEVENTEEN THOUSAND EIGHT HUNDRED SEVENTY FOUR 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

Namitr-3

19202425012247561 1

GRN Details

GRN:	19202425012247561 1	**Payment Mode:**	Online Payment
GRN Date:	15/07/2024 18:53:47	**Bank/Gateway:**	Indian Overseas Bank
BRN :	202407150867512	**BRN Date:**	15/07/2024 18:54:59
GRIPS Payment ID:	150720242012247560	**Payment Init. Date:**	15/07/2024 18:53:47
Payment Status:	Successful	**Payment Ref. No:**	2001835116/4/2024 (Query No/*/Query Year)

Depositor Details

Depositor's Name:	ANURAG KYAL
Address:	30C, SOUTH END PARK KOLKATA, West Bengal, 700029
Mobile:	9007711037
Depositor Status:	Buyer/Claimants
Query No:	2001835116
Applicant's Name:	Org VINAYAK LEGAL
Identification No:	2001835116/4/2024
Remarks:	Sale, Sale Document
Period From (dd/mm/yyyy):	15/07/2024
Period To (dd/mm/yyyy):	15/07/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001835116/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	14870
2	2001835116/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	3004
			Total	**17874**

IN WORDS: **SEVENTEEN THOUSAND EIGHT HUNDRED SEVENTY FOUR ONLY.**

PAID

Major Information of the Deed

Deed No :	I-1604-08062/2024	Date of Registration	19/07/2024
Query No / Year	1604-2001835116/2024	Office where deed is registered	
Query Date	11/07/2024 5:33:56 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	VINAYAK LEGAL 122/1R, Satyendra Nath Majumdar Sarani,Thana : Tollygunge, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 9330394689, Status :Seller/Executant		
Transaction			
[0101] Sale, Sale Document		Additional Transaction	
		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2,99,000/-		Rs. 2,99,000/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 14,970/- (Article:23)		Rs. 3,036/- (Article:A(1), E)	
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Kashipur, Gram Panchayat: BHAGAWANPUR, Mouza: Jirangacha, JL No: 25, 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	RS-117	RS-187	Bastu	Danga	0.236 Dec	2,99,000/-	2,99,000/-	
	Grand Total :				.235Dec	2,99,000 /-	2,99,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NAMITA GHOSH (Presentant) Wife of KSHITISH GHOSH Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office	 19/07/2024	Captured LTI 19/07/2024	19/07/2024
	City:- , P.O:- HATISALA, P.S:-Kashipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: ASxxxxxx7L, Aadhaar No: 65xxxxxxxx1271, Status :Individual, Executed by: Self, Date of Execution: 19/07/2024 , Admitted by: Self, Date of Admission: 19/07/2024 ,Place : Office			

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**ANURAG KYAL** Son of UMESH KYAL City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx6H, Aadhaar No: 52xxxxxxxx8314, Status :Individual, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
AMRITA GHOSH Son of B GHOSH City:- , P.O:- GOCHARAN, P.S:-Joynagar, District:-South 24-Parganas, West Bengal, India, PIN:- 743391		Captured	
	19/07/2024	19/07/2024	19/07/2024
Identifier Of NAMITA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	NAMITA GHOSH	ANURAG KYAL-0.235 Dec

Endorsement For Deed Number : I - 160408062 / 2024

On 19-07-2024

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 12:02 hrs on 19-07-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by NAMITA GHOSH ,Executant.

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 2,99,000/-

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

Execution is admitted on 19/07/2024 by NAMITA GHOSH, Wife of KSHITISH GHOSH, P.O: HATISALA, Thana: Kashipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Others

Indetified by AMRITA GHOSH, , , Son of B GHOSH, P.O: GOCHARAN, Thana: Joynagar, , South 24-Parganas, WEST BENGAL, India, PIN - 743391, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,036.00/- (A(1) = Rs 2,990.00/- ,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 3,004/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 15/07/2024 6:54PM with Govt. Ref. No: 192024250122475611 on 15-07-2024, Amount Rs: 3,004/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202407150867512 on 15-07-2024, Head of Account 0030-03-104-001 -16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,970/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 14,870/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 29233, Amount: Rs.100.00/-, Date of Purchase: 22/11/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 15/07/2024 6:54PM with Govt. Ref. No: 192024250122475611 on 15-07-2024, Amount Rs: 14,870/-, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 202407150867512 on 15-07-2024, Head of Account 0030-02-103-003 -02

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 237089 to 237107

being No 160408062 for the year 2024.

Digitally signed by Anupam Halder
Date: 2024.07.19 18:01:14 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 19/07/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.